

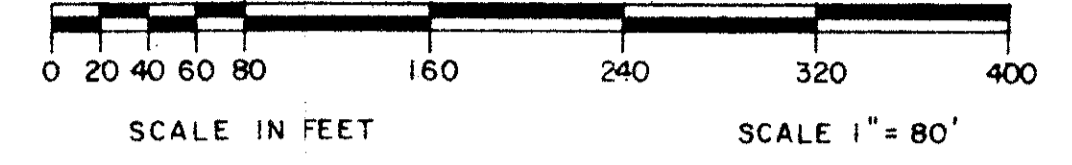
# REPLAT OF PARCEL D COMMERCE PARK AT WELLINGTON - P.I.D.

## IN PART OF SECTION 23, TWP. 44 S., RGE. 41E.

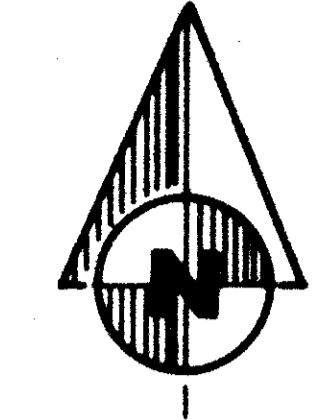
### PALM BEACH COUNTY, FLORIDA.

BEING A REPLAT OF ALL OF PARCEL D, COMMERCE PARK AT WELLINGTON - P.I.D. AS RECORDED IN PLAT BOOK 43, PG. 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

