

0602-001

75

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:35 P.M.
this 21 day of AUGUST 19 93
and duly recorded in Plat Book No. 75
on page 75 - 77
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

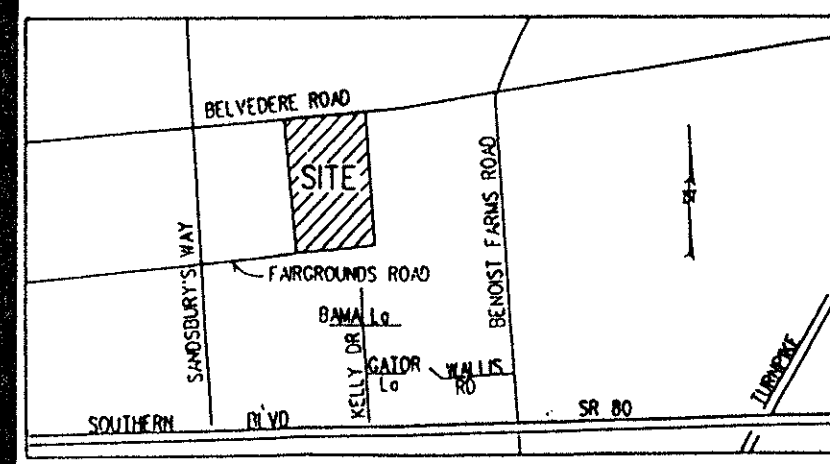


PALMS WEST INDUSTRIAL PARK

A "P I D"

BEING A REPLAT OF A PORTION OF BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

SECTION 32, TWP 43 S, RGE 42 E FEBRUARY 1993 SHEET 1 OF 3



LOCATION MAP
NOT TO SCALE

EWING AND SHIRLEY, INC.
land surveyors and planners

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLARENCE L. WHITESIDE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALMS WEST INDUSTRIAL PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 3 AND 10, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LESS HOWEVER, THE NORTH 70.00 FEET OF SAID TRACT 3.

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

EASEMENTS
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALMS WEST INDUSTRIAL PARK II ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

THE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALMS WEST INDUSTRIAL PARK II ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION FACILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENT IS HEREBY RESERVED FOR LANDSCAPING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER THEREOF ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "R1", AS SHOWN HEREON, IS HEREBY DEDICATED, AS RIGHT OF WAY FOR FAIRGROUNDS ROAD, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

TRACT "R2", AS SHOWN HEREON, IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO PALMS WEST INDUSTRIAL PARK II ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALMS WEST INDUSTRIAL PARK II ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE PURPOSE OF DRAINAGE AND WATER RETENTION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE WATER MANAGEMENT TRACT.

IN WITNESS WHEREOF, I, CLARENCE L. WHITESIDE, DO HEREUNTO SET MY HAND AND SEAL THIS 16 DAY OF MARCH 1993.

[Signature]
CLARENCE L. WHITESIDE
WITNESS
[Signature]
WITNESS

TABULAR DATA

TOTAL ACREAGE	18.936 ACRES
TRACT R-1	0.132 ACRES
TRACT R-2	0.198 ACRES
WATER MANAGEMENT TRACT	2.448 ACRES
LOT 1	8.057 ACRES
LOT 2	5.787 ACRES
LOT 3	2.314 ACRES

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED CLARENCE L. WHITESIDE, WHO IS PERSONALLY KNOWN TO ME AS ~~OR HAS PRODUCED~~ ~~TO IDENTIFICATION~~ AND DID ~~NOT~~ TAKE AN OATH 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 16TH DAY OF MARCH 1993.
MY COMMISSION EXPIRES: Feb. 29, 1993
[Signature]
NOTARY PUBLIC

NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
3. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: (PRM 3884)
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
6. BEARINGS, AS SHOWN HEREON, ARE BASED ON THE SOUTH LINE OF TRACT 10, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, BEING AN ASSUMED BEARING OF NORTH 89 -24' -25" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. A DENOTES ARC PG DENOTES PAGE
D.B. DENOTES DEED BOOK R DENOTES RADIUS
FPL DENOTES FLORIDA POWER AND LIGHT R/W DENOTES RIGHT OF WAY
L.A.E. DENOTES LIMITED ACCESS EASEMENT C DENOTES CENTERLINE
O.R.B. DENOTES OFFICIAL RECORD BOOK Δ DENOTES CENTRAL ANGLE
TWP DENOTES TOWNSHIP RGE DENOTES RANGE
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
P. O. BOX 15796
WEST PALM BEACH, FLORIDA 33416

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF August 1993.

BY: *[Signature]*
MARY MCCARTHY, CHAIR
PALM BEACH COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK
[Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF August 1993.

BY: *[Signature]*
GEORGE W. HEBB, P. E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, BLAKE M. HARMON, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CLARENCE L. WHITESIDE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5-28-93

[Signature]
BLAKE M. HARMON, ESQUIRE
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

THIS IS TO 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 THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: MARCH 11, 1993

[Signature]
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 2884
STATE OF FLORIDA

PET. 85-55

SUBDIVISION # PALMS WEST INDUSTRIAL PARK
BOOK 71 PAGE 75
FLOOD ZONE B FLOOD MAP #150A
QUAD #
SE
ZIP CODE 33411
3214342
OLD NAME A.P.D.

TSZ 875

0602-001 7/1/75

