



WATER TOWER PARK

BEING A REPLAT OF A PORTION OF THE PLAT OF WATER TOWER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 81, PAGE 27, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1998

ABBREVIATIONS & SYMBOLS

1. —○— = Denotes Set Permanent Reference Monuments (P.R.M.'s) Stamped P.R.M. P.L.S. # 3357.
2. P.B. = Denotes Plat Book.
3. P.G. = Denotes Page.
4. O.S. = Denotes Official Record Book.
5. R.P.B. = Denotes Road Plat Book.
6. O.R.B. = Denotes Official Record Book.
7. U.E. = Denotes Utility Easement.
8. C. = Denotes Contourline.
9. R/W = Denotes Right-Of-Way.
10. A.K.A. = Denotes "Also Known As".
11. P.O.B. = Denotes Point of Beginning.
12. P.O.C. = Denotes Point of Commencement.
13. BLVD. = Denotes Boulevard.
14. NLY = Denotes Northerly.
15. ELY = Denotes Easterly.
16. D.E. = Denotes Drainage Easement.
17. A.E. = Access Easement.

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
this 10th day of February, 1998)
and duly recorded in Plat Book No. 81)
on page)
DOROTHY H. WILKEN, Clerk of Court)
by J. L. WALLACE, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that D.S.E. Holdings, Inc., a Florida corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as Water Tower Park, being more particularly described as follows:

Being a Replat of a portion of the Plat of WATER TOWER INDUSTRIAL PARK, as recorded in Plat Book 81, Page 27, Public Records of Palm Beach County, Florida and a portion of the Northwest Quarter of the Southwest Quarter of Section 20, Township 42 South, Range 43 East, Town of Lake Park, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section 20; then South 01° 21' 11" West along the West line of the Southwest Quarter (SW 1/4) of said Section 20 a distance of 1023.73 feet to the POINT OF BEGINNING of the following described parcel of land; thence continuing along said West line South 01° 21' 11" West a distance of 330.00 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence South 88° 29' 41" East, along the South line of the said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) a distance of 845.00 feet to a point; thence North 01° 21' 11" East, parallel to the said West line of the Southwest Quarter (SW 1/4), a distance of 330.00 feet to a point; thence North 88° 29' 41" West, parallel to the said South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) a distance of 575.00 feet to a point; thence North 01° 21' 11" East, along the East line of the said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) a distance of 140.65 feet to the Northeast corner of said Lot J; thence North 88° 29' 41" West, along the North line of said Lot J and the South Right-of-Way line of Kinetic Road (60 foot Right-of-Way) as recorded in Official Record Book 3635, Page 1558 Public Records of Palm Beach County and as shown on said Plat, a distance of 70.00 feet to the Northwest corner of said Lot J; thence South 01° 21' 11" West, along the West line of said Lot J, a distance of 140.65 feet to a point; North 88° 29' 41" West, parallel to the said South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) a distance of 200.00 feet to the POINT OF BEGINNING.

TOGETHER WITH the following described parcel of land:

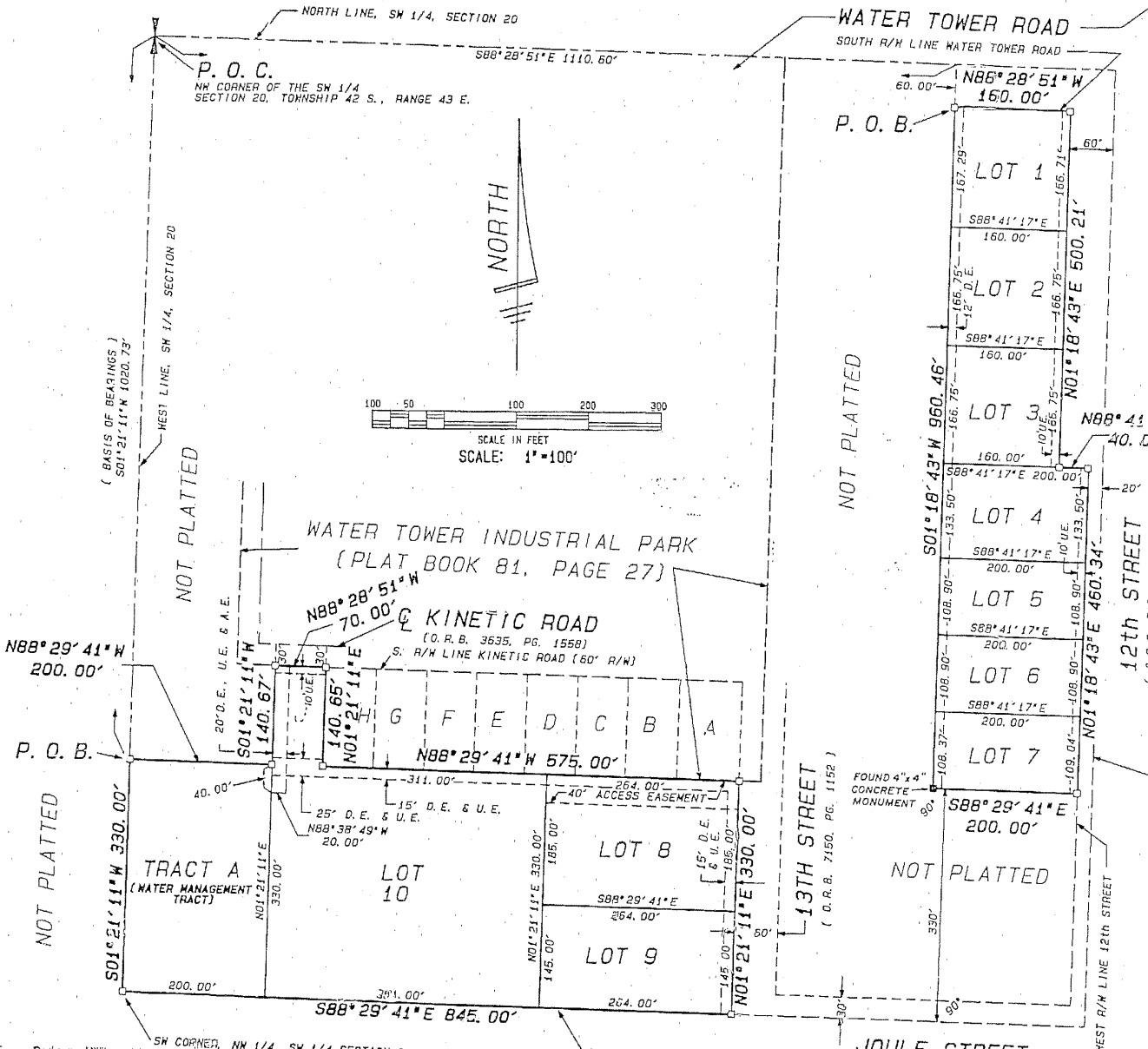
Commence at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section 20; then South 88° 29' 41" East along the North line of the said Southwest Quarter (SW 1/4) a distance of 1110.60 feet to a point; thence departing said North line South 01° 18' 43" West a distance of 60.00 feet to the South right-of-way line of Water Tower Road and the POINT OF BEGINNING of the following described parcel of land; thence continuing South 01° 18' 43" West a distance of 600.48 feet to a point; thence South 88° 29' 41" East, along a line 330.00 feet Northerly of and parallel with the South line of the Northwest Quarter (NW 1/4) of the said Southwest Quarter (SW 1/4) a distance of 200.00 feet to a point 20.00 feet West of the East line of the said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4); thence North 01° 18' 43" East, along a line 20.00 feet Westerly of and parallel with the said East line a distance of 450.34 feet to a point; thence North 88° 41' 17" West a distance of 40.00 feet to a point; thence North 01° 18' 43" East, along a line 60.00 feet Westerly of and parallel with the said East line a distance of 500.21 feet to a point on the South right-of-way line of Water Tower Road; thence North 88° 29' 41" West, along said South right-of-way line, a distance of 160.00 feet to the POINT OF BEGINNING.