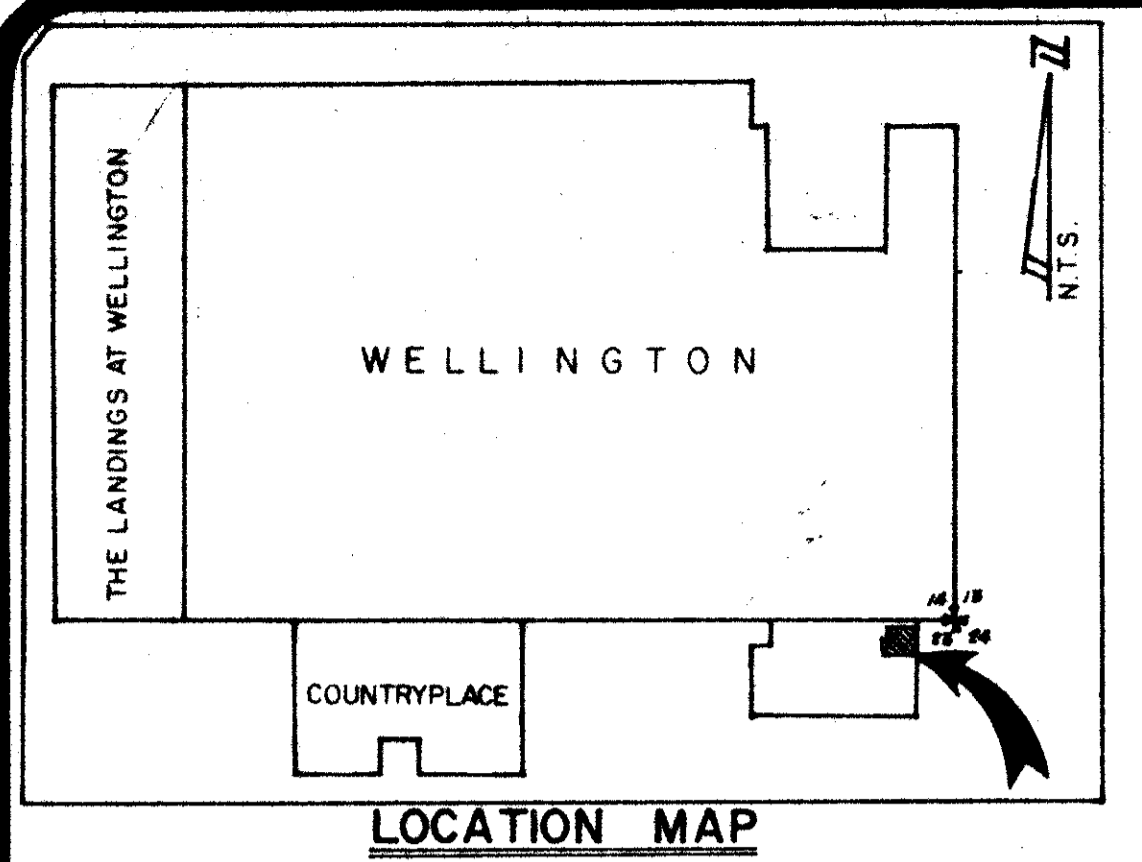
MAY 1984



UNPLATTED



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 2:40 P.M.  
this 14th day of JUNE  
1984, and duly recorded in Plat Book No.  
48 on page 122.  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *Cynthia W. ...* J.C.

