

PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1

172

A PORTION OF PALM BEACH PARK OF COMMERCE, A P.I.P.D.
SITUATE IN SECTIONS 17, 18, & 19, TWP 41S, RGE 41E, PALM BEACH CO., FLORIDA
BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT A"
P. B. 45, PGS. 70 & 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

1987

SHEET 1 OF 5.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:09 am
THIS 10th DAY OF June
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 56, ON PAGES
172 AND 172a
JOHN B. DUNKLE, CLERK
BY Michael J. West, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CALEFFE INVESTMENTS LTD. X, A FLORIDA GENERAL PARTNERSHIP, AND THE ESTATE OF EDWARD W. WORTHINGTON, SR. DECEASED, AND EDWARD W. WORTHINGTON JR., AS JOINT TENANT, OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE PLAT NO. 1, SITUATE IN SECTIONS 17, 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 17, 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND LYING PARTIALLY WITHIN "CALBUT GENPAR TRACT A", A SUBDIVISION RECORDED IN PLAT BOOK 45, AT PAGES 70 AND 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 19, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710, (BEELINE HIGHWAY), AS RECORDED IN ROAD BOOK 2, AT PAGE 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE SOUTHERMOST CORNER OF SAID "CALBUT GENPAR TRACT A"; THENCE N53°39'52"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.42 FEET, TO A LINE 150.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19; THENCE N02°48'45"W, ALONG SAID LINE, A DISTANCE OF 728.08 FEET; THENCE N46°59'44"W A DISTANCE OF 329.36 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 58°30'07", A DISTANCE OF 204.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°30'08", A DISTANCE OF 282.15 FEET; THENCE N18°59'45"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 455.30 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 01°03'01", A DISTANCE OF 9.16 FEET; THENCE S36°20'08"W A DISTANCE OF 440.17 FEET; THENCE N53°39'52"W A DISTANCE OF 60.00 FEET; THENCE S36°20'08"W A DISTANCE OF 755.00 FEET, TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710, (BEELINE HIGHWAY); THENCE N53°39'52"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1055.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, N36°20'08"E A DISTANCE OF 307.98 FEET, TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, FROM WHICH A RADIAL LINE BEARS N27°49'52"E; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 115°52'57", A DISTANCE OF 202.25 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°22'55", A DISTANCE OF 118.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 74°54'26", A DISTANCE OF 98.05 FEET, TO A POINT ON THE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 478.62 FEET, FROM WHICH A RADIAL LINE BEARS S09°50'40"E; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 46°10'48", A DISTANCE OF 385.77 FEET; THENCE S53°39'52"E, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 287.40 FEET; THENCE N36°20'08"E A DISTANCE OF 80.00 FEET; THENCE N53°39'52"W A DISTANCE OF 287.40 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 558.62 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 30°22'03", A DISTANCE OF 296.68 FEET; THENCE N05°58'44"E, ON A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 103.90 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 80°39'08", A DISTANCE OF 140.76 FEET; THENCE N74°41'01"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 43.11 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 107°33'37", A DISTANCE OF 112.64 FEET; THENCE N32°52'35"E, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 148.20 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 127°53'43", A DISTANCE OF 223.22 FEET; THENCE S84°58'53"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 49.88 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 110.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 208°35'49", A DISTANCE OF 400.48 FEET; THENCE S86°25'19"E, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 80.95 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 131°35'04", A DISTANCE OF 401.90 FEET; THENCE N18°00'23"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 83.77 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 88°38'39", A DISTANCE OF 193.39 FEET; THENCE N70°39'10"E, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 78.65 FEET; THENCE N64°54'03"W A DISTANCE OF 146.42 FEET; THENCE S74°13'55"W A DISTANCE OF 1873.70 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 720.28 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°00'48", A DISTANCE OF 226.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 (BEELINE HIGHWAY); THENCE N33°39'52"W A DISTANCE OF 389.29 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2820.79 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 11°00'00", A DISTANCE OF 541.55 FEET; THENCE N22°39'52"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1594.85 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2808.65 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 03°33'33", A DISTANCE OF 162.05 FEET; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE ON A LINE RADIAL TO THE LAST DESCRIBED CURVE, N70°53'41"E, A DISTANCE OF 660.00 FEET, TO A POINT ON THE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1948.65 FEET, FROM WHICH A RADIAL LINE BEARS N70°53'41"E; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°39'00", A DISTANCE OF 634.29 FEET; THENCE N00°27'19"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1229.89 FEET, TO THE SOUTH LINE OF THE NORTH 990.00 FEET OF AFORESAID SECTION 18; THENCE N89°08'22"W A DISTANCE OF 660.18 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF PRATT-WHITNEY ROAD, SAID LINE BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18; THENCE N00°27'19"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.09 FEET, TO THE SOUTH LINE OF THE NORTH 660.00 FEET OF SAID SECTION 18; THENCE S89°08'22"E, ALONG SAID SOUTH LINE, A DISTANCE OF 4854.82 FEET, TO THE EAST LINE OF SAID SECTION 18; THENCE S88°56'16"E, ALONG THE SOUTH LINE OF THE NORTH 660.00 FEET OF AFORESAID SECTION 17, A DISTANCE OF 380.00 FEET; THENCE S00°52'34"W A DISTANCE OF 1024.26 FEET, TO A POINT ON THE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 7879.52 FEET, FROM WHICH A RADIAL LINE BEARS S03°13'43"E; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 02°56'03", A DISTANCE OF 393.28 FEET; THENCE S83°50'14"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 25.75 FEET; THENCE S06°09'46"E A DISTANCE OF 80.00 FEET; THENCE S83°50'14"W A DISTANCE OF 194.62 FEET; THENCE S06°09'46"E A DISTANCE OF 51.85 FEET; THENCE S12°13'55"E A DISTANCE OF 177.81 FEET; THENCE S42°29'50"E A DISTANCE OF 155.30 FEET; THENCE N89°00'14"E A DISTANCE OF 8.53 FEET; THENCE S01°08'14"W A DISTANCE OF 866.00 FEET; THENCE S88°51'46"E A DISTANCE OF 872.53 FEET; THENCE S01°06'57"W A DISTANCE OF 43.95 FEET; THENCE S88°53'03"E A DISTANCE OF 105.92 FEET, TO A POINT ON THE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 125.00 FEET, FROM WHICH A RADIAL LINE BEARS S55°24'40"E; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 133°14'52", A DISTANCE OF 290.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 58°40'55", A DISTANCE OF 76.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 72°19'57", A DISTANCE OF 285.11 FEET; THENCE S04°29'14"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 55.17 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 43°14'03", A DISTANCE OF 94.32 FEET; THENCE S44°43'17"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 118.42 FEET; THENCE S01°06'57"W A DISTANCE OF 410.00 FEET; THENCE S88°53'03"E A DISTANCE OF 129.34 FEET; THENCE N01°06'57"E A DISTANCE OF 54.72 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 54°02'50", A DISTANCE OF 70.75 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 65°19'48", A DISTANCE OF 199.54 FEET; THENCE S59°30'25"E, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 159.43 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 69°29'58", A DISTANCE OF 394.22 FEET; THENCE S09°59'39"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 73.95 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.35 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 82°52'13", A DISTANCE OF 260.85 FEET; THENCE N87°08'14"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 437.38 FEET; THENCE N13°08'58"W A DISTANCE OF 146.47 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 79°56'35", A DISTANCE OF 83.72 FEET; THENCE S86°56'27"W, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 286.89 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 54°08'09", A DISTANCE OF 94.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 28°28'17", A DISTANCE OF 24.85 FEET; THENCE S01°19'35"W A DISTANCE OF 167.34 FEET; THENCE S87°08'14"E A DISTANCE OF 336.98 FEET; THENCE S01°19'35"W A DISTANCE OF 372.02 FEET; THENCE S84°58'15"W A DISTANCE OF 305.98 FEET; THENCE S01°19'35"W A DISTANCE OF 320.00 FEET, TO THE SOUTH LINE OF AFORESAID SECTION 17; THENCE N89°40'25"W, ALONG SAID SOUTH LINE, A DISTANCE OF 835.00 FEET, TO THE NORTHEAST CORNER OF AFORESAID SECTION 19; THENCE S02°48'45"E, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 2893.36 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 587.506 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. PARCEL 5 IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR INSTITUTIONAL AND OTHER PROPER AND SUITABLE PURPOSES.
2. TRACT B, THE REQUIRED RIGHT-OF-WAY, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

