

# BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2

0657-002

# 152

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 4:39pm  
THIS 4th DAY OF June  
AD, 1997 AND FULLY RECORDED  
IN PLAT BOOK 74 ON PAGES  
152 AND 153

DOROTHY H. WILKEN, CLERK  
By Dawn A. McLean, D.C.



CIRCUIT COURT SEAL

PET. 91-55  
5/3/3/K

BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 15, A PORTION OF TRACTS 17 THROUGH 24 AND A PORTION OF TRACTS 46 THROUGH 48, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF THE PLAT OF BETHESDA HEALTH CITY, PLAT BOOK 74, PAGES 197 THROUGH 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

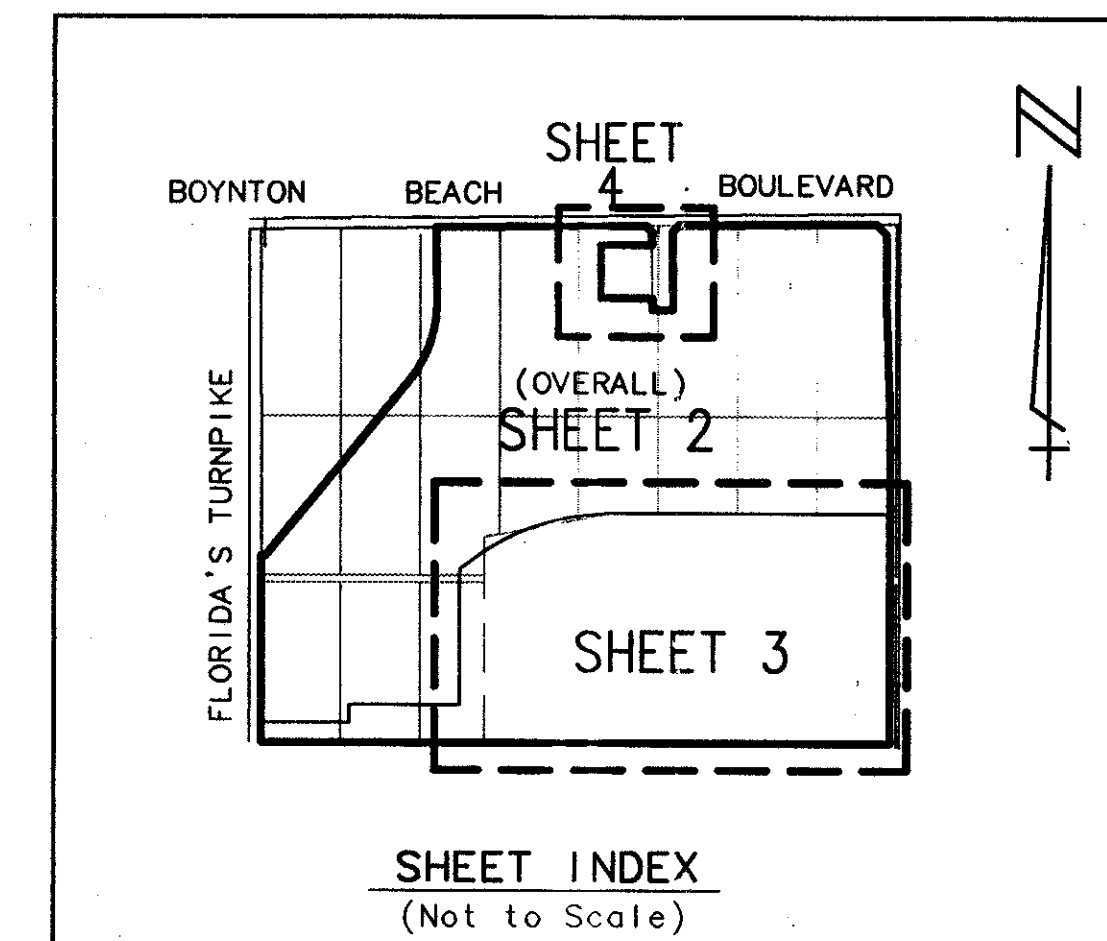
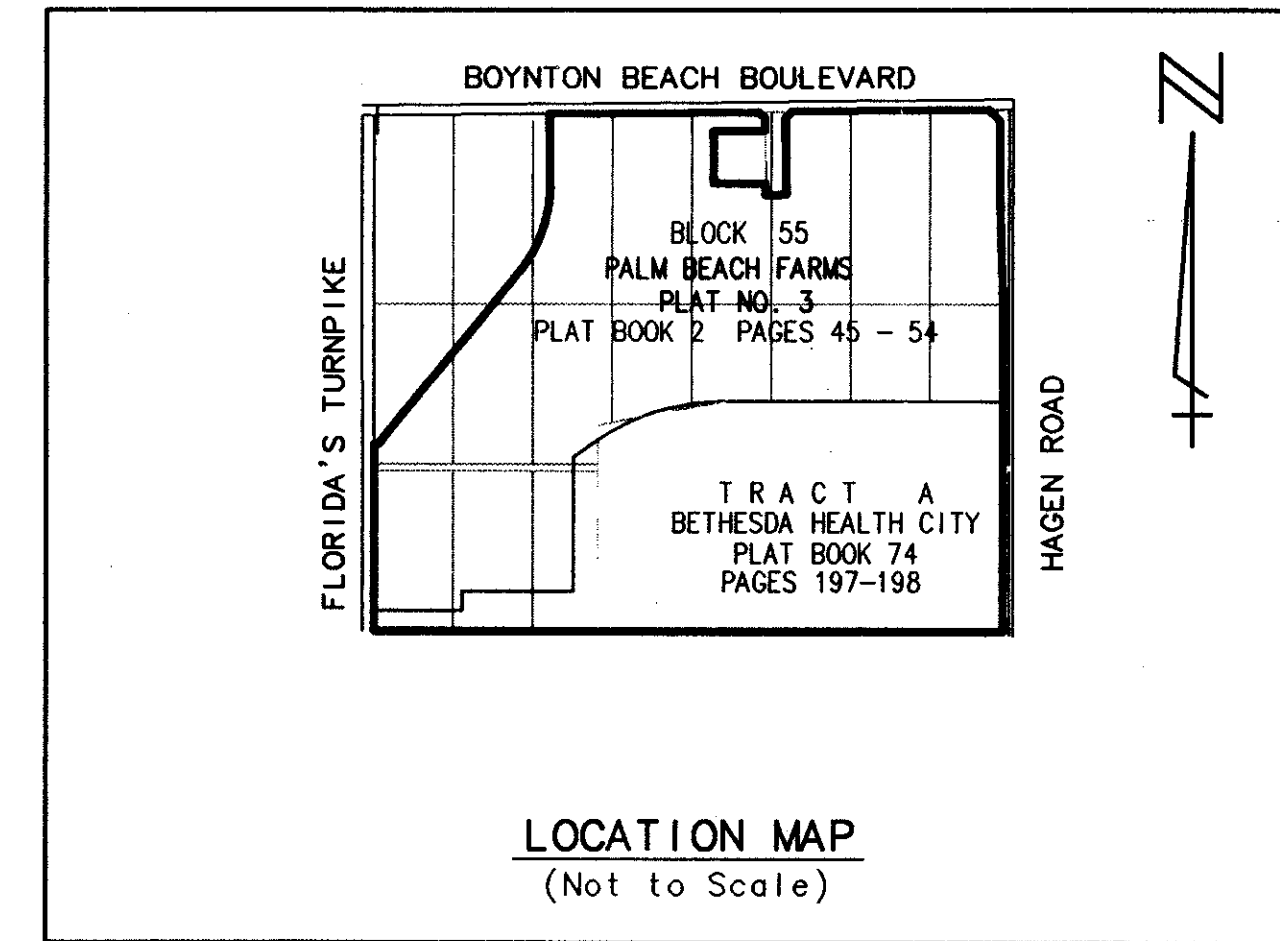
MARCH 1997

