



LOCATION MAP

# COMMERCE PARK AT WELLINGTON WEST

LYING IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, BEING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2 APRIL, 1998



# 120

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

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 10:21 P.M. the 15 day of March 99 and duly recorded in Plat Book No. 84 on Page 120-121  
Dorothy J. Wilton, Clerk of the Circuit Court  
By Dorothy J. Wilton D.C.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COMMERCE PARK WEST, 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 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 23; THENCE NORTH 89°36'27" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2694.29 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PLAT OF COMMERCE PARK AT WELLINGTON-P.I.D., AS RECORDED IN PLAT BOOK 43, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°14'48" WEST ALONG THE WEST LINE OF SAID PLAT OF COMMERCE PARK AT WELLINGTON-P.I.D., A DISTANCE OF 565.00 FEET; THENCE NORTH 89°36'27" WEST, A DISTANCE OF 537.00 FEET; THENCE NORTH 01°14'48" EAST, A DISTANCE OF 565.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 23; THENCE SOUTH 89°36'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 537 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 164.00 FEET OF THE SOUTH 267.00 FEET OF THE NORTH 564.94 FEET OF THE EAST 285.00 FEET OF THAT PART OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST LINE OF THE PLAT OF COMMERCE PARK AT WELLINGTON-P.I.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING IN ALL 5.89 ACRES, MORE OR LESS.

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

### EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO COMMERCE PARK WEST, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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.

### TRACTS:

TRACT "R" AS SHOWN HEREON AS PIERSON ROAD, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE FOR PUBLIC STREET, DRAINAGE AND UTILITY PURPOSES.

TRACT "W" AS SHOWN HEREON IS HEREBY DEDICATED TO COMMERCE PARK WEST, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

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

THIS 20 DAY OF OCTOBER, 1998.

COMMERCE PARK WEST, INC., A FLORIDA CORPORATION

ATTEST: Steven M. Shapiro BY: Ronnie P. Pertnoy  
STEVEN M. SHAPIRO VICE PRESIDENT RONNIE P. PERTNOY PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED RONNIE 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 WEST, INC., A 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 20 DAY OF OCTOBER, 1998.

### MY COMMISSION EXPIRES:

COMMISSION NO. CC520246  
EXPIRES: 12/26/99

B. J. O'Shea  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH - BROWARD

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 17th DAY OF December, 1998.

FIRST UNION NATIONAL BANK  
A NATIONAL BANKING ASSOCIATION

WITNESS: Carol Field BY: Albert Fils  
Carol Field ALBERT FILS, SENIOR VICE PRESIDENT  
Ph. Brandon

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH - BROWARD

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 17th DAY OF December, 1998.

### MY COMMISSION EXPIRES:

SALLY WILLMOTT  
MY COMMISSION # CC 38818  
EXPIRES August 10, 2002

Sally Willmott  
NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Alfred I. Hopkins Esq., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE LAW FIRM OF 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 TO COMMERCE PARK WEST, 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.

DATED: Nov. 11, 1998 BY: Alfred I. Hopkins  
ATTORNEY - FOR THE FIRM

### 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, DATED THIS 2nd DAY OF March, 1998.

ACME IMPROVEMENT DISTRICT  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Carmine A. Priore  
PRINT NAME: Carmine A. Priore, President  
PRESIDENT

ATTEST: Mary M. Viator  
PRINT NAME: Mary M. Viator  
SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Carmine A. Priore AND Mary M. Viator WHO 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 SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March, 1998.

MY COMMISSION EXPIRES: 8/25/2002  
Gwen E. Carlisle  
PRINT NAME: Gwen E. Carlisle  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 770270

### SURVEYOR'S CERTIFICATION:

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; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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: 10-19-1998 BY: Richard P. Breitenbach  
RICHARD P. BREITENBACH, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3978

### VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF MARCH, 1999 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S. UNDER A INTER-LOCAL AGREEMENT PER PALM BEACH COUNTY RESOLUTION R 96-377-D.

3/8/99 DATED BY: Gary R. Clough  
GARY R. CLOUGH, P.E.  
VILLAGE ENGINEER

### 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 SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON DATED THIS 5th DAY OF March, 1998.

VILLAGE OF WELLINGTON,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Carmine A. Priore  
CARMINE A. PRIORE, DDS, MAYOR

ATTEST: Awilda Rodriguez  
AWILDA RODRIGUEZ, VILLAGE CLERK

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARMINE A. PRIORE, DDS 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 POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY 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 2nd DAY OF March, 1998.

MY COMMISSION EXPIRES: 8/25/2002  
Gwen E. Carlisle  
PRINT NAME: Gwen E. Carlisle  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 77270

### 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 ■
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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."

RICHARD P. BREITENBACH, P.S.M.  
LAND SURVEYING SERVICES  
PHONE (561) 967-0065  
2540 PALMARITA ROAD WEST PALM BEACH, FL. 33406

## COMMERCE PARK AT WELLINGTON WEST