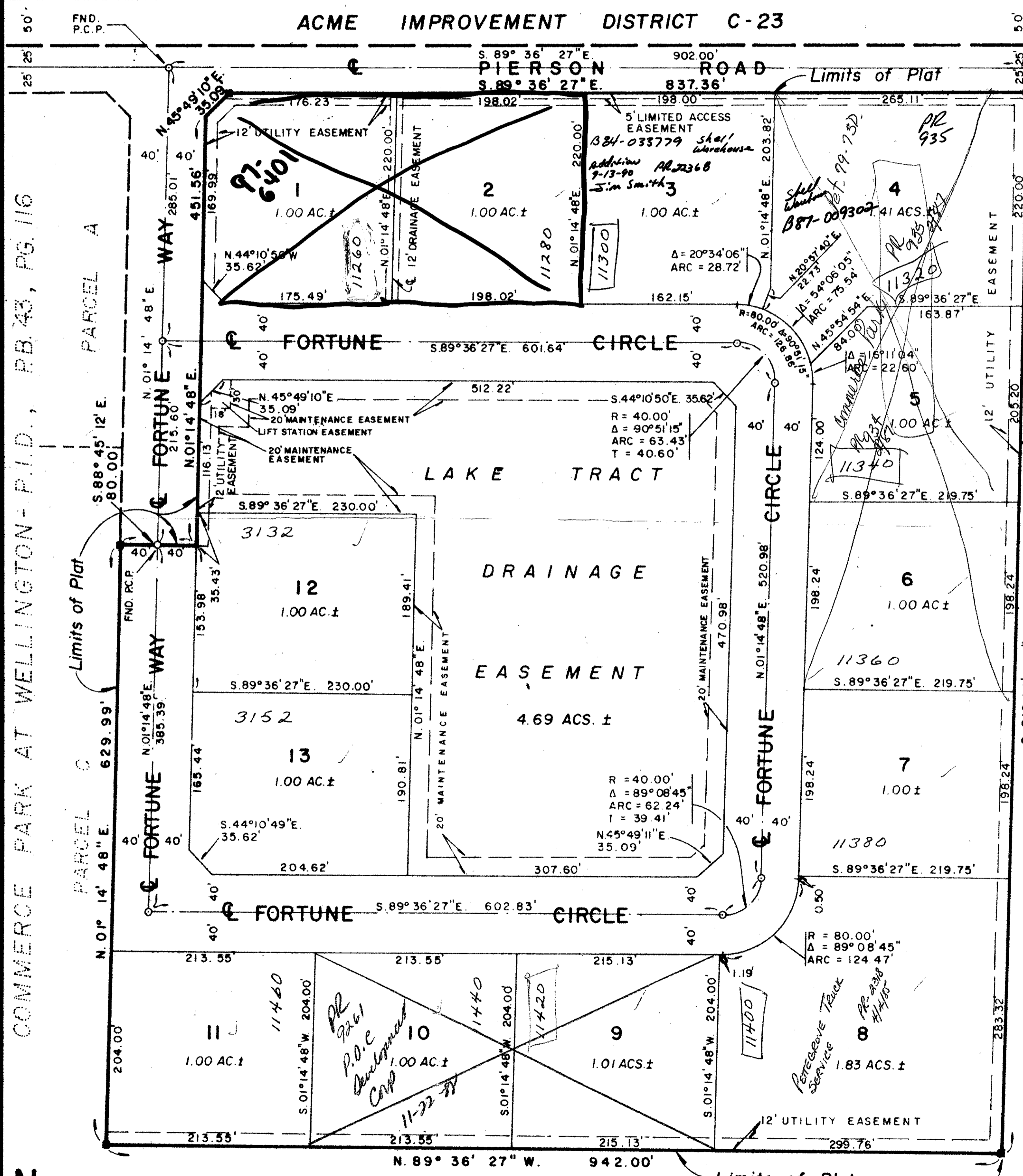


DRAWING NUMBER  
48/122

DRAWING NUMBER  
COMMERCE PARK AT WELLINGTON - P.I.D., PB. 43, PG. 116

DRAWING NUMBER

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### NOTES

UNPLATTED

ALL BEARINGS SHOWN ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

--- DENOTES PERMANENT REFERENCE MONUMENT.

o--- DENOTES PERMANENT CONTROL POINT.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER, UNLESS OTHERWISE NOTED.

## DESCRIPTION AND DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, THAT GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS REPLAT OF PARCEL D, COMMERCE PARK AT WELLINGTON - P.I.D., LYING IN PART OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL D, COMMERCE PARK AT WELLINGTON - P.I.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 116, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

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

THE STREETS AS SHOWN ARE FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES AND ARE HEREBY DEDICATED TOGETHER WITH THE DRAINAGE EASEMENTS AS SHOWN TO FIFTH WELLINGTON, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FIFTH WELLINGTON, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN COMMERCE PARK AT WELLINGTON - P.I.D. WHICH IS ASSOCIATED WITH THE DRAINAGE OF FORTUNE WAY.

THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT FOR SEWAGE PUMP STATION PURPOSES.

THE USE OF THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF MAY 1984.

GOULD FLORIDA, INC., A DELAWARE CORPORATION  
ATTEST: *James J. Ogorek* JAMES J. OGOREK, ASSISTANT SECRETARY  
BY: *Guerry Stribling* GUERRY STRIBLING, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

BEFORE ME PERSONALLY APPEARED GUERRY STRIBLING AND JAMES J. OGOREK, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS; AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF May, 1984.

*Victoria Olsen*  
NOTARY PUBLIC

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I, LARRY ALEXANDER, 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 GOULD FLORIDA INC., A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND THAT I FIND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*Larry Alexander*  
LARRY ALEXANDER - ATTORNEY AT LAW  
LICENSED IN FLORIDA, DATE: 11/17/1984

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT ON March 22, 1984, HE COMPLETED THE SURVEY OF LANDS AS SHOWN ON THE HEREON PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAILEY-FOTORNY, INC.  
PAUL J. FOTORNY, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5727, DATED 5-11-80

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF May, 1984.

BY: *Ken Spiliaris* KEN SPILIARIS, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Debbie Clark* DEBBIE CLARK, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF May, 1984.

BY: *H. F. Kahlert* H. F. KAHLERT, COUNTY ENGINEER

## ACME IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF May, 1984.

*Madison F. Pacetti*  
MADISON F. PACETTI, SECRETARY

ATTEST: *A. W. Glisson* A. W. GLISSON, GENERAL MANAGER

# Commerce Park

48/122

THIS INSTRUMENT WAS PREPARED BY:  
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.  
1028 So. Military Trail - West Palm Beach, Florida - 33406 Phone 305-836-8727