### 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 AND BETHESDA HEALTHCARE SYSTEM, A FLORIDA NON PROFIT CORPORATION 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 PLAT NO. 2, BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 15, AND A PORTION OF TRACTS 17 THROUGH 24, AND A PORTION OF TRACTS 46 THROUGH 48, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF THE PLAT OF BETHESDA HEALTH CITY, PLAT BOOK 74, PAGES 197 THROUGH 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BETHESDA HEALTH CITY, RUN THENCE SOUTH 89°59'57" WEST ALONG THE SOUTH LINE OF SAID BETHESDA HEALTH CITY, A DISTANCE OF 2615.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 48; THENCE NORTH 00°01'32" WEST ALONG THE WEST LINE OF SAID TRACT 48, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID BLOCK 55, A DISTANCE OF 768.68 FEET; THENCE NORTH 89°58'28" EAST (DEPARTING FROM SAID WEST LINE OF BLOCK 55), A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF A LIMITED ACCESS RIGHT-OF-WAY LINE AS SAME IS DESCRIBED IN OFFICIAL RECORD BOOK 6269 PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 39°26'52" EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 937.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.50 FEET; THENCE NORTHERLY CONTINUING ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'58", A DISTANCE OF 368.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°34'06" WEST CONTINUING ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 289.75 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14, SAID NORTH LINE ALSO BEING THE NORTH LINE OF SAID BLOCK 55; THENCE NORTH 89°25'54" EAST, ALONG SAID NORTH LINE OF BLOCK 55, A DISTANCE OF 869.95 FEET TO A POINT ON THE WEST LINE OF ENTERPRISE CENTER BOULEVARD AS SAME IS SHOWN ON THE PLAT OF BOYNTON BEACH ENTERPRISE CENTER, PLAT BOOK 78, PAGES 40 THROUGH 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 45°34'06" EAST ALONG SAID WEST LINE, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°34'06" EAST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PARCEL B AS SAME IS SHOWN ON SAID BOYNTON BEACH ENTERPRISE CENTER; THENCE SOUTH 89°25'54" WEST ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B; THENCE SOUTH 00°34'06" EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 215.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 89°25'54" EAST ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 215.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B, SAID POINT ALSO BEING A POINT ON THE SAID WEST LINE OF ENTERPRISE CENTER DRIVE; THENCE SOUTH 00°34'06" EAST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BOYNTON BEACH ENTERPRISE CENTER; THENCE NORTH 89°25'54" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 86.00 FEET TO A POINT ON THE EAST LINE OF SAID BOYNTON BEACH ENTERPRISE BOULEVARD; THENCE NORTH 00°34'06" WEST ALONG SAID EAST LINE, A DISTANCE OF 315.00 FEET; THENCE NORTH 44°25'54" EAST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 35.36 FEET TO THE NORTHEAST CORNER OF SAID BOYNTON BEACH ENTERPRISE CENTER, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID TRACT 11, SAID NORTH LINE ALSO BEING THE SAID NORTH LINE OF BLOCK 55; THENCE NORTH 89°25'54" EAST ALONG THE SAID NORTH LINE OF BLOCK 55, A DISTANCE OF 881.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGEN ROAD AS SAME IS DESCRIBED IN DEED BOOK 1135, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°00'20" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HAGEN ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORD BOOK 6826, PAGE 1776, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°25'54" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.39 FEET; THENCE SOUTH 45°17'13" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HAGEN ROAD, A DISTANCE OF 19.55 FEET; THENCE SOUTH 00°00'20" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 01°51'03" EAST, A DISTANCE OF 450.24 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1135, PAGE 98; THENCE SOUTH 00°00'20" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 475.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGEN ROAD AS SAME IS SHOWN ON SAID BETHESDA HEALTH CITY; THENCE SOUTH 13°29'20" WEST ALONG SAID WEST LINE, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°00'20" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 298.50 FEET; THENCE SOUTH 44°59'40" WEST, A DISTANCE OF 42.43 FEET; THENCE NORTH 89°59'40" EAST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 00°00'20" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 89°59'40" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 45°00'20" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 00°00'20" EAST, A DISTANCE OF 411.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 110.325 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-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF PARCEL A-2, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL A-2, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) PARCEL B-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF PARCEL B-2, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL B-2, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) THE UTILITY EASEMENTS, 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 AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 27 DAY OF March, 1997.

