

COMMERCE PARK AT WELLINGTON, P.I.D., LOTS 1 & 2 REPLAT

BEING A REPLAT OF LOTS 1 & 2, REPLAT OF PARCEL D, COMMERCE PARK AT WELLINGTON, P.I.D.
AS RECORDED IN PLAT BOOK 48, PAGE 122, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
LYING IN THE NORTH ONE HALF OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, FLORIDA

SHEET 1 OF 2

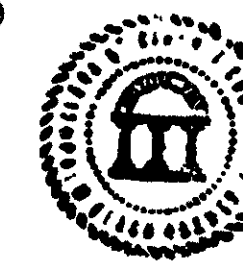
APRIL 1997

184

VILLAGE OF
WELLINGTON

14000 GREENBRIAR BLVD.
WELLINGTON, FLORIDA 33414
(561) 791-4000

Pet. 79-73
5/2/4/G



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:28
P.M. this 12 day of September, 1997
and duly recorded in Plat Book No. 20
on Page 184-185
Dorothy H. Wilken, Clerk of the Circuit Court
By *Debra A. Standley* D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COMMERCE PARK OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA. SHOWN HEREON AS COMMERCE PARK AT WELLINGTON, P.I.D., LOTS 1 & 2 REPLAT, BEING A REPLAT OF LOTS 1 & 2, REPLAT OF PARCEL D, COMMERCE PARK AT WELLINGTON, P.I.D., AS RECORDED IN PLAT BOOK 48, PAGE 122, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 2.0 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY RESERVE THE LAND DESCRIBED HEREIN FOR INDUSTRIAL DEVELOPMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT, AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS.

THIS 7 DAY OF AUGUST, 1997

COMMERCE PARK OF PALM BEACH COUNTY, INC.,
A FLORIDA CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*
STEVEN M. SHAPIRO VICE PRESIDENT RONALD P. PERTNOY PRESIDENT

ACKNOWLEDGMENT:

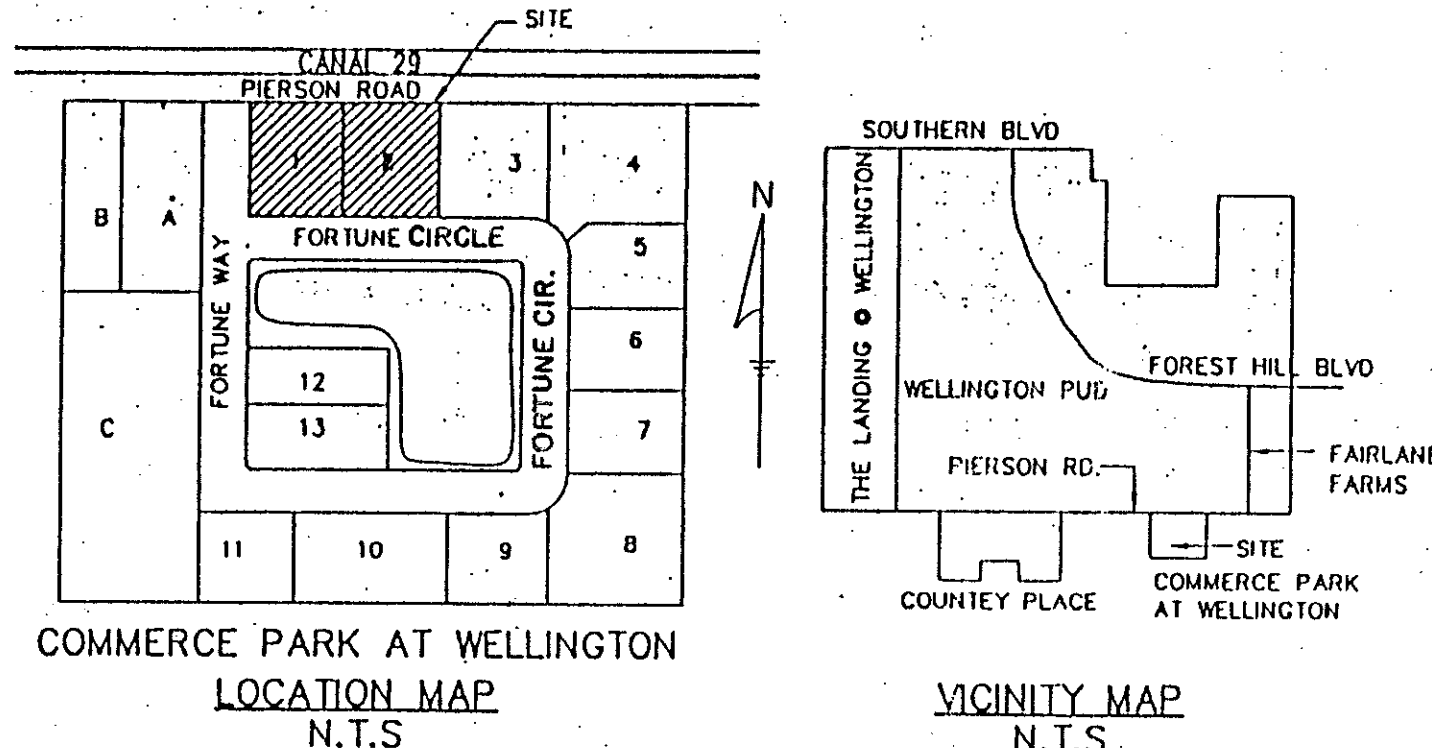
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED RONALD P. PERTNOY AND STEVEN M. SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED THEIR DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF COMMERCE PARK OF PALM BEACH COUNTY, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 7 DAY OF AUGUST, 1997.

