

A PLAT OF
PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4
 LYING IN SECTION 17, TOWNSHIP 41 S., RANGE 41 E.,
 AND BEING A PARTIAL REPLAT OF A PORTION OF
 JUNE 1991 PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 SHEET 1 OF 2
 AS RECORDED IN PLAT BOOK 56, PAGES 172-176
 PALM BEACH COUNTY, FLORIDA

88

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 9:55A
 on 07 day of October
 1991 and duly recorded in Plat Book No.
 68 on page 88-89
 JOHN B. DUNKLE, Clerk Circuit Court
 Barbara A. Platt, D.C.

LEGAL DESCRIPTION
 A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17, PROCEED N 01°04'41" E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 822.19 FEET; THENCE N 88°55'19" W, A DISTANCE OF 730.00 FEET TO A POINT 730.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF SAID SECTION 17, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE N 88°55'19" W, A DISTANCE OF 1425.00 FEET;
 THENCE N 48°55'19" W, A DISTANCE OF 61.28 FEET;
 THENCE S 81°04'41" W, A DISTANCE OF 248.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1575.76 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°47'05", A DISTANCE OF 524.11 FEET TO A POINT OF TANGENCY; THENCE N 87°08'14" W, A DISTANCE OF 1360.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1040.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'11", A DISTANCE OF 39.69 FEET TO A POINT OF TANGENCY; THENCE N 84°57'03" W, A DISTANCE OF 101.55 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WETLANDS PRESERVATION TRACT #10, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172-176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUOUSLY N 84°57'03" W, A DISTANCE OF 345.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 960.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'11", A DISTANCE OF 36.63 FEET TO A POINT OF TANGENCY; THENCE N 87°08'14" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AN 80.00 FOOT ROADWAY (KNOWN AS CORPORATE ROAD SOUTH), AS SHOWN ON SAID PLAT NO. 1; THENCE N 02°51'46" E ON A RADIAL LINE, A DISTANCE OF 80.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 80.00 FOOT ROADWAY; THENCE S 87°08'14" E ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID 80.00 FOOT ROADWAY, A DISTANCE OF 92.07 FEET TO THE EASTERLY LIMITS OF SAID CORPORATE ROAD SOUTH; THENCE S 01°19'35" W ALONG SAID EASTERLY LINE, A DISTANCE OF 0.85 FEET; THENCE DEPARTING SAID EASTERLY LINE S 84°57'03" E, A DISTANCE OF 444.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'11", A DISTANCE OF 36.63 FEET TO A POINT OF TANGENCY; THENCE S 87°08'14" E, 18.50 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY LINE OF WETLANDS PRESERVATION TRACT #9, AS SHOWN ON SAID PLAT NO. 1, A DISTANCE OF 1360.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1495.76 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°47'05", A DISTANCE OF 307.65 FEET TO A POINT OF TANGENCY;
 THENCE N 81°04'41" E, A DISTANCE OF 276.57 FEET;
 THENCE N 41°04'41" E, A DISTANCE OF 51.42 FEET;
 THENCE N 01°04'41" E, A DISTANCE OF 39.93 FEET;
 THENCE S 88°55'19" E, A DISTANCE OF 80.00 FEET;
 THENCE N 01°04'41" E, A DISTANCE OF 2070.40 FEET;
 THENCE S 88°55'19" E, A DISTANCE OF 20.00 FEET;
 THENCE N 01°04'41" E, A DISTANCE OF 1199.32 FEET;
 THENCE N 06°33'01" E, A DISTANCE OF 609.18 FEET;
 THENCE N 07°21'56" E, A DISTANCE OF 322.19 FEET;
 THENCE S 01°04'41" W, A DISTANCE OF 2388.17 FEET;
 THENCE S 88°55'19" E, A DISTANCE OF 1231.94 FEET TO A POINT 730.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF SAID SECTION 17; THENCE S 01°04'41" W, 730.00 FEET WEST OF AND PARALLEL WITH SAID SECTION 17, A DISTANCE OF 2009.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.432 ACRES.

DEDICATION
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 KNOW ALL MEN BY THESE PRESENTS, THAT CALEFFE INVESTMENTS, LTD. I, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE PREVIOUSLY UNPLATTED PORTION OF THE LANDS AS SHOWN, DESCRIBED AND PLATTED HEREON, AND NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, OWNER OF THE PREVIOUSLY PLATTED AND REMAINING PORTION OF THE LANDS AS SHOWN, DESCRIBED AND PLATTED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4, SAID LANDS LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND DO HEREBY DEDICATE AS FOLLOWS:

- CORPORATE ROAD SOUTH AND DONALD ROSS ROAD, AS BOTH ARE SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR ROADWAY, INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND DRAINAGE PURPOSES AND ANY OTHER PROPER PURPOSES PERMITTED BY SAID DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCELS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT.

DEDICATION (continued)
 IN WITNESS WHEREOF, WE ROBERT R. CALEFFE AND CHARLES S. BUTTS, AS GENERAL PARTNERS OF CALEFFE INVESTMENTS LTD. X, A FLORIDA LIMITED PARTNERSHIP, DO HEREBY SET OUR HANDS THIS 29th DAY OF July, 1991.

