



GREEN STREET INDUSTRIAL PARK

IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, FLORIDA, BEING A REPLAT OF A PORTION OF THE PLAT OF WESTWORTH, AS RECORDED IN PLAT BOOK 13, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF THE PLAT OF DONORA PARK, AS RECORDED IN PLAT BOOK 13, PAGE 36 OF SAID PUBLIC RECORDS.

SEPTEMBER, 2008 SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 1:01 P.M. THIS 13 DAY OF November, 2008 AND DULY RECORDED IN PLAT BOOK NO. 111 ON PAGE 198-199
SHARON R BOCK
CLERK & COMPTROLLER
BY: *CS* D.C.



00038-016

LOCATION MAP NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARVIN K. LIN AND PATRICIA A. LIN, CO-TRUSTEES OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND PATRICIA A. LIN AND ARVIN K. LIN, CO-TRUSTEES OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN, AND THERISIA L. LIN OWNERS OF THE LAND SHOWN HEREON AS GREEN STREET INDUSTRIAL PARK, IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, FLORIDA, BEING A REPLAT OF LOTS 1-3 AND 19-30, BLOCK 2, AND LOTS 4-15, BLOCK 3, GREEN STREET, A PORTION OF SIXTEENTH STREET AND A PORTION OF SEVENTEENTH BLVD. NORTH, ALL IN THE PLAT OF WESTWORTH AS RECORDED IN PLAT BOOK 13, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF THE WEST 40 FEET OF LOTS 4-19 AND THE WEST 40 FEET OF LOT 20, BOTH IN BLOCK 1, PLAT OF DONORA PARK AS RECORDED IN PLAT BOOK 13, PAGE 36, OF SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 3 INCLUSIVE, LOTS 19 THROUGH 30, INCLUSIVE, BLOCK 2; LOTS 4 THROUGH 15, INCLUSIVE, BLOCK 3; THE ROAD RIGHT-OF-WAY FOR GREEN STREET (VACATED); THE NORTH HALF OF SIXTEENTH STREET LYING BETWEEN THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 15, BLOCK 3, AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 19, BLOCK 2; THE SOUTH 20.0 FEET OF SEVENTEENTH BLVD. LYING BETWEEN THE WEST LINE OF LOT 3, BLOCK 3; AND THE WEST LINE OF LOT 3, BLOCK 2, ALL BEING IN THE PLAT OF WESTWORTH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR THE PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 47;

TOGETHER WITH:

THE WEST 40 FEET OF LOTS 4 THROUGH 19, AND THE WEST 40 FEET OF THE SOUTH 10.13 FEET OF LOT 20, BLOCK 1, PLAT OF DONORA PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY FLORIDA, IN PLAT BOOK 13, PAGE 36.

CONTAINING 212,150 SQUARE FEET OR 4.8703 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- LANDSCAPE BUFFER EASEMENTS AND THE RIGHT-OF-WAY LANDSCAPE BUFFER EASEMENT: THE LANDSCAPE BUFFER EASEMENTS AND THE RIGHT-OF-WAY LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED TO ARVIN K. LIN AND PATRICIA A. LIN, CO-TRUSTEES OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND PATRICIA A. LIN AND ARVIN K. LIN, CO-TRUSTEES OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN, AND THERISIA L. LIN, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIVIDUALS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- LIMITED ACCESS EASEMENT: THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, FLORIDA, FOR THE PURPOSE OF JURISDICTION OF CONTROL OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, WE, ARVIN K. LIN AND PATRICIA A. LIN, CO-TRUSTEES OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND PATRICIA A. LIN AND ARVIN K. LIN, CO-TRUSTEES OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN AND THERISIA L. LIN DO HEREBY SET OUR HANDS AND SEALS THIS 18 DAY OF September, 2008.