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: *Lindsay A. Walter* LINDSEY A. WALTER  
 WITNESS: *Colleen W. Walter* COLLEEN W. WALTER

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT AND KARL A. KAHLERT WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED *monthly income* 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 INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF March, 1997.  
 OFFICIAL NOTARY SEAL  
 LEO L. BENTZ  
 COMMISSION NUMBER  
 CC277178  
 MY COMMISSION EXPIRES  
 MAY 7, 1997  
 MY COMMISSION EXPIRES: *Leo L. Bentz*  
 NOTARY PUBLIC

IN WITNESS WHEREOF, THE BETHESDA HEALTHCARE SYSTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, FINANCE/TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTIONS, THIS 27th DAY OF March, 1997.

BY: *Robert B. Hill* ROBERT B. HILL, VICE PRESIDENT, FINANCE/TREASURER  
 BY: *Robert B. Taylor* ROBERT B. TAYLOR, PRESIDENT

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT B. HILL AND ROBERT B. TAYLOR WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT FINANCE/TREASURER, RESPECTIVELY, OF BETHESDA HEALTHCARE SYSTEM, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27 DAY OF March, 1997.  
 MY COMMISSION EXPIRES: *Timothy M. Smith*  
 NOTARY PUBLIC

### 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 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 AND BETHESDA HEALTHCARE SYSTEM, A FLORIDA NON PROFIT CORPORATION; 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: *March 27, 1997* *Leo L. Bentz*  
 LEO L. BENTZ, ESQUIRE  
 FLORIDA BAR NO. 096171

### 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 7 DAY OF May, 1997.

*George Webb*  
 GEORGE WEBB, P.E. COUNTY ENGINEER

### 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 COORDINATES SHOWN ON SHEETS 2 AND 4 ARE GRID. DATUM = NAD 83 1980 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = US SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLANE. TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GRID. SCALE FACTOR = 1.000023. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
6. ALL LINES INTERSECTING CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

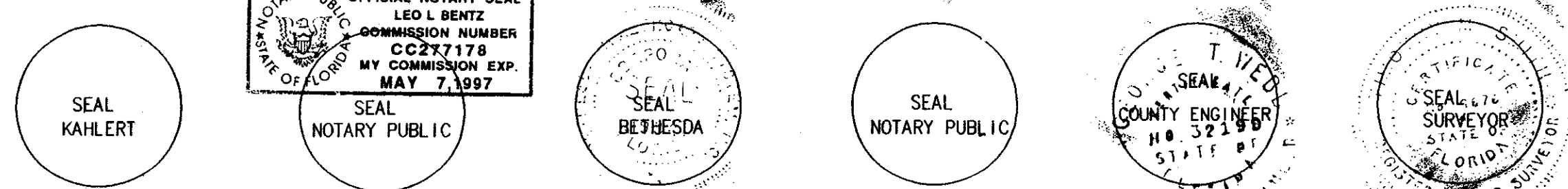
### SURVEYOR'S CERTIFICATION

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, 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: *April 15, 1997*  
 BY: *Timothy M. Smith*  
 TIMOTHY M. SMITH, P.S.M.  
 CERTIFICATE NO. 4676

AREA TABULATION  
 PARCEL A 70.142 ACRES  
 PARCEL B 40.183 ACRES  
 TOTAL 110.325 ACRES

SUBDIVISION \* ENTERPRISE CENTER PLAT NO. 2  
 BOOK 79 ENTERPRISE CENTER PLAT NO. 2  
 PAGE 152  
 FLOOD ZONE 185A  
 ZONING AR  
 LEAD \* 50  
 ZIP CODE 33447  
 PUD NAME BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2



# 0657-002

SCALE: N/A  
 P.A. NO.: 95181.05  
 DATE: JULY 1996  
 DRAWING NO.: 45-42-28-5  
 REVISED 12-20-96

MOCK ROOS  
 ENGINEERS SURVEYORS PLANNERS  
 5720 Corporate Way, West Palm Beach, Florida, 33407  
 (407) 683-3113, fax 478-7248

BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2