

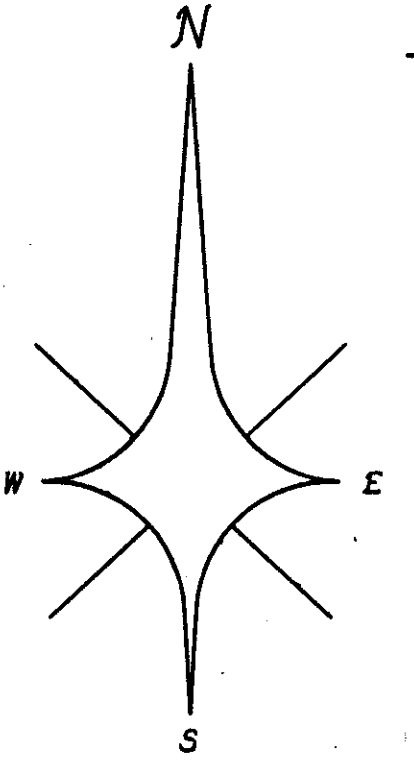
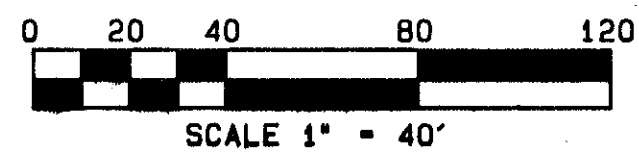
COMMERCE PARK EAST — LOT 3A

41

- LEGEND:**
- C - CENTERLINE
 - N.T.S. - NOT TO SCALE
 - P.P.B. - OFFICIAL RECORDS BOOK
 - P.G. - PAGE
 - - PERMANENT CONTROL POINT (PCP)
 - - PERMANENT REFERENCE MONUMENT (PRM)
 - SET PRM #4380 (UNLESS OTHERWISE NOTED)

STATISTICAL DATA:

PETITION NUMBER: 86-9A
 TOTAL PLAT AREA: 2.052 ACRES
 ZONING CLASS: P.I.P.D. LIGHT INDUSTRIAL

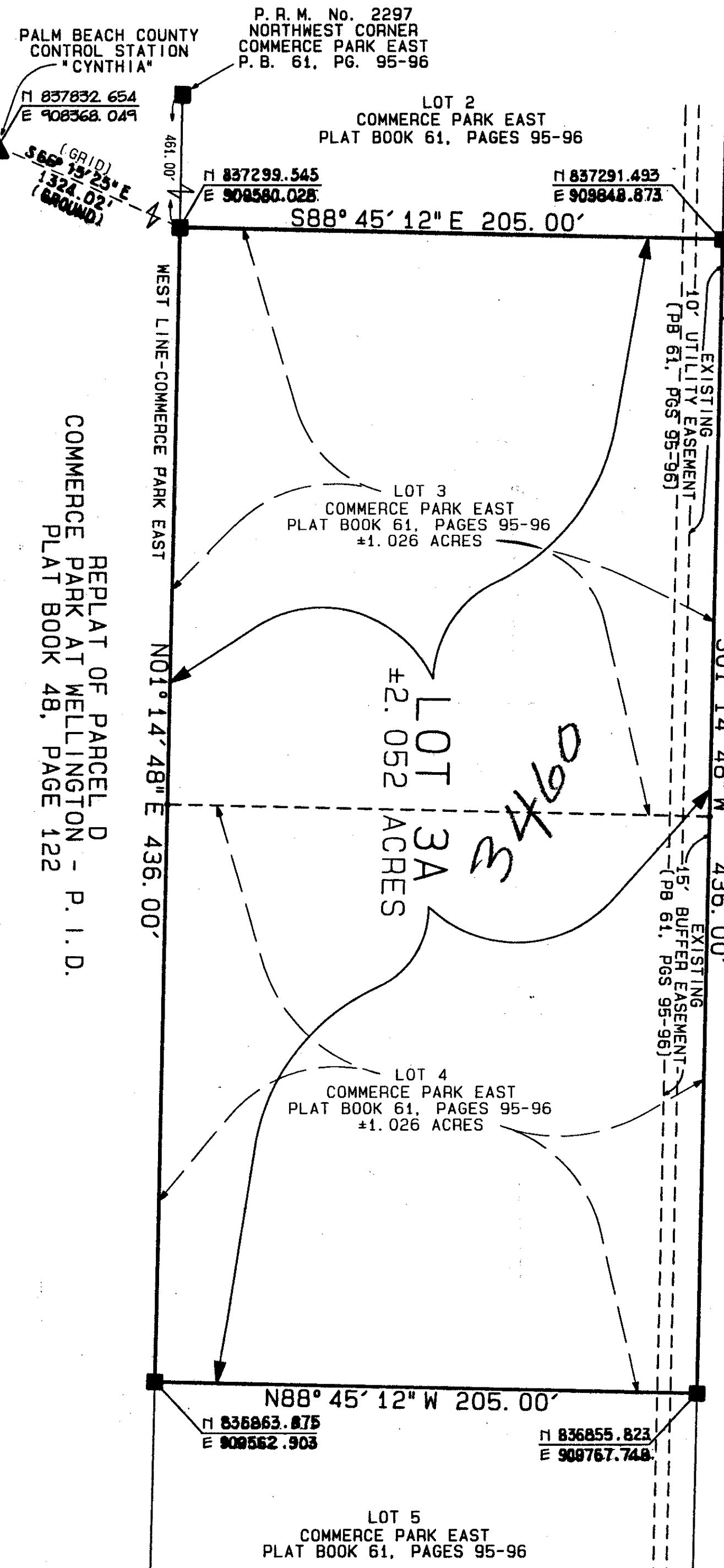


A.P.I.P.D.
 BEING ALL OF LOTS 3 AND 4 INCLUSIVE, COMMERCE PARK EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 95 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LYING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1 NOVEMBER 1996
 (LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST)

Per. 86-9

STATE OF FLORIDA
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR RECORD AT 3:41 P.M. ON THIS 21 DAY OF FEBRUARY AD. 1997 AND DULY RECORDED IN PLAT BOOK 79 ON PAGE 41 AND BY: *Luigi A. Stabile*



PALM BEACH COUNTY CONTROL STATION "MC FARMS"
 SOUTH CROWN WAY
 LOT 32 COMMERCE PARK EAST PLAT BOOK 61, PAGES 95-96
 LOT 33 COMMERCE PARK EAST PLAT BOOK 61, PAGES 95-96
 LOT 34 COMMERCE PARK EAST PLAT BOOK 61, PAGES 95-96
 LOT 35 COMMERCE PARK EAST PLAT BOOK 61, PAGES 95-96
 FAIRLANE FARMS ROAD
 REPLAT OF PARCEL D COMMERCE PARK AT WELLINGTON - P.I.P.D. PLAT BOOK 48, PAGE 122

