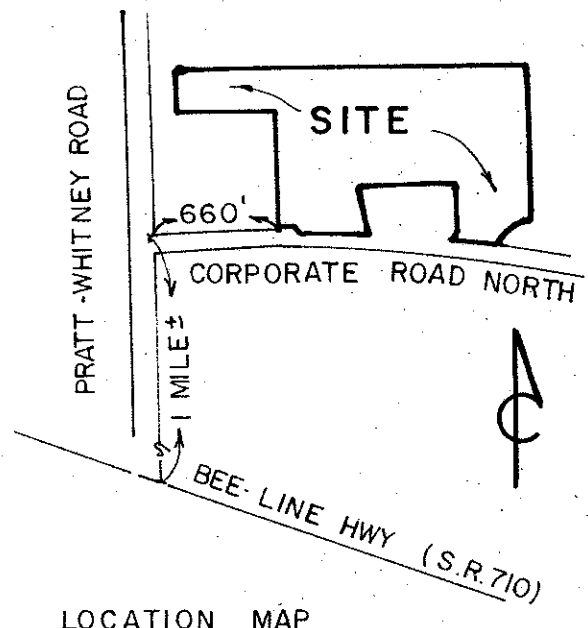


PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 2

A PORTION OF PALM BEACH PARK OF COMMERCE, A P.I.P.D.
 SITUATE IN SECTION 18, TWP 41S, RGE 41E, PALM BEACH COUNTY, FLORIDA.
 BEING A REPLAT OF A PORTION OF "PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1"
 P.B. 56, PGS. 172 THROUGH 176, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 JUNE, 1988
 SHEET 1 OF 2



49

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
 RECORD 10:14 AM
 THIS 10 DAY OF JULY
 AD, 1988 AND DULY RECORDED
 IN PLAT BOOK 60 ON PAGES
49 AND 50

JOHN B. DUNKLE, CLERK
 BY William D. Kerlake, D.C.

SUBDIVISION * Palm Beach Commerce
 BOOK 60 PAGE 49
 FLOOD ZONE * 504
 ZONING * 71
 ZIP CODE 33458
 PUD NAME P.I.P.D.#2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CALEFFE INVESTMENTS LTD. X, A FLORIDA GENERAL PARTNERSHIP, AND EDWARD W. WORTHINGTON JR., OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 2, SITUATE IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF PARCEL 1 OF "PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1", AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON SAID PLAT; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL S89°08'22"E, A DISTANCE OF 1882.51 FEET; THENCE DEPARTING FROM SAID BOUNDARY LINE S00°27'19"E, A DISTANCE OF 799.79 FEET TO INTERSECT THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING A POINT ON A CURVE HAVING A RADIUS OF 90.00 FEET, FROM WHICH A RADIAL LINE BEARS S07°00'22"E; THENCE ALONG SAID BOUNDARY LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°13'45", A DISTANCE OF 11.36 FEET; THENCE S75°45'53"W, A DISTANCE OF 54.23 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 225.00 FEET, FROM WHICH A RADIAL LINE BEARS S14°14'07"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 47°00'45", A DISTANCE OF 184.62 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF CORPORATE ROAD NORTH AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT ALONG A CURVE HAVING A RADIUS OF 7679.50 FEET, FROM WHICH A RADIAL LINE BEARS S07°11'25"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 01°14'56", A DISTANCE OF 167.41 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE N84°03'32"W, A DISTANCE OF 76.70 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N47°44'35"E, A DISTANCE OF 33.54 FEET; THENCE N00°27'19"W, A DISTANCE OF 262.71 FEET; THENCE N89°07'26"W, A DISTANCE OF 512.46 FEET; THENCE S08°46'39"E, A DISTANCE OF 249.00 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF CORPORATE ROAD NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE N84°03'32"W, A DISTANCE OF 15.15 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 3339.11 FEET, FROM WHICH A RADIAL LINE BEARS S05°56'28"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°04'51", A DISTANCE OF 296.10 FEET; THENCE N89°08'22"W, A DISTANCE OF 38.91 FEET; THENCE N44°47'50"W, A DISTANCE OF 34.95 FEET; THENCE N88°43'43"W, A DISTANCE OF 80.04 FEET TO INTERSECT THE WEST BOUNDARY LINE OF SAID PLAT; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, ALONG SAID BOUNDARY LINE N00°27'19"W, A DISTANCE OF 594.98 FEET; THENCE N89°08'22"W, A DISTANCE OF 528.14 FEET TO INTERSECT THE EAST BOUNDARY LINE OF TRACT B OF SAID PLAT; THENCE DEPARTING FROM SAID PLAT BOUNDARY LINE, ALONG SAID TRACT LINE N00°27'19"W, A DISTANCE OF 230.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.867 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY 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 OBLIGATION OF THE PALM BEACH PARK OF COMMERCE ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE WATER MANAGEMENT MAINTENANCE EASEMENTS 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.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH PARK OF COMMERCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, WITHOUT RECOURSE TO THE PALM BEACH COUNTY.

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 4 DAY OF MAY 1988.

WITNESS: Robert R. Caleffe AS TO BOTH BY: Robert R. Caleffe ROBERT R. CALEFFE, GENERAL PARTNER

WITNESS: Charles S. Butts AS TO BOTH BY: Charles S. Butts 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 THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF MAY, 1988.

MY COMMISSION EXPIRES: MAY 5, 1990 Lorraine Dunn NOTARY PUBLIC

IN WITNESS WHEREOF, EDWARD W. WORTHINGTON JR., DOES HEREUNTO SET HIS HAND THIS 25th DAY OF MAY 1988.

WITNESS: Edward W. Worthington Jr. EDWARD W. WORTHINGTON, JR.

WITNESS: Murray B. Klamm

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EDWARD W. WORTHINGTON JR., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL 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 25th DAY OF May 1988.

MY COMMISSION EXPIRES: JULY 31, 1989 Helmer Campbell NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

FLORIDA NATIONAL BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK AT PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE HEREBY SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FLORIDA NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF MAY 1988.

ATTEST: Lowell Bower LOWELL BOWER, VICE PRESIDENT BY: Bertram Copeland BERTRAM COPELAND, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LOWELL BOWER, AND BERTRAM COPELAND, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF FLORIDA NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF May, 1988.

MY COMMISSION EXPIRES: Dec. 5, 1991 John R. Miller NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

DONALD C. WALKER, TRUSTEE, HEREBY CERTIFIES THAT HE IS THE HOLDER OF 2 MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 4352 P1801 AND 4503 P781 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE HEREBY SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF MAY 1988.

WITNESS: Donald C. Walker BY: Donald C. Walker

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD C. WALKER, 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 3rd DAY OF May, 1988.

MY COMMISSION EXPIRES: October 13, 1991 Grace H. Spout NOTARY PUBLIC

TITLE CERTIFICATION

I, MICHAEL W. MELVIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CALEFFE INVESTMENTS, LTD. X AND EDWARD WORTHINGTON JR., THAT THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: MAY 27, 1988 Michael W. Melvin MICHAEL W. MELVIN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 31st DAY OF MAY 1988. Wesley B. Haas WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF JUNE 1988.

BY: Carol A. Roberts CAROL A. ROBERTS, CHAIR

ATTEST: John B. Dunkle JOHN B. DUNKLE, CLERK

BY: Herbert F. Kahlert HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF JUNE 1988.

BY: Herbert F. Kahlert HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF THE ROAD RIGHTS-OF-WAY AS THEY ARE SHOWN HEREON AND THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAME; AND HEREBY ACCEPTS THE DRAINAGE EASEMENTS AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, AND ACKNOWLEDGES IT HAS NO MAINTENANCE RESPONSIBILITY ON THE LANDS IN SAID EASEMENTS.

DATED THIS 26th DAY OF May, 1988.

ATTEST: Peter L. Pimentel PETER L. PIMENTEL, SECRETARY
William L. Kerlake WILLIAM L. KERSLAKE, PRESIDENT, BOARD OF SUPERVISORS

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM WITH N00°00'00"E BEING GRID NORTH, SAID BEARINGS BEING EQUAL TO THE BEARINGS ON "PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1" AS SHOWN IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NORTH LINE OF SAID PLAT BEING S89°08'22"E.

U.E. DENOTES UTILITY EASEMENT.
 D.E. DENOTES DRAINAGE EASEMENT.
 L.A.E. DENOTES LIMITED ACCESS EASEMENT.
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THIS:
 (FOUND) SHOWN THIS:
 P.C.P. DENOTES PERMANENT CONTROL POINT - SHOWN THIS:

- THERE SHALL BE NO BUILDINGS, STRUCTURES, ANY KIND OF CONSTRUCTION TREES OR SHRUBS PLACED ON UTILITY OR DRAINAGE EASEMENTS OR ON WATER MANAGEMENT MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 88-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R. DENOTES NON-RADIAL)
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOANNE L. BRITO IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE	
TOTAL ACREAGE	26.867 AC.
OPEN SPACE	22.808 AC.
ROADS	4.059 AC.

0353-002
 Pet. 81-190 60/49

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL FLORIDA NATIONAL BANK

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

STANLEY/WANTMAN, INC.
 2000 LOMBARD STREET, WEST PALM BEACH, FL. 33407 (808) 842-7444

DRAWN J.L.B.	DATE JUL. 1987
CHECKED W.B.H.	SCALE NONE
DRAWING NO. 09388PL	

PALM BEACH PARK OF COMMERCE PLAT NO. 2