

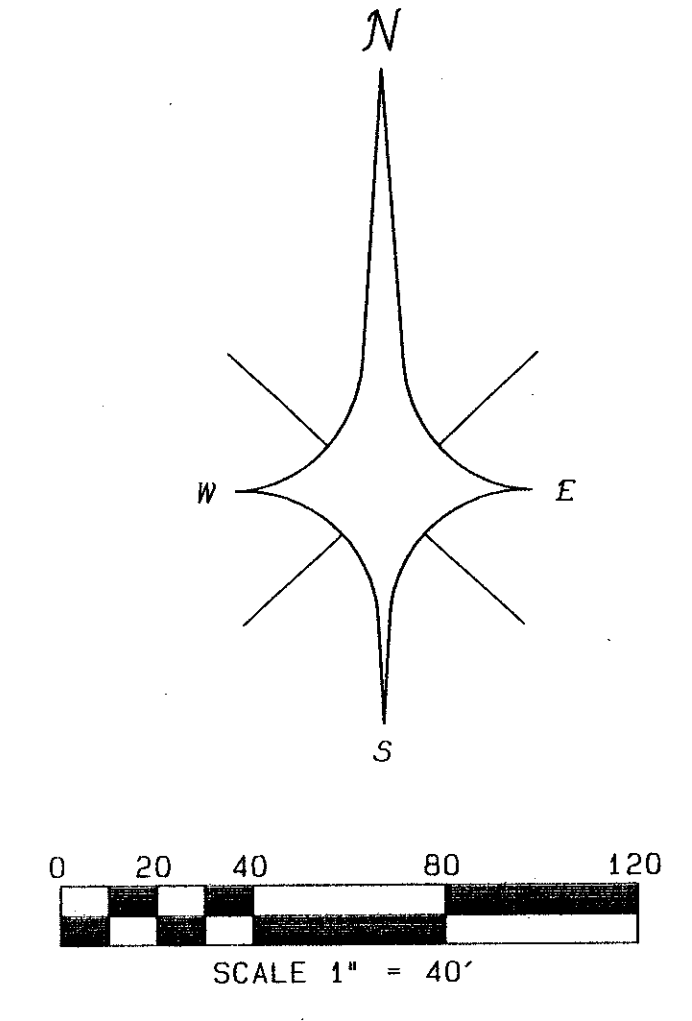
COMMERCE PARK EAST LOT 7A

42

Per. 86-9
AUC. #0001
5/2/4/G

A P. I. P. D.
BEING A REPLAT OF ALL OF LOTS 7 AND 8 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, SITUATE IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

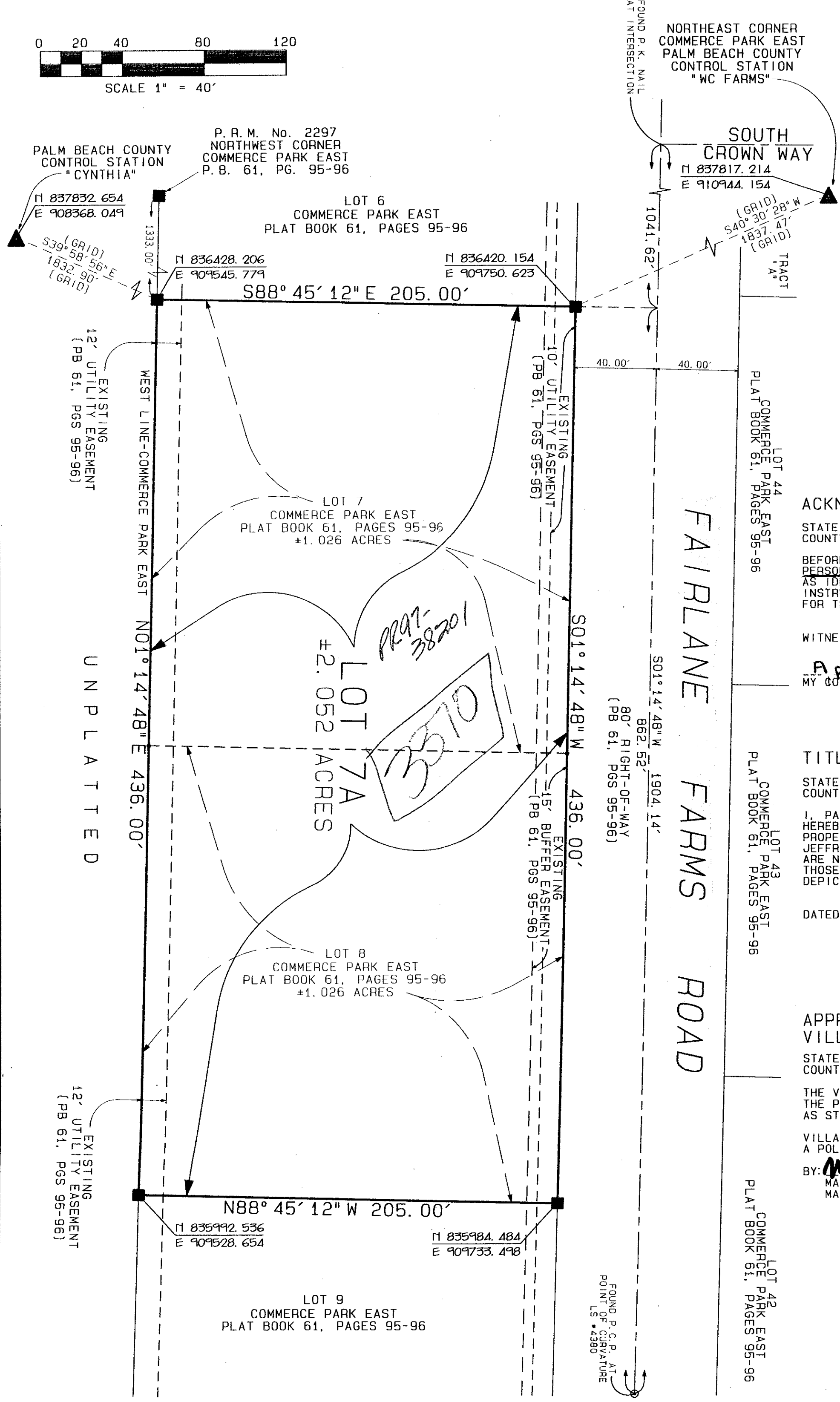
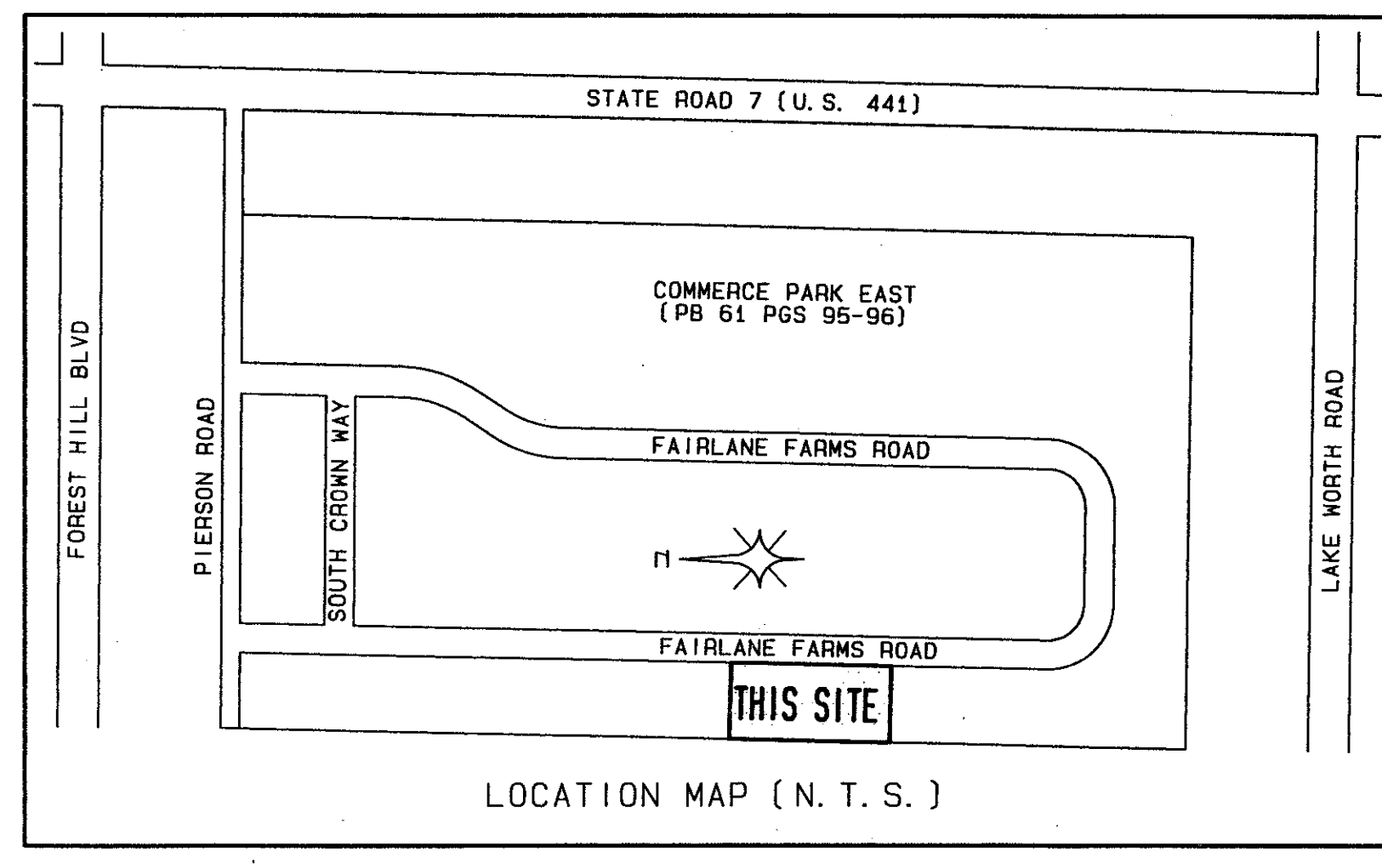
SHEET 1 OF 1 AUGUST 1997



STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT 3:16 PM ON DAY OF October AD, 1997 AND DULY RECORDED IN PLAT BOOK 61 ON PAGES 95 AND 96 AND
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *Sally Standley*

LEGEND:
C = CENTERLINE
N.T.S. = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
● = PERMANENT CONTROL POINT (PCP)
PCP #4380
■ = PERMANENT REFERENCE MONUMENT (PRM)
SET PRM #4380 (UNLESS OTHERWISE NOTED)

STATISTICAL DATA:
PETITION NUMBER:
TOTAL PLAT AREA: 2.052 ACRES
ZONING CLASS: P.I.P.D. LIGHT INDUSTRIAL



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GUY A. MANCINI AND JEFFREY J. MANCINI, OWNERS OF THE LAND SHOWN HEREON AS COMMERCE PARK EAST - LOT 7A, BEING A REPLAT OF ALL OF LOTS 7 AND 8 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, SITUATE IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF ALL OF LOTS 7 AND 8 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, GUY A. MANCINI AND JEFFREY J. MANCINI DO HEREBY SET OUR HANDS THIS 11 DAY OF August, 1997.

WITNESS: *Karen S. McNeill* BY: *Guy A. Mancini*
WITNESS: *Paul Young* BY: *Jeffrey J. Mancini*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GUY A. MANCINI AND JEFFREY J. MANCINI, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID/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 11 DAY OF August, 1997.

April 20, 2000
MY COMMISSION EXPIRES
Karen S. McNeill
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PAUL YOUNG, 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 GUY A. MANCINI AND JEFFREY J. MANCINI, AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; 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 11 DAY OF August, 1997 BY: *Paul Young*
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 THE ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 15 DAY OF October, 1997.
VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Mary K. Foster* ATTEST: *Anilda Rodriguez*
MAYOR VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARY K. FOSTER AND ANILDA 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 SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE, 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 14 DAY OF October, 1997.

6-5-98
MY COMMISSION EXPIRES
Gwen E. Brooks
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 14 DAY OF October, 1997.
ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Mary K. Foster* BY: *Mary M. Viator*
PRESIDENT SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARY K. FOSTER AND MARY M. VIATOR, 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 _____ DAY OF _____, 1997.

MY COMMISSION EXPIRES
Gwen E. Brooks
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 MAY BE FOUND 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) = 01°00'16" CLOCKWISE
EXAMPLE: (PLAT BEARING) - (GRID ROTATION)
N01°14'48"E N02°15'04"E

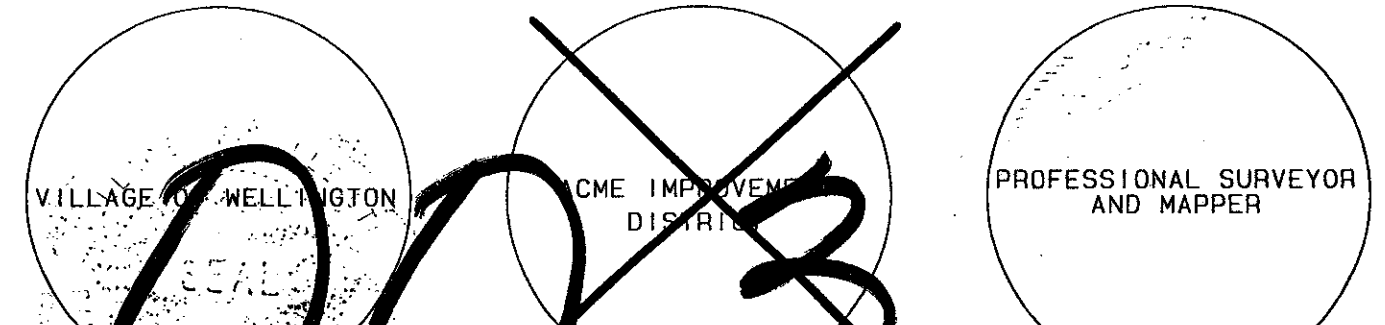
SURVEYORS CERTIFICATE:

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 THE VILLAGE OF WELLINGTON, PALM BEACH, COUNTY, FLORIDA.
DATED THIS 15TH OF August, 1997.
Martin J. Shatto
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

PLAT: COMMERCE PARK EAST-LOT 7A PROJ. #: 97-105 SHEET 1 OF 1

0283-003



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

SUBDIVISION * Commerce Park East
BOOK # 61
PAGE # 42
FLOOD MAP *
ZONING
QUAD *
ZIP CODE
PLAT NAME * Commerce Park East - Lot 7A