

BOYNTON BEACH ENTERPRISE CENTER

0657-001

40

BEING A REPLAT OF A PORTION OF TRACTS 11 AND 12, BLOCK 55
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
SECTION 28 TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JULY 1996

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT (DEDICATOR) AND OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS A BOYNTON BEACH ENTERPRISE CENTER, BEING A REPLAT OF A PORTION OF TRACTS 11 AND 12, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NUMBER 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN TRACTS 11 AND 12, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 55 WITH THE CENTERLINE OF HAGEN ROAD (SAID CENTERLINE ALSO BEING THE CENTERLINE OF THE 30 FOOT ROADWAY SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, RUN THENCE SOUTH 89°25'54" WEST ALONG THE SAID NORTH LINE OF BLOCK 55, A DISTANCE OF 921.74 FEET TO THE POINT OF BEGINNING; AND FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 44°25'54" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°34'06" EAST, A DISTANCE OF 315.00 FEET; THENCE SOUTH 89°25'54" WEST, A DISTANCE OF 86.00 FEET; THENCE NORTH 00°34'06" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°25'54" WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 00°34'06" WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 89°25'54" EAST, A DISTANCE OF 215.00 FEET; THENCE NORTH 00°34'06" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 45°34'06" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 89°25'54" EAST, ALONG THE SAID NORTH LINE OF BLOCK 55, A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.747 ACRES, MORE OR LESS.

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

- 1) PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 2) PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF PARCEL B, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL B, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 4) THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT, AS CO-TRUSTEES OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT, HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 21st DAY OF August, 1996.

BY: Herbert F. Kahlert HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND AS CO-TRUSTEE
BY: Karl A. Kahlert KARL A. KAHLERT, AS CO-TRUSTEE

WITNESS: Mark Perry WITNESS: Margaret S. Stallone
WITNESS: Leo L. Bentz WITNESS: George W. Hill

ACKNOWLEDGMENT

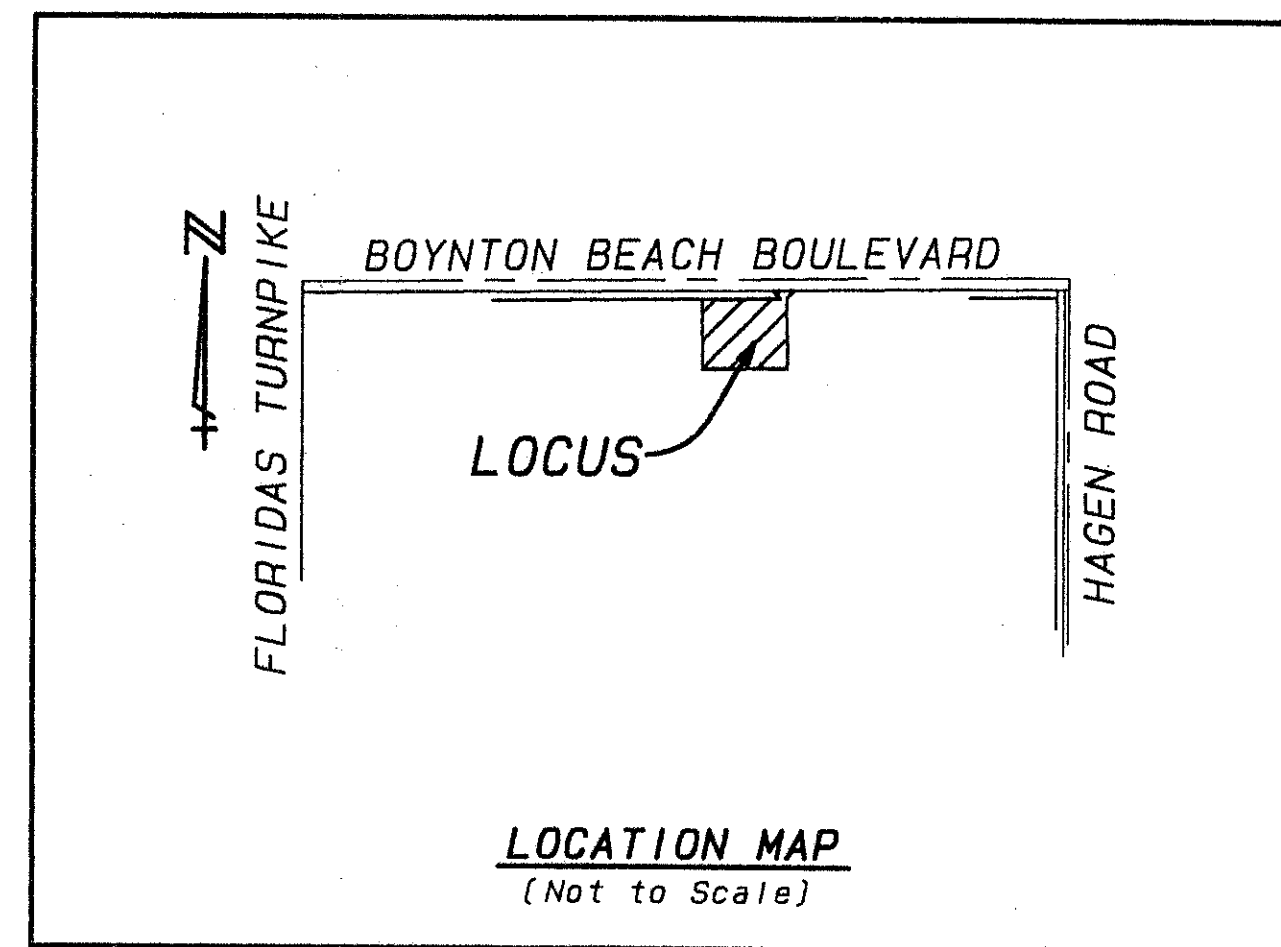
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED proper license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUAL.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF August 1996.

