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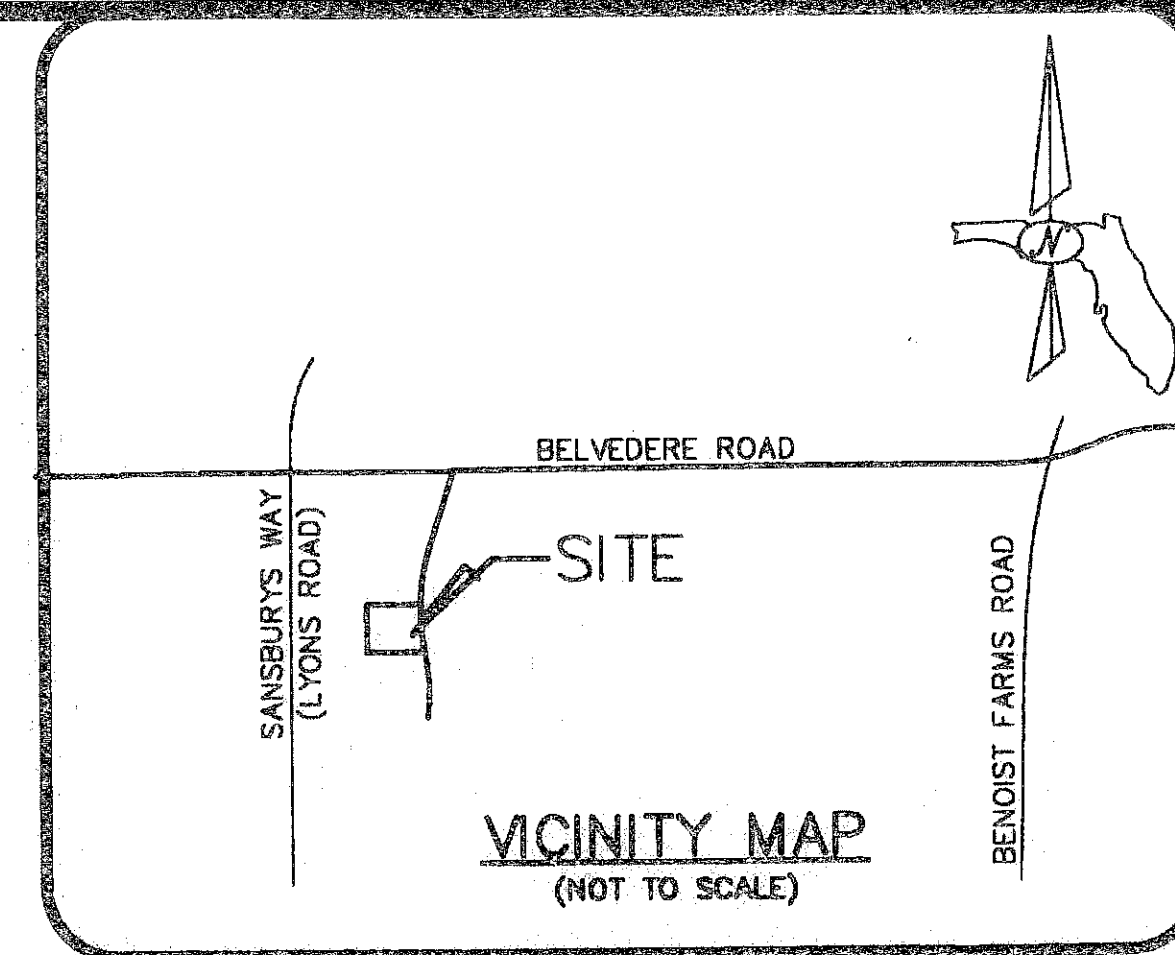
0514-006

LEELAN WEST INDUSTRIAL PARK PLAT 1A

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF LEELAN WEST INDUSTRIAL PARK PLAT 1, RECORDED IN PLAT BOOK 111, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JUNE 2009

SHEET 1 OF 2



193

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 3:12 P.M. this 22nd day of October 2009, and duly recorded in Plat Book 111A on Page(s) 187-188.

Sharon L. Book, Clerk & Comptroller
By: [Signature] D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CATOE INVESTMENTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS

LEELAN WEST INDUSTRIAL PARK PLAT 1A

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF ALL OF LEELAN WEST INDUSTRIAL PARK PLAT 1, RECORDED IN PLAT BOOK 111, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.00 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. LOTS 3 AND 4 AS SHOWN HEREON, ARE HEREBY RESERVED BY CATOE INVESTMENTS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO CATOE INVESTMENTS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 23rd DAY OF October, 2009.

CATOE INVESTMENTS, INC.,
A FLORIDA CORPORATION

WITNESS: [Signature]
PRINT NAME: Brian O'Donnell

WITNESS: [Signature]
PRINT NAME: Christopher DeBour

BY: [Signature]
WARREN CATOE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WARREN CATOE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CATOE INVESTMENTS, INC., A FLORIDA 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 23rd DAY OF OCT., 2009.

NOTARY PUBLIC: [Signature]
PRINT NAME: CINDY MAST

MY COMMISSION EXPIRES: 10-10-2013

COMMISSION NO.: DO-905537

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES R. L. WHITE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREGON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CATOE INVESTMENTS, INC., A FLORIDA CORPORATION; 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.

BY: [Signature]
CHARLES R. L. WHITE
ATTORNEY-AT-LAW LICENSED IN FLORIDA

DATED: Sept. 28, 2009

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 18484, AT PAGES 1850 AND 1864, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF October, 2009.

THE STINSON FAMILY LIMITED PARTNERSHIP, LTD.,
A FLORIDA LIMITED PARTNERSHIP

WITNESS: [Signature]
PRINT NAME: Brian O'Donnell

WITNESS: [Signature]
PRINT NAME: Christopher DeBour

BY: [Signature]
JOHN E. STINSON
GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JOHN E. STINSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE STINSON FAMILY LIMITED PARTNERSHIP, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF OCTOBER, 2009.

NOTARY PUBLIC: [Signature]
PRINT NAME: CINDY MAST

MY COMMISSION EXPIRES: 10-10-2013

COMMISSION NO.: DO-905537

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 23rd DAY OF October, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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.

BY: [Signature]
JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4826, STATE OF FLORIDA

DATE: 10/6/09

SURVEYOR'S NOTES:

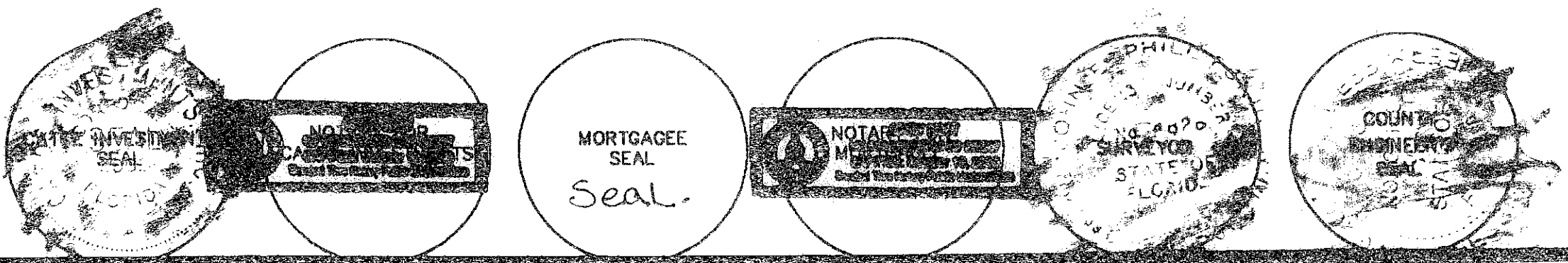
- BEARING BASIS: N86°39'36"E ALONG THE SOUTH LINE OF LOT 3, AS SHOWN ON THE PLAT OF LEELAN WEST INDUSTRIAL PARK, PLAT BOOK 82, PAGE 133.
- PERMANENT REFERENCE MONUMENT (P.R.M.) "LB8473" SET, UNLESS NOTED OTHERWISE.
 - o MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET.
- NO BUILDINGS OF 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 ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ABBREVIATIONS:
 - PRM - PERMANENT REFERENCE MONUMENT
 - R/W - RIGHT-OF-WAY
 - CL - CENTERLINE
 - ORB - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - R - RADIUS
 - Δ - CENTRAL ANGLE
 - A - ARC LENGTH
 - (P) - DIMENSION PER PLAT BOOK 82 PG. 133
 - L.A.E. - LIMITED EASEMENT
 - U.E. - UTILITY EASEMENT
- COORDINATES SHOWN ARE GRID.
 - DATUM: NAD 83, 1980 ADJUSTMENT
 - ZONE: FLORIDA EAST
 - LINEAR UNITS: US SURVEY FOOT
 - COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR: 1.0000233
 - GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
 - ROTATION EQUATION: S86°58'36"W (PLAT) 0°00'18" CLOCKWISE
 - S86°58'54"W (GRID) PLAT TO GRID

SITE PLAN DATA

ZONING PETITION NO. 82-182 (B)
PROJECT NO. 518-008
PROJECT NAME LEELAN WEST INDUSTRIAL PARK PLAT 1A
PLAT AREA 2.00 ACRES
PCN: 00-42-43-32-13-001-0000

THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 119
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX



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.

JOB No. 09-010