



DEDICATION
NTS.

KNOW ALL MEN BY THESE PRESENTS THAT W.G. LASSITER, TRUSTEE, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BELRUB INDUSTRIAL PARK, PLAT NO. 2, LYING AND BEING IN SECTIONS 31, AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 5, BLOCK 7, OF THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPTING THEREFROM THE NORTH 70.00 FEET FOR BELVEDERE ROAD RIGHT-OF-WAY AS SAID RIGHT-OF-WAY IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2274, PAGE 182 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LESS AND EXCEPTING THEREFROM THE EAST 40.00 FEET FOR SANSBURY'S WAY RIGHT-OF-WAY, FORMERLY KNOWN AS RUBIN ROAD, AS SAID RIGHT-OF-WAY IS RECORDED IN ROAD BOOK 5, PAGES 45 AND 46 OF THE PUBLIC RECORDS OF SAID COUNTY:
TOGETHER WITH THAT PORTION OF TRACT 6, BLOCK 7 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, BOUNDED AS FOLLOWS:

1. ON THE NORTH: BY THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD, PER OFFICIAL RECORD BOOK 2274, PAGE 182;
2. ON THE EAST: BY THE WEST LINE OF SAID TRACT 5;
3. ON THE SOUTH: BY A PORTION OF THE NORTH LINE OF TRACT 7, BLOCK 7 OF SAID PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3;
4. ON THE WEST: BY THE EAST LINE OF THE PLAT OF BELRUB INDUSTRIAL PARK, PLAT NO. 1 AS SAID PLAT IS RECORDED IN PLAT BOOK 47, PAGE 124 OF THE PUBLIC RECORDS OF SAID COUNTY;

CONTAINING IN TOTAL 16.2344 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACTS "A" AND "B" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELRUB PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "C" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS OR ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
3. TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO BELRUB PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELRUB PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE 5.00 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
7. PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.
8. TRACT "E" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC AS ROAD RIGHT-OF-WAY AND FOR PROPER PURPOSES.
9. THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BELRUB PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE AND WATER QUALITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE UNDERSIGNED DOES HEREBY SET HIS HAND THIS 15TH DAY OF APRIL A.D., 1988.

[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
W.G. LASSITER
TRUSTEE

BELRUB INDUSTRIAL PARK PLAT N° 2

IN SECTIONS 31 AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF TRACTS 5 AND 6, BLOCK 7, PALM BEACH FARMS CO. PLAT N° 3, RECORDED IN PLAT BOOK 2, PAGES 45 THRU. 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
APRIL 1988 IN 2 SHEETS, SHEET N°1

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}

BEFORE ME PERSONALLY APPEARED W.G. LASSITER, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL
THIS 15th DAY OF April, 1988.
MY COMMISSION EXPIRES: Sept. 28, 1990 *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}

WE, **FLAGLER TITLE Co.**, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO W.G. LASSITER, TRUSTEE, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATED: 4-18-88 BY: *[Signature]*
JOHN BREITWISER
VICE PRESIDENT

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AMENDED.

DATE: April 18/88 BY: *[Signature]*
RAFAEL SALADRIGAS, PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2345
STATE OF FLORIDA

146

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
This Plat was filed for record at 11:34 AM
this 20 day of MAY
1988, and duly recorded in Plat Book N°
59 on page 146-147.
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]*, D.C.



COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th
DAY OF MAY A.D., 1988.

BY: *[Signature]*
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN BY DUNKLE, CLERK
BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th
DAY OF MAY A.D., 1988.

BY: *[Signature]*
H.F. KAHLERT PE, COUNTY ENGINEER

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: — PRM.
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: — PCP
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS AND UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SUBDIVISION: Belrub Ind. Park #2
 BOOK 59 PAGE 146
 FLOOD ZONE B
 QUAD # 46
 SE 910 74-00
 PUD NAME
 TAZ 821

0390-001

59/146

F.R.S. & ASSOCIATES ENGINEERS, LAND SURVEYORS, LAND PLANNERS WEST PALM BEACH, FLORIDA		DRAWN BY: P.B. MORALES	
SCALE: N/A	APPROVED BY:	DATE: MAY 1988	JOB NO.:
BELRUB INDUSTRIAL PARK PLAT N°2 Sheet 1 of 2 Sheets		87-S-13 DRAWING NUMBER D-III-87-S	

THIS INSTRUMENT PREPARED BY RAFAEL SALADRIGAS IN THE OFFICES OF F.R.S. AND ASSOCIATES, 1860 FOREST HILL BOULEVARD, SUITE 107, WEST PALM BEACH, FLORIDA, 33406, TELEPHONE: 967-5696