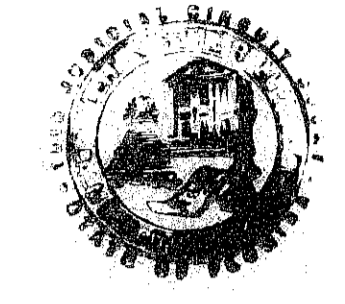


# Palm Beach Park of Commerce, P.I.P.D. - Plat 15

A portion of land located in Section 17, Township 41 South, Range 41 East, and a replat of a portion of Tract A, Calbut Genpar, according to the plat thereof, as recorded in Plat Book 45, Pages 70 and 71, Palm Beach County, Florida

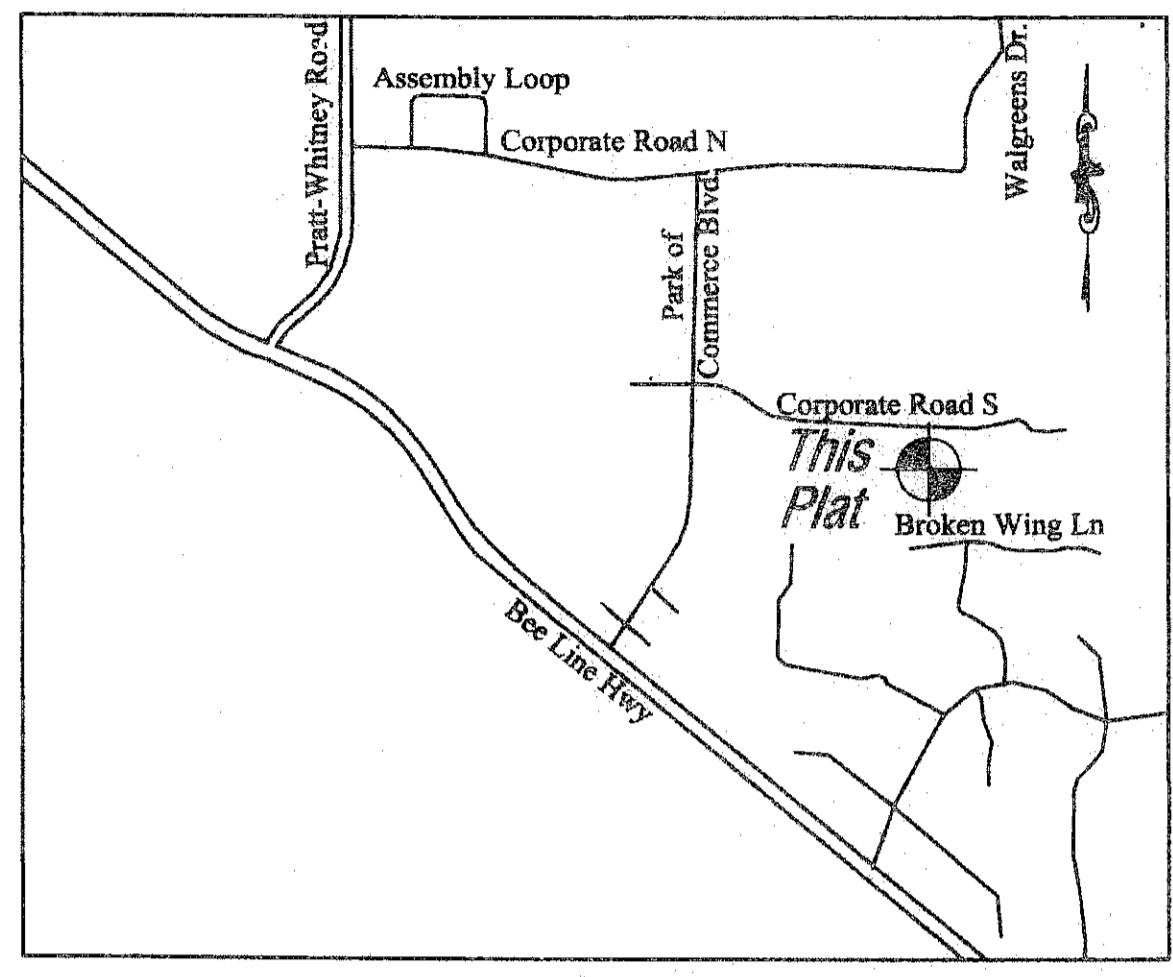
52  
State of Florida  
County of Palm Beach  
This plat was filed for record at 11:12 A.M.  
This 25 day of February A.D. 2009 and duly recorded in Plat Book 112 on Pages 52 and 54.  
Sharon R. Bock  
Clerk & Comptroller  
Palm Beach County  
By: \_\_\_\_\_  
Deputy Clerk