MY COMMISSION EXPIRES: Leo L. Bentz

ACKNOWLEDGMENT
STATE OF PENNSYLVANIA
COUNTY OF VENANGO

BEFORE ME PERSONALLY APPEARED KARL A. KAHLERT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED proper license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUAL.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF August 1996.

MY COMMISSION EXPIRES: Leo L. Bentz
MY COMMISSION EXPIRES: THE FIRST MONDAY OF JANUARY 2000



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LEO L. BENTZ, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN THE ESTATE OF HEINZ KAHLERT AND KARL A. KAHLERT AND HERBERT F. KAHLERT AS CO-TRUSTEES OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: August 21, 1996 Leo L. Bentz
LEO L. BENTZ, ESQUIRE
FLORIDA BAR NO. 098171

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN ASSUMING SOUTH 89-25-54 WEST ALONG THE NORTH LINE OF BLOCK 55, PALM BEACH FARMS COMPANY, PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE PLAT IS BEING PREPARED IN REFERENCE TO TO ZONING PETITION 00A91-55(A).
6. THE COORDINATES SHOWN ON SHEET 2 ARE GRID.
DATUM = NAD 83 1990 ADJUSTMENT.
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET.
COORDINATE SYSTEM 1983 STATE PLANE.
TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.0000263
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND, IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 20th DAY OF Sept. 1996.

George W. Hill
GEORGE W. HILL, P.E. COUNTY ENGINEER

AREA TABULATION

PARCEL A 0.686 ACRES
PARCEL B 1.061 ACRES
TOTAL 1.747 ACRES

SURVEYOR'S CERTIFICATION

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND 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; AND, FURTHER, 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.

DATE: 8-21-96 BY: Timothy M. Smith
TIMOTHY M. SMITH, P.L.L.S.
CERTIFICATE NO. 4676

SUBDIVISION: Boynton Beach Enterprise Center
BOOK: 78 PAGE: 40
FLOOD MAP: #185A
ZONING: CG
QUAD: #50 ZIP CODE: 33437
SE
SUD NAME: Boynton Beach Enterprise Center TAZ - 450

SEAL KAHLERT
SEAL NOTARY PUBLIC

Leo L. Bentz
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NUMBER CC277178
MY COMMISSION EXP. MAY 7, 1997

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH IN THE OFFICES OF MOCK, ROOS & ASSOC., INC., 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA, 33407.

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113
SCALE: N/A DATE: JULY 1996
P.A. NO. 95-181.01 CAD FILE: KARLRP01
BOYNTON BEACH ENTERPRISE CENT
SECTION 28, TOWNSHIP 45 SOUTH, RANGE

0657-001

78/40