

1100 COMMERCE PARK

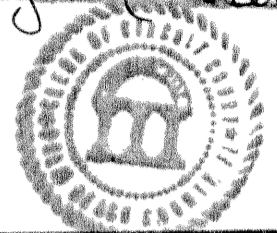
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA

MARCH, 2003

SHEET 1 OF 2

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COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 12:45 P.M.
 This day of April 20, 2003
 and duly recorded in Plat Book No. 98
 at pages 60-61
 W. WILKIN, Clerk of Circuit Court
W. Wilkin



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Palm Corporation of Palm Beach County, a Florida Corporation, as owner of the land shown hereon as 1100 Commerce Park, being a portion of the Northwest Quarter of Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida and being more particularly described as follows:

The west 333 feet of the south 100 feet of the North half (N 1/2) of the South half (S 1/2) of the Northwest quarter, and the South quarter (S1/4) of the Northwest quarter, less the South 450 feet of Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida.

TOGETHER WITH

The East 555.19 feet of the West 888.19 feet of the South 100 feet of the North half (N 1/2) of the South half (S 1/2) of the Northwest quarter of Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida, lying West of the Westerly right-of-way line of Old Dixie Highway.

Containing in all 10.59 acres, more or less.

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

The 7' additional Right of Way for Old Dixie Highway as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

Tract "A", as shown hereon, is hereby reserved for the 1100 Commerce Park, POA, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Town of Lake Park.

Tract "B", as shown hereon, is hereby reserved for the 1100 Commerce Park, POA, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Town of Lake Park.

The lift station easement as shown hereon is hereby dedicated in perpetuity to Seacoast Utilities, its successors and assigns, for lift station and related purposes.

IN WITNESS WHEREOF, Palm Corporation of Palm Beach County, a Florida 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 17th day of MARCH, 2003.

Palm Corporation of Palm Beach County, a Florida Corporation

WITNESS: Nancy Rodth BY: Joseph C. Uvanie
Joseph C. Uvanie, President

PRINT NAME: Nancy Rodth

WITNESS: Asterid Hulett

PRINT NAME: ASTERID HULETT

ACKNOWLEDGMENT

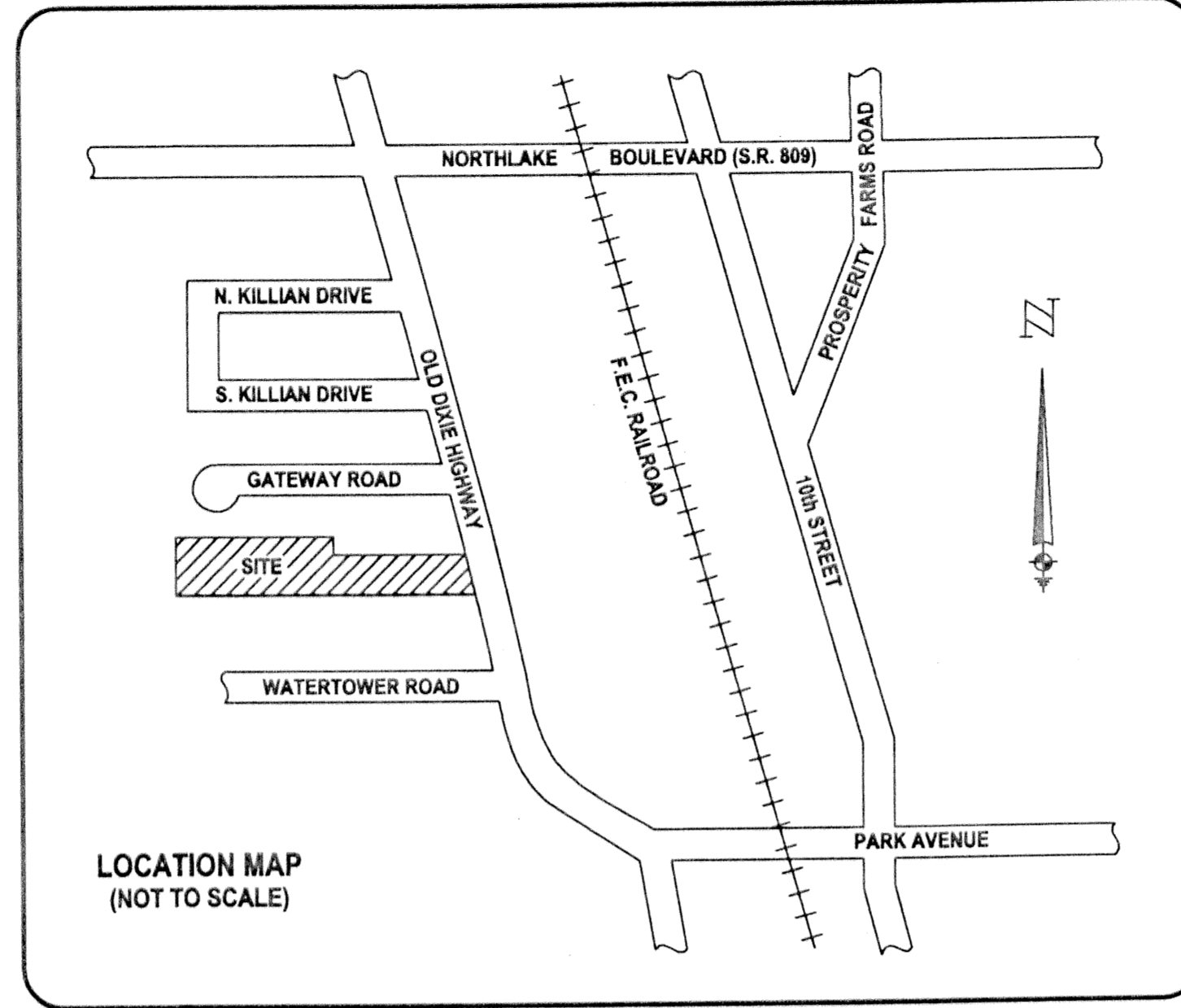
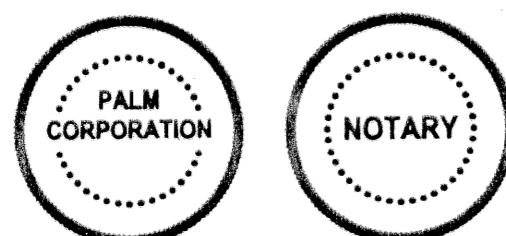
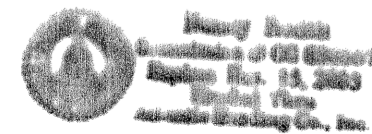
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Joseph C. Uvanie, who is personally known to me or has produced a _____ as identification, and who executed the foregoing instrument as President of Palm Corporation of Palm Beach County, a corporation, and severally 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 17th day of March, 2003.

My commission expires: Nov. 15, 2003 Nancy Rodth

Commission No. CC 888067 Nancy Rodth, Notary Public
(printed name)



SURVEYOR'S NOTES

- All bearings shown hereon are relative to the West Line of Section 20, Township 42 South, Range 43 East having a bearing of South 01°42'12" West.
- There shall be no Building or any kind of Construction or trees or shrubs placed on any Easement without prior written consent of all easement beneficiaries and all applicable Town of Lake Park approvals or permits, as required for such an 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 Town of Lake Park Zoning Regulations.
- Abbreviations used on this plat are as follows:
 - ⊙ = (P.C.P.) Permanent Control Point
P.K. & Disk Stamped "PRM LB 4165"
 - = (P.R.M.) Permanent Reference Monument
4" X 4" Concrete Monument with a P.K. & Disk
Stamped "PRM LB 4165"
 - = 5/8" Iron Rod & Cap
Stamped "LB 4165"
 - L.B. = Licensed Business
 - C/L = Centerline
 - ORB = Official Record Book
 - POA = Property Owners Association
 - S.R. = State Road
 - R = Radius
 - Δ = Delta
 - L = Length
 - NGVD = National Geodetic
Vertical Datum
 - FEMA = Federal Emergency
Management Agency
- 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.

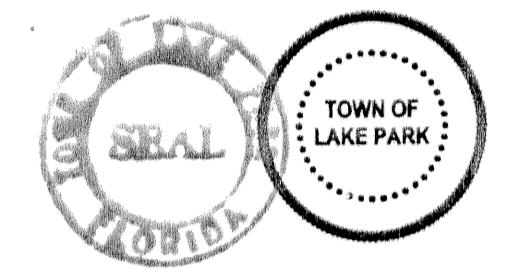
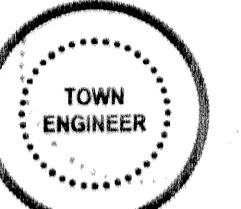
TOWN OF LAKE PARK APPROVAL

This Plat is hereby approved for Record pursuant to the Ordinances of the Town of Lake Park, and in accordance with Section 177 071(1)(A), Florida Statutes, this 20th day of April, 2003.

BY: Jeffery Renault
JEFFERY RENAULT, P.E., TOWN ENGINEER

BY: Jason Nunemaker
JASON NUNEMAKER, TOWN MANAGER

ATTEST: Carol Simpkins
CAROL SIMPKINS, TOWN CLERK



TITLE CERTIFICATION

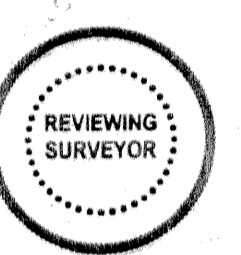
I, George W. Baldwin, Esquire, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the Title to the hereon described Property, that I find the Title to the Property is vested to Palm Corporation, Inc., a Florida Corporation, that the current taxes have been paid, there are no Mortgages of Record, and that there are encumbrances of record but encumbrances do not prohibit the creation of the Subdivision depicted by this Plat.

Dated: March 17, 2003

George W. Baldwin
GEORGE W. BALDWIN, ESQUIRE

This Plat has been reviewed for conformity in accordance with Chapter 177.081 of the Florida Statutes and the Ordinances of the Town of Lake Park. This review does not include the verification of the Geometric data.

By: Thomas C. Vokoun Date: MARCH 27, 2003
CHARLES H. ANDERSON-THOMAS C. VOKOUN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 4382 4382

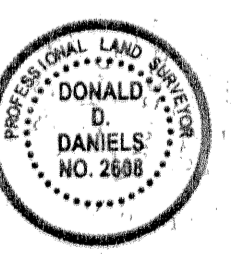


SURVEYOR & MAPPER CERTIFICATE

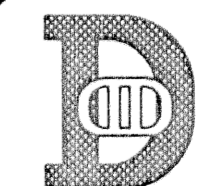
This is to certify that the plat shown hereon is a true and correct representation of survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), have been placed as required by law and that Permanent Control Points (P.C.P.s) and Monuments according to Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the Town of Lake Park 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 the Town of Lake Park, Florida.

Dated: This 14th day of March, 2003.

Donald D. Daniels
DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608



THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

 DONALD D. DANIELS, INC. Consulting Surveyors & Mappers	1100 COMMERCE PARK		
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-8894	REFERENCE: 20/42/43 OFFICE: DAO CHECKED:	REVISIONS: