

PALM BEACH PARK OF COMMERCE PLAT NO. 1 REPLAT OF A PORTION OF LOT 4L

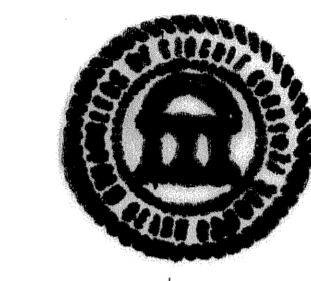
3

A P.I.P.D.

BEING A REPLAT OF A PORTION OF LOT 4L, PALM BEACH PARK OF COMMERCE PLAT NO. 1 PLAT BOOK 56, PAGE 172-176.

LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 APRIL 2004

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:26 A.M. THIS
1 DAY OF February
2005 AND DULY RECORDED
IN PLAT BOOK No. 104
ON PAGE 3-4
SHARON R. BOCK
CLERK CIRCUIT COURT
BY *Sharon R. Bock* D.C.



SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WALTER E. MACKOUL, AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE PLAT NO. 1 REPLAT OF A PORTION OF LOT 4L, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 4L OF PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 AS SHOWN IN PLAT BOOK 56, AT PAGES 172-176, INCLUSIVE, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4L, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF PARK OF COMMERCE BOULEVARD, THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE S88°51'46"E, A DISTANCE OF 479.19' FEET TO A POINT ON A CURVE HAVING A RADIUS OF 200.00' FEET, FROM WHICH A RADIAL LINE BEARS S56°39'00"E, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33°41'59" A DISTANCE OF 117.63' FEET; THENCE S00°20'59"E, A DISTANCE OF 172.94' FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 175.00' FEET FROM WHICH A RADIAL LINE BEARS N89°39'01"E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 20°04'51" A DISTANCE OF 61.33' FEET; THENCE N 88°51' 46"W, A DISTANCE OF 465.16' FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF PARK OF COMMERCE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE N01°08'14"E, A DISTANCE OF 344.47' FEET TO THE POINT OF BEGINNING.

CONTAINING 3.592 ACRES OR 156,450 SQUARE FEET

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON

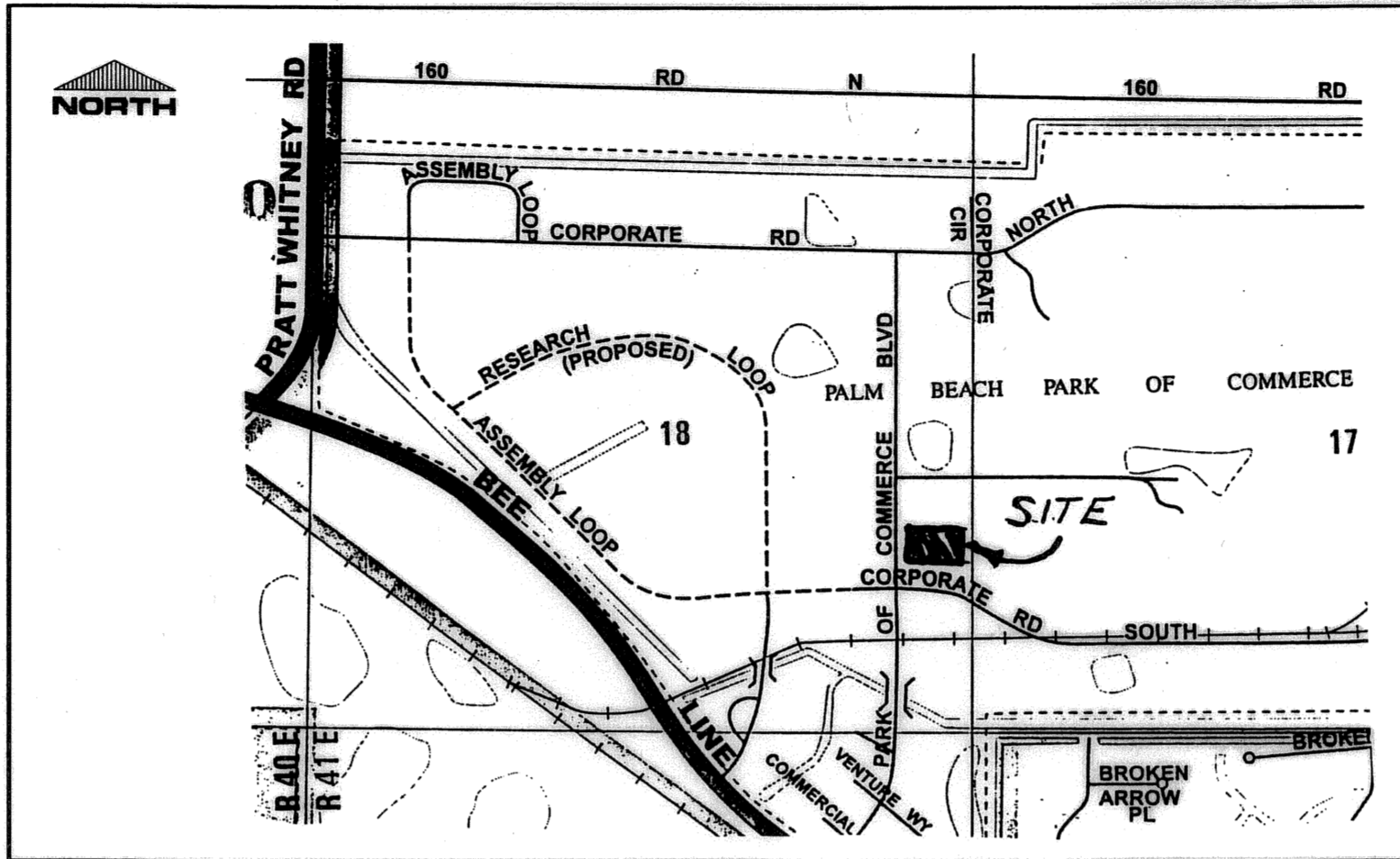
IN WITNESS WHEREOF, I WALTER E. MACKOUL, AS TRUSTEE DO HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF JANUARY, 2005.

