

# GLADSTONE COMMERCIAL CENTER

IN PART OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 2

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that GLADSTONE COMMERCIAL CENTER, INC., a Florida Corporation, the owner of the lands shown hereon, being in Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as GLADSTONE COMMERCIAL CENTER, as described below:

Being the North 575.00 feet of the South 656.00 feet of the West 843.00 feet of the East 893.00 feet of the Southwest One-Quarter (1/4) of Section 23, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

## DESCRIPTION

Commencing at the Southeast corner of the said Southwest one-quarter of Section 23; thence North 88°40'34" West along the South line of the said Southwest one-quarter of Section 23, for 50.02 feet; thence North 01°27'40" East, for 81.00 feet to the Point of Beginning of this description; thence North 88°40'34" West along a line 81.00 feet North of (as measured at right angles) and parallel with the said South line of the Southwest one-quarter of Section 23, for 843.08 feet; thence North 01°29'02" East along the monumented West line of the East 893.00 feet of the said Southwest one-quarter of Section 23, for 575.00 feet; thence South 88°40'34" East along a line 656.00 feet North of (as measured at right angles) and parallel with the said South line of the Southwest one-quarter of Section 23 for 842.85 feet; thence South 01°27'40" West along the monumented East line of the West 843.00 feet of the East 893.00 feet of the said Southwest one-quarter of Section 23, for 575.00 feet to the POINT OF BEGINNING.

Containing 11.13 Acres, more or less.

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

- The Water Management Easement as shown hereon, is hereby reserved to the GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
- The utility easements as shown hereon, are 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.
- The Gladstone Commercial Center Access Easement, as shown hereon, is hereby reserved for the GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, as a non-exclusive easement serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- The drainage easements as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.
- The lake maintenance and lake maintenance access easements as shown hereon, are hereby reserved for the GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for access to storm water management and drainage facilities located within the associated water management easement for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Palm Beach County 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, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.
- The littoral zone easement as shown hereon, is hereby reserved for littoral zone and water management purposes for the GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said parcel without the prior written consent of the Palm Beach County Department of Environmental Resource Management.

8. The 5' limited access easements as shown hereon, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purposes of control and jurisdiction over access rights.

9. The landscape buffers as shown hereon, are hereby reserved for the GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns for buffer and landscaping purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to PALM BEACH COUNTY, FLORIDA.

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 30 day of March, 1998.

Witness: [Signature]  
Witness: [Signature] BY: [Signature]  
Jonathan Gladstone, President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS

BEFORE ME personally appeared Jonathan Gladstone who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as President of GLADSTONE COMMERCIAL CENTER, INC., a corporation, and 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 30 day of March, 1998.

Notary Public  
My Commission Expires: 12/08/2000  
CC 606104

## ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

The GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., hereby accepts the dedications or reservations to said association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 30 day of March, 1998.

Witness: [Signature]  
Witness: [Signature] BY: [Signature]  
Jonathan Gladstone, President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS

BEFORE ME personally appeared Jonathan Gladstone who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as President of GLADSTONE COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., a corporation, and 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 30 day of March, 1998.

My commission expires: 12/08/2000  
Notary Public  
CC 606104

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MAY 1996

## NOTES

All bearings shown hereon are relative to Grid North for the East Zone of Florida and are based on a line between Palm Beach County Survey Department monuments for the South line of the Southwest one-quarter of Section 23, Township 43 South, Range 42 East having a bearing of South 88°40'34" East.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

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 County approvals or permits as required for such encroachments.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

All lines are non-radial unless otherwise noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 Adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon, for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.0000338.

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

## LAND USE

Commercial Parcels (5) ----- 11.13 Acres  
Parcel A --- Site Plan Petition No. CA 95-120  
Parcels B, C, D & E --- Site Plan Petition No. DRC 92-39

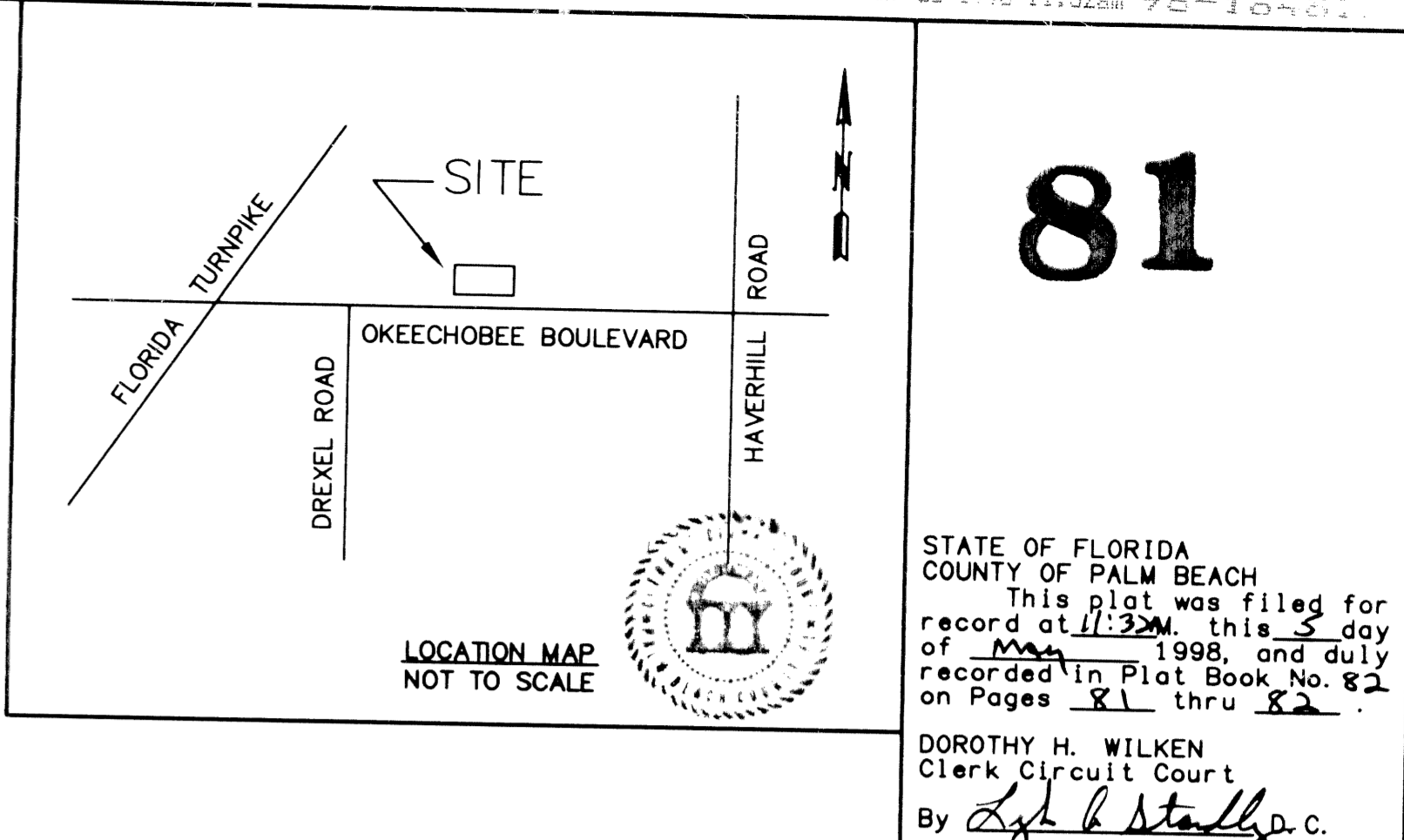
## APPROVALS

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 4 day of May, 1998.

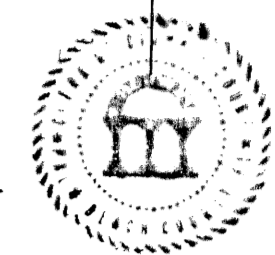
By: [Signature]  
George T. Webb, P.E., County Engineer

## LEGEND

- Permanent Reference Monument (LS # 4609)
- C.M. ----- Concrete Monument
- P.R.M. ----- Permanent Reference Monument
- P.C.P. ----- Permanent Control Point
- L.M.E. ----- Lake Maintenance Easement
- L.A.E. ----- Limited Access Easement
- O.R.B. ----- Official Record Book
- U.E. ----- Utility Easement
- R/W ----- Right-of-Way
- P.B. ----- Plat Book
- P.G. ----- Page
- FND. ----- Found
- AC. ----- Acres
- Δ ----- Geodetic Control Station
- ✱ ----- Section Corner



# 81



STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
This plat was filed for record at 11:32 AM this 5 day of May, 1998, and duly recorded in Plat Book No. 82 on Pages 81 thru 82.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By: [Signature]

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
Andrade Associates Limited Partnership, a Florida Limited Partnership 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 that its mortgage which is recorded in Official Record Book 10211, Page 1773, of the Public Records of Palm Beach County, Florida, shall be subordinated to this plat and to the dedications and reservations shown hereon.  
IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed by its general partner, Manuel S. Andrade, an individual, this 30 day of March, 1998.  
Andrade Associates Limited Partnership  
Witness: [Signature] BY: [Signature]  
Manuel S. Andrade  
as general partner

## ACKNOWLEDGEMENT

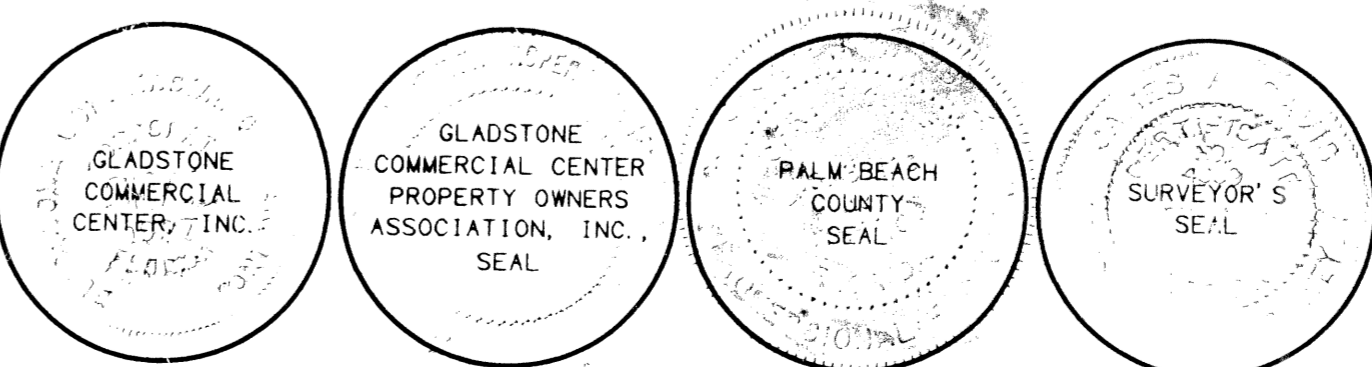
STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
BEFORE ME personally appeared Manuel S. Andrade, who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.  
WITNESS my hand and official seal this 30 day of March, 1998.  
My commission expires: 12/08/2000  
Notary Public  
CC 606104

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
We, Chapin, Armstrong & Ballerano, P.A., a title insurance company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Gladstone Commercial Center, Inc.; 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.  
Chapin, Armstrong & Ballerano, P.A.  
Date: March 30, 1998 By: [Signature]  
James A. Ballerano Jr., Vice President

## SURVEYOR'S CERTIFICATION

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 that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; 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.  
[Signature]  
James A. Davis, P.S.M.  
License No. 4609, State of Florida



SUBDIVISION # Gladstone Commercial Center  
BLOCK # 2  
FLOOD ZONE # 6  
SLAB # 31  
SE  
PUD NAME Gladstone Commercial Center  
TAX 179  
PAGE 81  
FLOOD MAP # 157D  
ZONING CG  
ZIP CODE 33411

COMPUTED  
DRAWN M.HORAN  
CHECKED  
APPROVED  
JOB NO. 95-269.00

THIS INSTRUMENT PREPARED BY:  
JAMES A. DAVIS, PSM  
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.  
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934)  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33409-1923