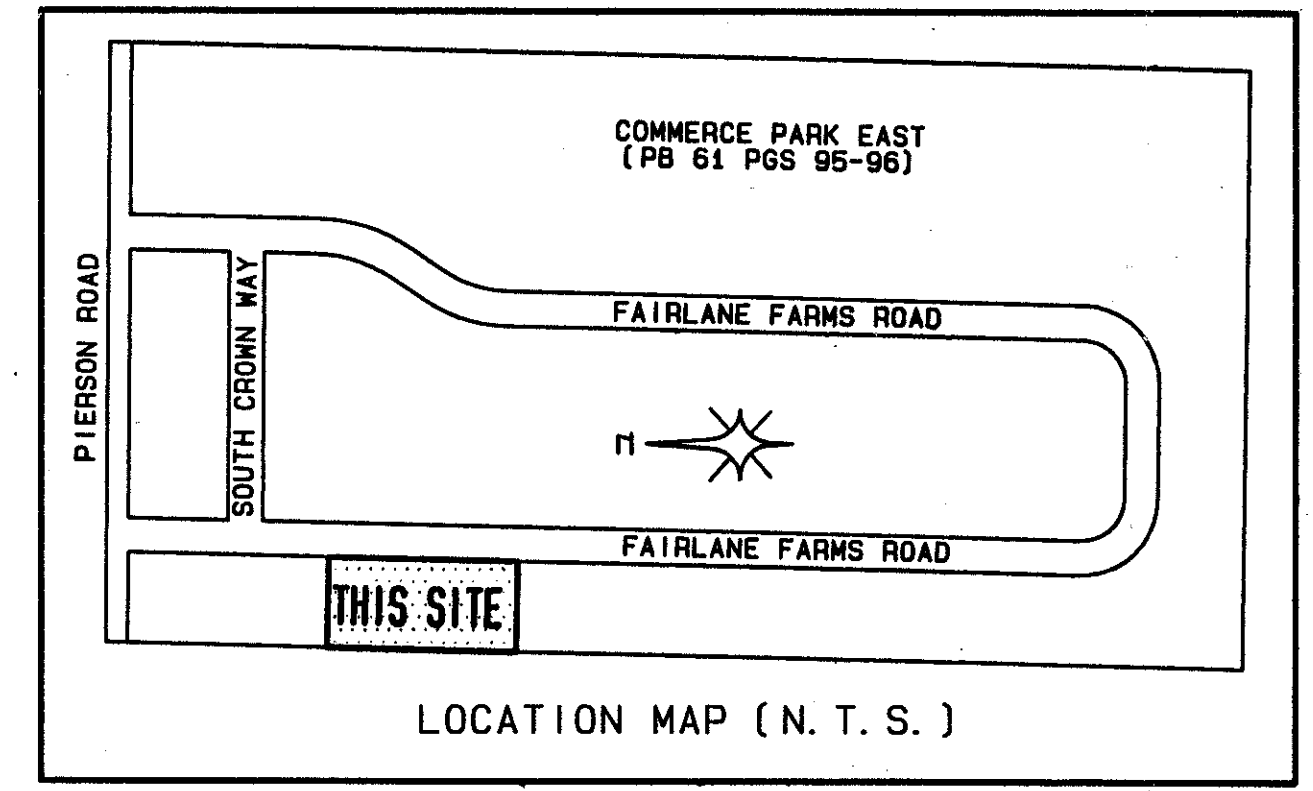
DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT JOE H. SCOTT SR. AND LORETTA A. SCOTT, TRUSTEES U/A DATED SEPTEMBER 3, 1987 OWNERS OF THE LAND SHOWN HEREON AS COMMERCE PARK EAST - LOT 3A, A REPLAT OF A PORTION OF COMMERCE PARK EAST, LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 3 AND 4 INCLUSIVE, COMMERCE PARK EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SAID LANDS LYING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA CONTAINING 2.052 ACRES, MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.
 IN WITNESS WHEREOF, WE, JOE H. SCOTT SR. AND LORETTA A. SCOTT DO HEREBY SET OUR HANDS THIS 11th DAY OF NOVEMBER, 1996.
 WITNESS: *[Signatures]*
 BY: *[Signatures]*
 JOE H. SCOTT SR.
 LORETTA A. SCOTT

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED JOE H. SCOTT SR. AND LORETTA A. SCOTT, WHO ARE PERSONALLY KNOWN TO ME OR WHOSE PRODUCTION AND IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF NOVEMBER, 1996.
 MY COMMISSION EXPIRES *[Signature]*
 NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:
 STATE OF FLORIDA
 COUNTY OF BROWARD
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1262 AT PAGE 249 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF NOVEMBER, 1996.
 WITNESS: *[Signatures]*
 BY: *[Signature]*
 MARCIA K. SNYDER
 EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF BROWARD
 BEFORE ME PERSONALLY APPEARED MARCIA K. SNYDER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 7th DAY OF NOVEMBER, 1996.
 MY COMMISSION EXPIRES *[Signature]*
 NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, DRAKE M. BATCHELDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT THE TITLE HAS BEEN EXAMINED TO THE HEREON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO JOE H. SCOTT SR. AND LORETTA A. SCOTT, TRUSTEES UNDER TRUST AGREEMENT DATED SEPTEMBER 3, 1987 AND 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 NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
 DATED THIS 4th DAY OF NOVEMBER, 1996 BY: *[Signature]*
 DRAKE M. BATCHELDER
 ATTORNEY AT LAW

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 11th DAY OF NOVEMBER, 1996.
 VILLAGE OF WELLINGTON
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 BY: *[Signature]* ATTEST: *[Signature]*
 MAYOR VILLAGE CLERK

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED *[Signatures]* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF THE VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF JANUARY, 1997.
 MY COMMISSION EXPIRES *[Signature]*
 NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, THIS 11th DAY OF NOVEMBER, 1996.
 ACME IMPROVEMENT DISTRICT
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 BY: *[Signature]* BY: *[Signature]*
 PRESIDENT SECRETARY

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED *[Signatures]* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO, AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF THE DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF FEBRUARY, 1997.
 MY COMMISSION EXPIRES *[Signature]*
 NOTARY PUBLIC - STATE OF FLORIDA

SURVEYORS NOTES:

- BEARING BASE: THE WEST LINE OF COMMERCE PARK EAST, A P.I.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 95 THROUGH 96, IS ASSUMED TO BEAR NORTH 01°14'48" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ORDINANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY RICHARD A. PEDRAZA IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
 DATUM - 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
 ZONE - FLORIDA EAST ZONE
 LINEAR UNIT - U.S. SURVEY FOOT
 COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
 SCALE FACTOR - 1.0000147
 BEARING ROTATION (PLAT TO GRID) = 00°02'57" COUNTERCLOCKWISE
 EXAMPLE: (PLAT BEARING) - (GRID ROTATION)
 S89°36'27"E S89°39'24"E

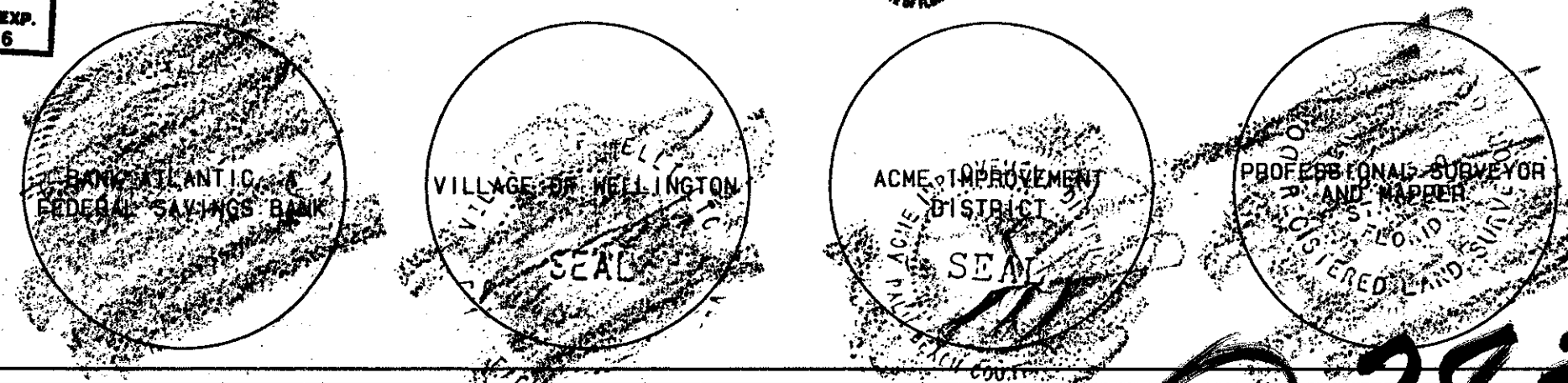
SURVEYORS CERTIFICATE:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 DATED THIS 3rd OF DECEMBER, 1996.
[Signature]
 DONALD L. TORG
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4380

* THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT *

ATLANTIC - CARIBBEAN MAPPING, INC.
 3062 JOG ROAD GREENACRES, FLORIDA 33467
 (561) 964-7884; FAX (561) 964-1969

SUBDIVISION - Commerce Park East
 BOOK 79 PAGE 41
 FLOOD ZONE B FLOOD MAP # 100B
 QUAD # 63 ZONING PFD
 SE 86-9 ZIP CODE 33414
 PUD NAME VILLAGE OF WELLINGTON

Needed



0283-002