Sheet 1 of 3

### Dedication and Reservation:

KNOW ALL MEN BY THESE PRESENTS THAT FR/CAL 3 South Florida, LLC, a foreign limited liability company, licensed to do business in Florida, owner of the land shown hereon, as Palm Beach Park of Commerce, P.I.P.D. - Plat 15, Being a portion of land located in Section 17, Township 41 South, Range 41 East, and a replat of a portion of Tract A, Calbut Genpar, according to the plat thereof, as recorded in Plat Book 45, Pages 70 and 71, Palm Beach County, Florida, being more particularly described as follows.  
Commencing at the Southwest corner of Section 17, Township 41 South, Range 41 East;  
Thence, S88°40'25"E, along the South line of said Section 17, and the South line of said Tract A, a distance of 835.00 feet;  
Thence, N01°19'35"E, a distance of 150.00 feet to the Point of Beginning;  
Thence, continue N01°19'35"E, a distance of 170.00 feet;  
Thence, N61°58'15"E, a distance of 305.98 feet;  
Thence, N01°19'35"E, a distance of 358.15 feet to a point on the South right-of-way line of Corporate Road South;  
Thence, S84°57'03"E, a distance of 101.56 feet to the point of curvature of a circular curve, concave to the North, having a radius of 1,040.00 feet and a central angle of 02°11'11";  
Thence, Easterly along the arc of said curve, an arc distance of 39.69 feet;  
Thence, S87°08'14"E, a distance of 1,360.59 feet to the point of curvature of a circular curve, concave to the North, having a radius of 1,575.76 feet and a central angle of 10°50'01";  
Thence, Easterly along the arc of said curve, an arc distance of 297.95 feet;  
Previous four courses being coincident with the South line of Corporate Road South;  
Thence, S11°32'50"W, a distance of 59.01 feet;  
Thence, S11°30'34"W, a distance of 63.32 feet;  
Thence, S43°42'55"W, a distance of 59.61 feet;  
Thence, S36°46'41"W, a distance of 145.28 feet;  
Thence, S53°56'43"W, a distance of 64.28 feet;  
Thence, S55°58'50"W, a distance of 54.08 feet;  
Thence, S01°00'00"W, a distance of 177.64 feet;  
Thence, S00°54'06"E, a distance of 98.50 feet;  
Thence, S 01°19'35"W, a distance of 24.28 feet to a point on a line 150 feet North of, and parallel to, the South line of said Tract A;  
Thence, N88°40'25"W, a distance of 1,828.14 feet to the Point of Beginning.



Location Map  
Not to Scale

Said lands situate and being in Palm Beach County, Florida, and containing 1,134,998 square feet (26.06 acres) more or less.

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

IN WITNESS WHEREOF, the above named company has caused these presents to be signed by its Senior Regional Director, Jeremy Shapiro, this 4<sup>th</sup> day of December, 2008.

Witness: John M. Rosenthal  
Print Name: John M. Rosenthal  
FR/CAL 3 South Florida, LLC, a foreign limited liability company, licensed to do business in Florida  
Witness: Mark S. K. Allen  
Print Name: Mark S. K. Allen  
By: Jeremy Shapiro  
Senior Regional Director

### Northern Palm Beach County Improvement District Acknowledgment:

State of Florida  
County of Palm Beach  
The NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred, accepted or assumed by Northern Palm Beach County Improvement District on this plat.  
Dated this 4<sup>th</sup> day of JANUARY, 2009.  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
Attest: O'Neal Bardin Jr.  
Name: O'Neal Bardin Jr.  
Secretary, Board of Supervisors  
By: Deborah A. Diaz  
Name: Deborah A. Diaz  
President, Board of Supervisors

### Surveyor's Notes:

- 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.
- Building setback lines shall be as required by current Palm Beach County zoning regulations.
- No buildings or any kind of structures or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
- Bearing Reference: The Bearings shown hereon are referenced to the Centerline of Corporate Road South, as shown on the plat of Palm Beach Park of Commerce, A.P.I.P.D., Plat No. 4, as recorded in Plat Book 68, Page 88-89, of the Public Records of Palm Beach County, Florida. Said Line bears North 87°08'14" West.
- PRM indicates a 4" X 4" X 24" Permanent Reference Monument stamped LB7303.
- "Notice" this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.
- ☉ denotes centerline.
- U.E. denotes Utility Easement
- R/W denotes Right-Of-Way

### 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"), Permanent Control Points ("P.C.P.'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 the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.  
By: Dennis J. Gabriele  
Dennis J. Gabriele, P.S.M.  
License No. LS5709  
State of Florida

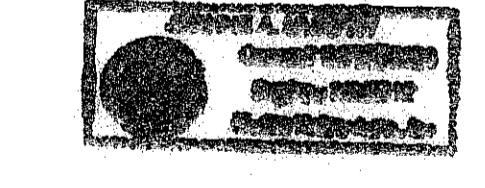
### County Approval:

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 24<sup>th</sup> day of February, 2009, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, in accordance with Section 177.081(1), Florida Statutes.  
By: George T. Webb, P.E.  
George T. Webb, P.E.  
Palm Beach County Engineer

### Acknowledgment:

State of Florida SS  
County of Palm Beach  
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2008 by Jeremy Shapiro the Senior Regional Director of FR/CAL 3 South Florida LLC. He is personally known to me or has produced \_\_\_\_\_ as identification.  
WITNESS my hand and official seal this 4<sup>th</sup> day of December, 2008.

