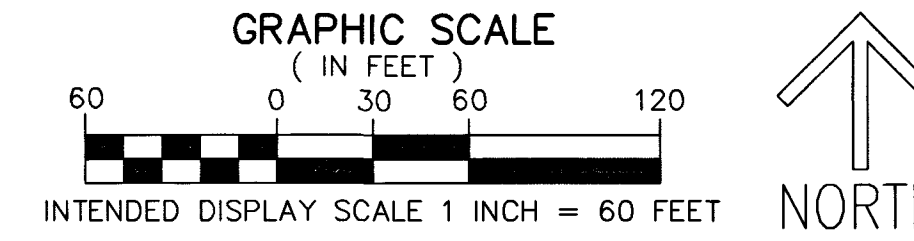


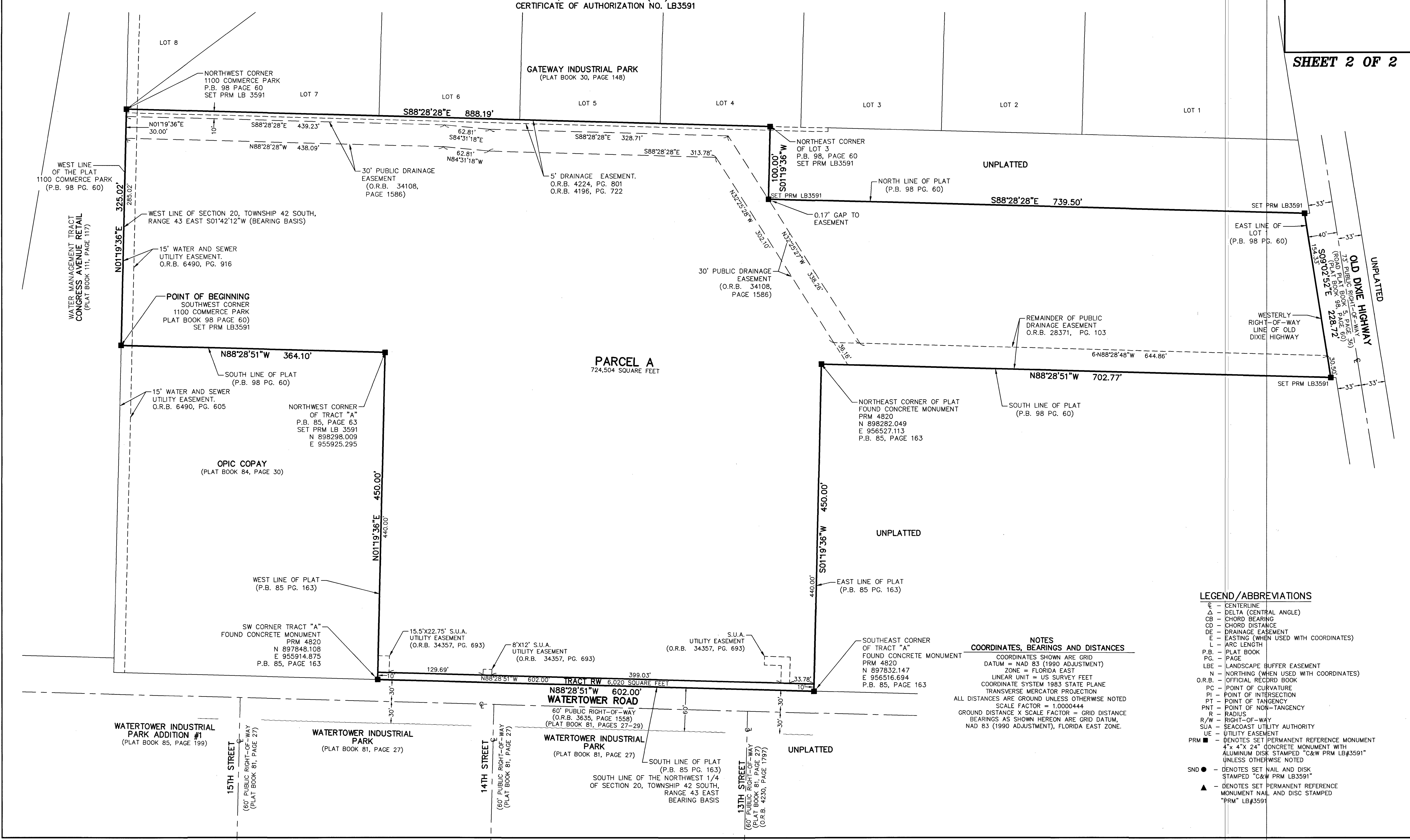
DALFEN WATERTOWER INDUSTRIAL

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, TRACT "A" AND WATER MANAGEMENT TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 60 AND 61 AND TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 2 OF 2



- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - LBE - LANDSCAPE BUFFER EASEMENT
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - O.R.B. - OFFICIAL RECORD BOOK
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - SUA - SEACOAST UTILITY AUTHORITY
 - UE - UTILITY EASEMENT
 - PRM ■ - DENOTES SET PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB#3591" UNLESS OTHERWISE NOTED
 - SND ● - DENOTES SET NAIL AND DISK STAMPED "C&W PRM LB3591"
 - ▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB#3591

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000444
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

WATERTOWER INDUSTRIAL PARK ADDITION #1 (PLAT BOOK 85, PAGE 199)

WATERTOWER INDUSTRIAL PARK (PLAT BOOK 81, PAGE 27)

WATERTOWER INDUSTRIAL PARK (PLAT BOOK 81, PAGE 27)

TRACT RW 6,020 SQUARE FEET
N88°28'51"W 602.00'
WATERTOWER ROAD
60' PUBLIC RIGHT-OF-WAY (O.R.B. 3635, PAGE 1558) (PLAT BOOK 81, PAGES 27-29)

PARCEL A
724,504 SQUARE FEET

OPIC COPAY (PLAT BOOK 84, PAGE 30)

NORTHEAST CORNER OF PLAT FOUND CONCRETE MONUMENT PRM 4820
N 898282.049
E 956527.113
P.B. 85, PAGE 163

NORTHWEST CORNER OF TRACT "A" P.B. 85, PAGE 63
SET PRM LB 3591
N 898298.009
E 955925.295

WEST LINE OF THE PLAT 1100 COMMERCE PARK (P.B. 98 PG. 60)

WEST LINE OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST S01°42'12"W (BEARING BASIS)

15' WATER AND SEWER UTILITY EASEMENT. O.R.B. 6490, PG. 916

POINT OF BEGINNING SOUTHWEST CORNER 1100 COMMERCE PARK PLAT BOOK 98 PAGE 60 SET PRM LB3591

15' WATER AND SEWER UTILITY EASEMENT. O.R.B. 6490, PG. 605

WEST LINE OF PLAT (P.B. 85 PG. 163)

SW CORNER TRACT "A" FOUND CONCRETE MONUMENT PRM 4820
N 897848.108
E 955914.875
P.B. 85, PAGE 163

15.5'x22.75' S.U.A. UTILITY EASEMENT (O.R.B. 34357, PG. 693)

8'x12' S.U.A. UTILITY EASEMENT (O.R.B. 34357, PG. 693)

S.U.A. UTILITY EASEMENT (O.R.B. 34357, PG. 693)

SOUTHEAST CORNER OF TRACT "A" FOUND CONCRETE MONUMENT PRM 4820
N 897832.147
E 956516.694
P.B. 85, PAGE 163

SOUTH LINE OF PLAT (P.B. 85 PG. 163)
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST BEARING BASIS

15TH STREET (60' PUBLIC RIGHT-OF-WAY (PLAT BOOK 81, PAGE 27))

14TH STREET (60' PUBLIC RIGHT-OF-WAY (PLAT BOOK 81, PAGE 27))

13TH STREET (60' PUBLIC RIGHT-OF-WAY (PLAT BOOK 81, PAGE 27)) (O.R.B. 4230, PAGE 1797)

UNPLATTED
OLD DIXIE HIGHWAY
33' PUBLIC RIGHT-OF-WAY (PLAT BOOK 98, PAGE 60)
ROAD PLAT BOOK 98, PAGE 60
S09°02'57"E 228.72'
154.33'
33'