Containing in all 10.577 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

DEDICATION AND RESERVATION - TRACTS & EASEMENTS

1. **Water Management Tract**
Tract A, as shown hereon, is hereby reserved for the Water Tower Park Property Owners Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association and its successors and assigns.
2. **Drainage Easement**
The drainage easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Water Tower Park Property Owners Association, Inc., its successors and assigns.
This Town of Lake Park shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets.
3. **Access Easement across Lot 9**
The access easement as shown hereon is hereby reserved for the owners of Lot 10, their successors and assigns, and is the perpetual maintenance obligation of said owners of Lot 10, their successors and assigns.
4. **Drainage and Utility Easement**
The Drainage and Utility Easements as shown hereon are hereby dedicated in perpetuity for drainage and 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. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Water Tower Park Property Owners Association, Inc., its successors and assigns.
The Town of Lake Park shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets.



IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of February, 1998.

D.S.E. Holdings, Inc., a Florida corporation, licensed to do business in Florida
WITNESS: Gary L. Kornfeld By: Sandi F. Eakins, President

WITNESS: Douglas S. Cole

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of February, 1998.

WITNESS: Douglas S. Cole

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Gary L. Kornfeld, Esquire, 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 the title to the property is vested to D.S.E. Holdings, Inc.; that the current taxes have been paid; and that there are no mortgages of record.

Levy, Kneen, Mariani, Curtin, Wiener, Kornfeld & del Rosso, P.A.
Gary L. Kornfeld, Esquire

Dated: 2/10/98

TOWN OF LAKE PARK APPROVALS

This plat is hereby approved for record this 10 day of February, 1998.

ATTEST: Barbara J. Schuchling, Town Clerk
Theresa Leary, Town Manager

IN WITNESS WHEREOF, THE TOWN OF LAKE PARK, has caused these presents to be signed by its town manager and its seal to be affixed by and with the authority of the Town of Lake Park Commission this 10 day of February, 1998.

ATTEST: Selby S. Hall, Town Manager
Theresa Leary, Town Manager of the Town of Lake Park

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared THERESE LEARY, Town Manager of the Town of Lake Park, who is personally known to me or has produced as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes of express therein.

WITNESS my hand and official seal this 10 day of February, 1998.

My commission expires: Notary Public

SURVEYOR'S CERTIFICATE

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 ordinances of the Town of Lake Park, Florida.

Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 0357

SURVEYOR'S NOTES

1. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
2. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Town approvals or permits as required for such encroachments.
3. The West line of the Southwest Quarter of Section 20, Township 42 South, Range 43 East, is assumed to bear South 01° 21' 11" West and all other bearings are relative thereto.
4. 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.
5. This instrument prepared by:

Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
561840-4651

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Sandi F. Eakins who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of D.S.E. Holdings, Inc., a corporation, and severally acknowledged to and before me that she 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 10 day of February, 1998.

My commission expires: Notary Public

PLAT OF

WATER TOWER PARK

WALLACE SURVEYING CORPORATION

FIELD	D.W.	JOB NO	96-1274-B	FB LP50 PG 75	
OFFICE	R.C.	DATE	FEBRUARY, 1998	DWG NO	96-1274-4
CK'D	C.L.W.	REF		SHEET	