MY COMMISSION EXPIRES: 12-26-99
CC 520246

[Signature]
NOTARY PUBLIC



MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9793 AT PAGE 1784 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 14th DAY OF AUGUST, 1997.

FIRST UNION NATIONAL BANK
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]* BY: *[Signature]*
ALBERT FILS, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED ALBERT FILS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE NATIONAL BANKING ASSOCIATION SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR NATIONAL BANKING ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF August, 1997.

MY COMMISSION EXPIRES: 1-29-01
CC 617378

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARTIN ENGELS, A DULY AUTHORIZED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE LAW FIRM OF ENGELS, PERTNOY, SOLOWSKY & ALLEN, P.A., DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN COMMERCE PARK OF PALM BEACH COUNTY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE IS A MORTGAGE 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: 7/21/97

[Signature]
ENGELS, PERTNOY, SOLOWSKY & ALLEN, P.A.

MARTIN ENGELS
ATTORNEY

SURVEYORS NOTES:

- BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF PIERSON ROAD, AS SHOWN ON THE PLAT OF COMMERCE PARK AT WELLINGTON (P.B. 43, PG. 116) HAVING A BEARING OF S 89°36'27" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES, SET BACKS AND REQUIREMENTS OF THE VILLAGE OF WELLINGTON.
- PERMANENT REFERENCE MONUMENT SHOWN THUSLY ■
- METRIC CONVERSION: 1 METER = 3.2808 FEET
- "NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- "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 ENCROACHMENTS."

APPROVALS:

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 9th DAY OF September 1997

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
MARY K. FOSTER, MAYOR

ATTEST: *[Signature]*
AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARY K. FOSTER AND AWILDA RODRIGUEZ, 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 SEVERELY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September 1997.

MY COMMISSION EXPIRES: 4-5-98

[Signature]
Gwen E. Brooks
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 380 637

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

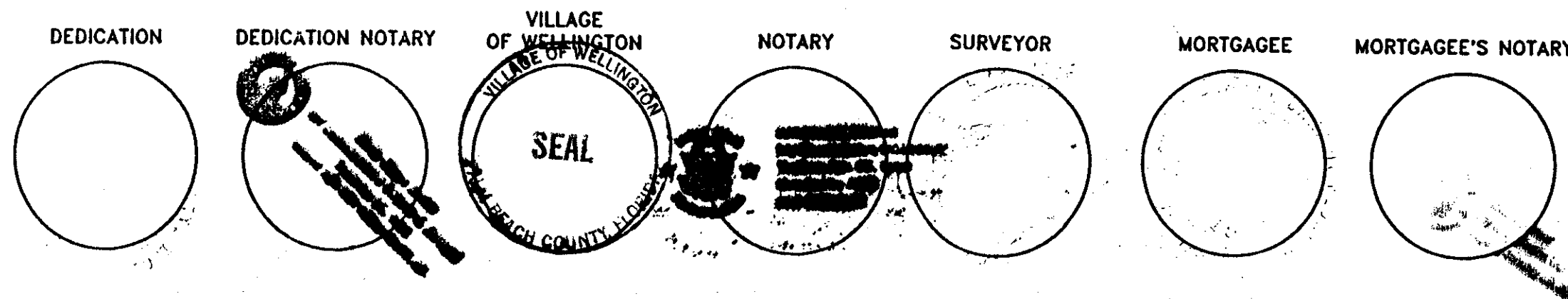
THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'s) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 8-07-1997 BY: *[Signature]*

RICHARD P. BREITENBACH, PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3978

COMMERCE PARK AT WELLINGTON
SUBDIVISION #184
BOOK 48
PAGE 184
FLOOD ZONE #1000
QUAD # 63
SE 79-73
PUD NAME VILLAGE OF WELLINGTON

"LAND USE"
LIGHT INDUSTRIAL 2 ACRES



THIS INSTRUMENT WAS PREPARED BY
RICHARD P. BREITENBACH, P.S.M.
IN THE OFFICE OF RICHARD P. BREITENBACH, P.S.M.
2540 PALMARITA ROAD, WEST PALM BEACH, FLORIDA

RICHARD P. BREITENBACH, P.S.M.
LAND SURVEYING SERVICES
PHONE (407) 967-0065
2540 PALMARITA ROAD WEST PALM BEACH, FL. 33406
**COMMERCE PARK AT
WELLINGTON, P.I.D.**

0356-003

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