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

BY: *Arvin K. Lin*
ARVIN K. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990

BY: *Patricia A. Lin*
PATRICIA A. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990

BY: *Bryan D. Lin*
BRYAN D. LIN (INDIVIDUAL)

BY: *Therisia L. Lin*
THERISIA L. LIN (INDIVIDUAL)

ACKNOWLEDGMENTS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ARVIN K. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990 AND PATRICIA A. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST

DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN AND THERISIA L. LIN WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LIC. DRIVERS LIC. DRIVERS LIC. AS IDENTIFICATION, AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2008.
MY COMMISSION EXPIRES:

NOTARY PUBLIC
PRINT NAME: John Alvarez
COMMISSION NUMBER: DD 618325

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD B. MAC FARLAND, 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO ARVIN K. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, PATRICIA A. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN, AND THERISIA L. LIN; 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: 9/9/08

Richard B. MacFarland
RICHARD B. MAC FARLAND
FLORIDA BAR NUMBER: 293663
ATTORNEY AT LAW

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

ARVIN K. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, PATRICIA A. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN AND THERISIA L. LIN HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS SHOWN HEREON, AND HEREBY ACCEPTS THEIR MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF September, 2008.

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
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WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

WITNESS: *Lawrence Cohen*
PRINT NAME: Lawrence Cohen

WITNESS: *John Alvarez*
PRINT NAME: John Alvarez

BY: *Arvin K. Lin*
ARVIN K. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990

BY: *Patricia A. Lin*
PATRICIA A. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990

BY: *Bryan D. Lin*
BRYAN D. LIN (INDIVIDUAL)

BY: *Therisia L. Lin*
THERISIA L. LIN (INDIVIDUAL)

ACKNOWLEDGMENTS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARVIN K. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990 AND PATRICIA A. LIN, CO-TRUSTEE OF THE ARVIN LIN TRUST DATED NOVEMBER 2, 1990 AND CO-TRUSTEE OF THE PATRICIA A. LIN TRUST DATED NOVEMBER 2, 1990, BRYAN D. LIN AND THERISIA L. LIN WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LIC. DRIVERS LIC. DRIVERS LIC. AS IDENTIFICATION, AND WHO EXECUTED SAID INSTRUMENT FOR THE

PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2008.
MY COMMISSION EXPIRES:

NOTARY PUBLIC
PRINT NAME: John Alvarez
COMMISSION NUMBER: DD 618325

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS:

CITY OF LAKE WORTH, A MUNICIPAL CORPORATION.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF November, 2008.

BY: *Jeff Clemens*
JEFF CLEMENS, MAYOR

BY: *Robert Baldwin*
ROBERT BALDWIN, CITY MANAGER

BY: *John T. Maxman*
JOHN T. MAXMAN, CHAIRMAN
PLANNING & ZONING BOARD

BY: *Pamela Lopez*
PAMELA LOPEZ, CITY CLERK

REVIEWING SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENT AND MONUMENTS AT LOT CORNERS.

DATE: Sept 26, 2008

BY: *Mary Hanna Clodfelter*
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4763

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, 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) ACCORDING TO SECTION 177.081(9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

Wayne Larry Fish
WAYNE LARRY FISH, P.S.M.
LICENSE NO. 3226
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., 5730 CORPORATE WAY, UNIT 100, WEST PALM BEACH, FLORIDA 33407, LICENSED BUSINESS NO. 8216

SURVEYOR'S 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 PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 7TH AVENUE NORTH, AS SHOWN ON BOUTWELL INDUSTRIAL PARK, PLAT BOOK 108, PAGE 182, HAVING A BEARING OF SOUTH 89°08'48" EAST (ASSUMED DATUM), AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE TO SAID BEARING.
- 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 CITY OF LAKE WORTH APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED WITHIN EASEMENTS.

THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF
W.L.FISH & COMPANY!
PROFESSIONAL SURVEYORS AND MAPPERS
5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
Phone: (561)615-9266 L.B. 6216 Fax: (561)615-9270
E-mail: mappers@wlfish.com

NOTARY PUBLIC		REVIEWING SURVEYOR	PROFESSIONAL SURVEYOR & MAPPER
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