CALEFFE INVESTMENTS LTD. X, A FLORIDA LIMITED PARTNERSHIP
 WITNESS: Denise Swiggall AS TO BOTH
 WITNESS: Charles S. Butts AS TO BOTH
 ROBERT R. CALEFFE GENERAL PARTNER
 CHARLES S. BUTTS GENERAL PARTNER

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT OF THE BOARD OF SUPERVISORS AND ATTESTED TO BY ITS SECRETARY OF THE BOARD OF SUPERVISORS AND ITS DISTRICT SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 31st DAY OF July, 1991.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA.
 BY: Peter L. Pimentel, SECRETARY BOARD OF SUPERVISORS
 BY: William L. Kerslake, PRESIDENT BOARD OF SUPERVISORS

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, LIMITED PARTNERSHIP AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July, 1991.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 FIRST UNION NATIONAL BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 5671, AT PAGE 1453, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE HEREBY SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 1st DAY OF Aug., 1991.

BY: [Signature] VICE PRESIDENT
 ATTEST: [Signature] VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED ELIZABETH BROOKE and NANCY I. O'BRIEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FIRST UNION NATIONAL BANK OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT IS 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 1st DAY OF August, 1991.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, CORPORATE ROAD SOUTH AND DONALD ROSS ROAD, AS BOTH ARE SHOWN HEREON, AND SAID DISTRICT ACKNOWLEDGES IT IS THE FEE SIMPLE OWNER OF A PORTION OF THE LANDS BEING PLATTED HEREON, NAMELY THAT PART OF CORPORATE ROAD SOUTH AND WETLANDS PRESERVATION TRACT 10, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 AS RECORDED IN PLAT BOOK 56, AT PAGES 172 THROUGH 176, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE LANDS AS BEING PLATTED HEREON; AND SAID DISTRICT ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT NOR ARE THERE ANY EXISTING LANDS OWNED BY SAID DISTRICT OR ENCUMBERED BY EASEMENTS BELONGING TO SAID DISTRICT OR THE LANDS AS BEING PLATTED HEREON OTHER THAN AS SHOWN HEREON.

DATED THIS 31st DAY OF July, 1991.
 BY: Peter L. Pimentel, SECRETARY BOARD OF SUPERVISORS
 BY: William L. Kerslake, PRESIDENT BOARD OF SUPERVISORS

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF July, 1991.
 MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

TITLE CERTIFICATION
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 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 THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OR EASEMENTS OF RECORD THAT WOULD PROHIBIT SUBDIVISION OF THIS PROPERTY.
 DATE: July 29, 1991 BY: [Signature] MICHAEL W. MELVIN, ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATE
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 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 COMPLIES WITH CHAPTER 21H-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 GUARANTEE 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.

COUNTY APPROVAL
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 1 DAY OF Oct, A.D., 1991
 BY: [Signature] KAREN MARCUS, CHAIR

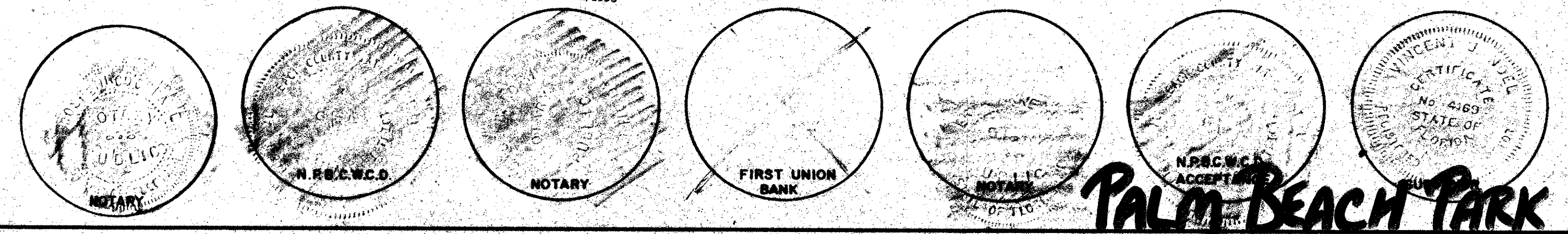
ATTEST:
 JOHN B. DUNKLE, CLERK
 BY: [Signature] DEPUTY CLERK
 COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 1 DAY OF Oct, A.D., 1991.

BY: [Signature] GEORGE T. WEBB, P.E. ACTING COUNTY ENGINEER

0353-004
 PET. 81-190

NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 68/88

LINDAHL, BRONNING, FERRARI & HELLSTROM, INC.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 210 JUPITER LAKES BOULEVARD, SUITE 104, JUPITER, FLORIDA 33458
 PLAT NO. 4 SHEET 1 - 4810, 10377, 90300 1602 06-Jun-91 03:41 PM / 90-300-1



TAZ 791

SUBDIVISION OF Commerce, P.I.P.D., PLAT #4
 BOOK 58
 FLOOD MAP # 05013
 ZONING
 QUAD # 71
 ZIP CODE 33458
 SE
 PUD NAME
 17/41/41