3. PARCEL 7 IS HEREBY DEDICATED TO THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC. AS A RECREATIONAL SITE AND FOR OTHER PROPER AND SUITABLE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE WETLANDS PRESERVATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, IN FEE SIMPLE, FOR THE PRESERVATION OF WETLANDS AND FOR WATER MANAGEMENT PURPOSES, SAID WETLANDS PRESERVATION TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE CANAL TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, FOR WATER MANAGEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF ROAD DRAINAGE AND WATER MANAGEMENT FACILITIES, THE LANDS THEREIN BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
8. THE ROAD RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF, THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, FOR INGRESS-EGRESS AND PUBLIC ACCESS, DRAINAGE, PUBLIC UTILITIES, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. THE RAILROAD EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, FOR RAILROAD ACCESS AND MAINTENANCE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. PARCELS 1, 2, 3, 4, AND 8 ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT, AND SHALL BE SUBJECT TO REPLATING PRIOR TO SUCH DEVELOPMENT.
11. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
12. PARCEL 6 IS HEREBY DEDICATED TO THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC. AS A UTILITIES SITE AND FOR OTHER PROPER AND SUITABLE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
13. THE LIFT STATION EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS FOR LIFT STATIONS AND RELATED PURPOSES.
14. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

IN WITNESS WHEREOF, WE ROBERT R. CALEFFE, AND CHARLES S. BUTTS, AS GENERAL PARTNERS OF CALEFFE INVESTMENTS LTD. X, A FLORIDA GENERAL PARTNERSHIP, DO HERE UNTO SET OUR HANDS THIS DAY OF June, 1987.

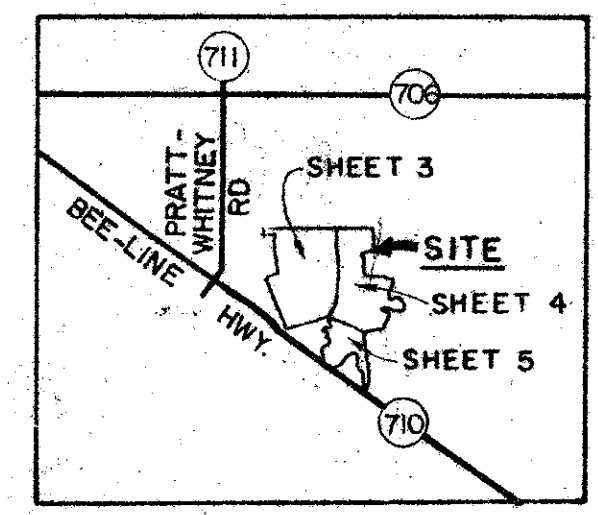
WITNESS: [Signature]
AS TO BOTH
WITNESS: [Signature]
AS TO BOTH
BY: [Signature]
ROBERT R. CALEFFE, GENERAL PARTNER
BY: [Signature]
CHARLES S. BUTTS, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ROBERT R. CALEFFE, AND CHARLES S. BUTTS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS GENERAL PARTNERS OF CALEFFE INVESTMENTS LTD. X, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF January, 1987.

MY COMMISSION EXPIRES: Ret. 81-190 Lorraine Dunn
NOTARY PUBLIC

17, 18, 19 / 41 / 41
SUBDIVISION * PB Park of Commerce *
BOOK 56 PAGE 172
FLOOD ZONE AD1 FLOOD MAP # 100B
QUAD # 748 ZONING
ZIP CODE 33458
PUD NAME PIPD Plat #1
TAZ 791



SEAL
NOTARY
PUBLIC

CONTINUED ON SHEET 2

0353-001 56/172

Meridian Surveying and mapping inc.
2000 LOMBARD STREET WEST PALM BEACH, FL.
DRAWN JJR DATE 12-29-86
CHECKED RAH SCALE NONE
DRAWING NO. 82-071PLI
PALM BEACH PARK OF COMMERCE
PLAT NO. 1