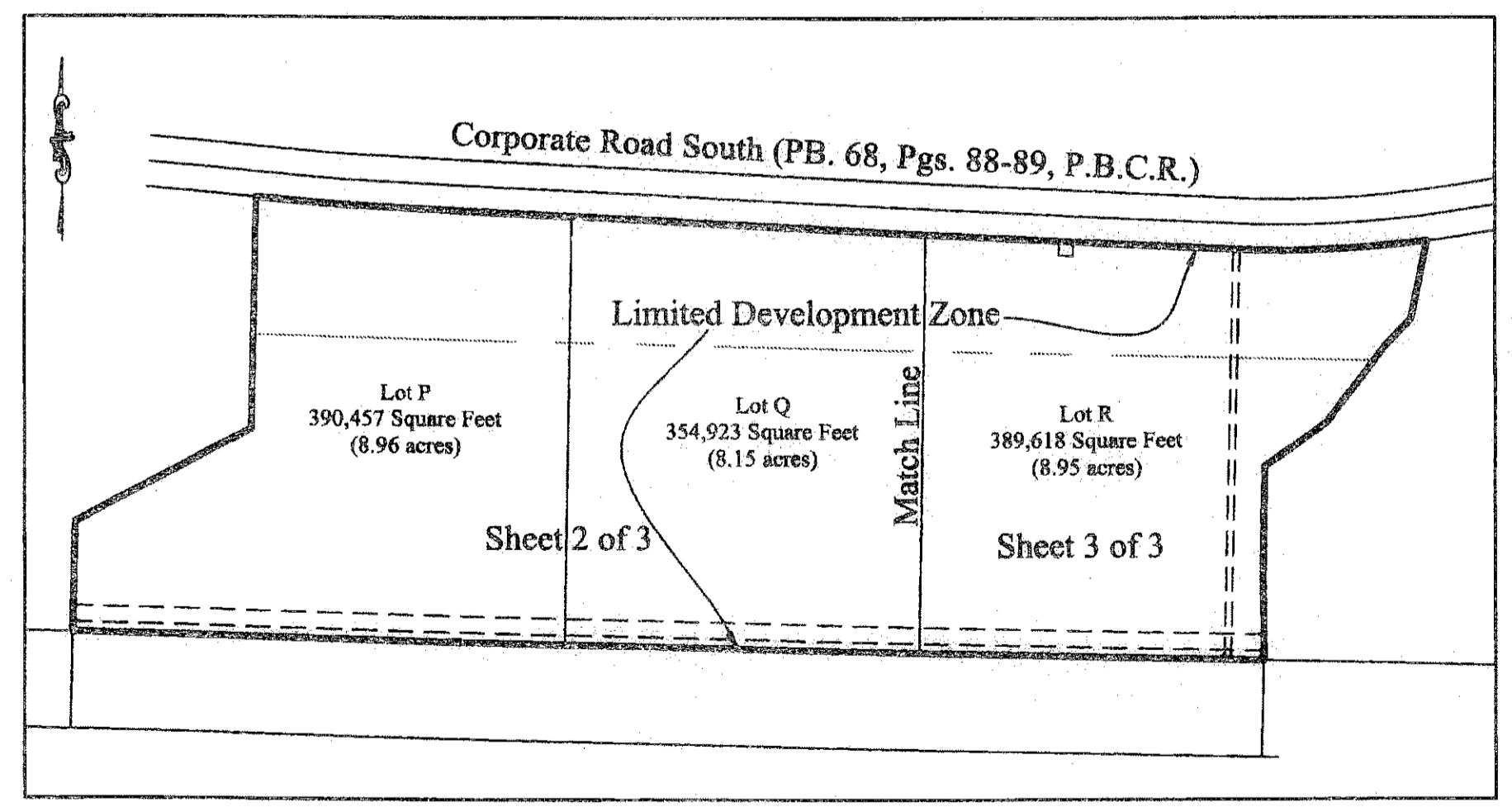
July 8, 2012  
My commission expires  
Commission No. DD804484  
By: Jeanne A. Murphy  
Notary Public - State of Florida  
Print Name: Jeanne A. Murphy



### Title Certification:

State of Florida SS  
County of Palm Beach  
I, Clifford I. Hertz, 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 in FR/CAL 3 South Florida, LLC; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrance do not prohibit the creation of the subdivision depicted by this plat.

Dated: December 5, 2008  
By: Clifford I. Hertz  
Clifford I. Hertz, P.A.  
Broad and Cassel  
One North Clematis Street  
Suite 500  
West Palm Beach, FL 33401



Key Map  
Not to Scale

Corporate Seal	Northern Palm Beach County Improvement District	County Engineer	Surveyor
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**Patriot Surveying and Mapping, Inc.**  
3748 NW 124th Avenue  
Coral Springs, Florida 33065  
Phone: (954) 509-0083 Fax: (866) 495-0203  
LB # 7303