WITNESS: *Donald C. Walker* BY: *Walter E. Mackoul*
WALTER E. MACKOUL, AS TRUSTEE

PRINT NAME *Donald C. Walker*

WITNESS: *Jennifer Dimmett*

PRINT NAME *Jennifer Dimmett*



LOCATION MAP
(NOT TO SCALE)

SURVEYORS NOTES

- 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.
- BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF N 01°08'14" E ALONG THE CENTERLINE OF COMMERCE PARK BOULEVARD AS SHOWN ON PLAT BOOK 56 PAGE 172
- THE COUNTY OF PALM BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- MILLER LAND SURVEYING, LICENSED AUTHORIZATION NO. L.B. 6838
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

WE, GARDENS TITLE, INC. 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 WALTER E. MACKOUL AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: *12/27/04*

Juan White
JUAN WHITE, PRESIDENT
GARDEN TITLE, INC.

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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: *12/27/2004*

MILLER LAND SURVEYING
CERTIFICATE OF AUTHORIZATION L.B. NO. 6838
Michael J. Miller
MICHAEL J. MILLER, P.S.M.
FLORIDA CERTIFICATE NO. 4034
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2) FLORIDA STATUTES, THIS 1 DAY OF Feb, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1) F.S.

BY: *George T. Webb*
GEORGE T. WEBB P.E.
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER E. MACKOUL, AS TRUSTEE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND 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 3 DAY OF Jan, 20 05

MY COMMISSION EXPIRES: *April 1, 2008*
Loretta Yodice
#DD 289063 NOTARY PUBLIC
Loretta Yodice
Expires April 01, 2008

TABULAR INFORMATION

PETITION NO. 81-190
TOTAL AREA OF PLATTED PROPERTY= 3.592 ACRES
PROJECT: PALM BEACH PARK OF COMMERCE PLAT NO. 1
REPLAT OF PORTION OF LOT 4L

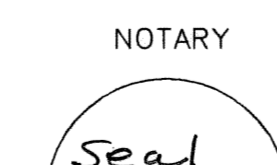
NORTHERN PALM BEACH COUNTY / IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

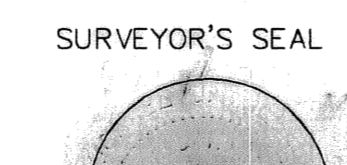
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT

DATED THIS 11th DAY OF January 2005

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *Tanya W. Quicke*
Tanya W. Quicke, SECRETARY
BOARD OF DIRECTORS
BY: *Pamela M. Rauch*
Pamela M. Rauch, VP.
HUGO P. UNRUH, PRESIDENT
BOARD OF DIRECTORS



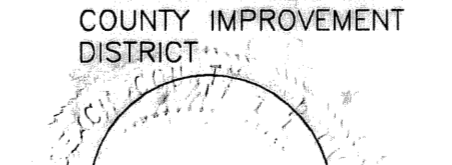
Loretta Yodice
#DD 289063



MICHAEL J. MILLER
#4034 FLORIDA



GEORGE T. WEBB
#10384 FLORIDA



NOTICE AND DISCLOSURE

UNIT OF DEVELOPMENT 16
NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE PROPERTY BEING PLATTED AND SHOWN HEREON LIES WITHIN ITS UNIT OF DEVELOPMENT 16

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.L.S. IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL. 33460

SCALE AS NOTED
DR. CAIN
FIELD M.M.
DATE 3/14/2004

MILLER LAND SURVEYING
1121 LAKE AVE.
LAKE WORTH, FLORIDA 33460

REFERENCES
B.B. 17, PG. 14
JOB NO.
Y-04-05-69
L-1575

REPLAT OF A PORTION OF LOT 4L

SUBDIVISION: PALM BEACH PARK OF COMMERCE PL 1
BOOK: 104
PAGE: 003
FLOOD ZONE: B
QUAD: # 71
SE:
TAX: 830
PUB. NAME: