

# WESTPORT INDUSTRIAL PARK

## TRACT 50 AND WEST ONE-HALF (W 1/2) OF TRACT 49, BLOCK 5, TOGETHER WITH TRACT 25 AND PART OF TRACT 26, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 3, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST,

### PALM BEACH COUNTY, FLORIDA.

### FEBRUARY, 1984... SHEET 1 of 2

# 49

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:12 A.M. THIS 21st DAY OF SEPTEMBER, AD, 1984 AND DULY RECORDED IN PLAT BOOK 49 ON PAGES 47 AND 50.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]* DC

#### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT WESTPORT INDUSTRIAL PARK, A JOINT VENTURE, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WESTPORT INDUSTRIAL PARK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF TRACT 49, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89°58'24" WEST, ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 49 AND 50, A DISTANCE OF 975.54 FEET TO A POINT 15 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACT 50; THENCE, SOUTH 00°00'00" WEST, PARALLELING SAID WEST LINE OF TRACT 50, A DISTANCE OF 629.99 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACTS 49 AND 50; THENCE, SOUTH 89°58'24" EAST, ALONG SAID SOUTH TRACT LINE, A DISTANCE OF 975.54 FEET TO A POINT IN THE EAST LINE OF THE WEST HALF (W.1/2) OF SAID TRACT 49; THENCE, NORTH 00°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 629.99 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL.

BEGINNING AT A POINT 30 FEET SOUTH OF, AND 15 FEET WEST OF THE NORTHEAST CORNER OF TRACT 25, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89°56'51" WEST ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 25 AND 26, A DISTANCE OF 1548.02 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE S.R. NO. 91); THENCE, SOUTH 31°57'21" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 742.09 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 26; THENCE, SOUTH 89°56'51" EAST, ALONG THE SOUTH LINE OF SAID TRACTS 25 AND 26, A DISTANCE OF 1940.78 FEET TO A POINT 15 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF TRACT 25; THENCE, NORTH 00°00'00" EAST, ALONG A LINE, 15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 25, A DISTANCE OF 629.99 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 39.34 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

- "STREETS" WESTPORT PLACE, AS SHOWN HEREON, IS HEREBY DEDICATED TO, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACT "A", WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WESTPORT INDUSTRIAL PARK, PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES, RESPECTIVELY.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE ADDITIONAL RIGHT OF WAY, FOR CLEARWAY ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PROPER PURPOSES.

BY: *[Signature]* R. GRANVILLE WEBB, AS TRUSTEE  
 BY: *[Signature]* J. W. CHEATHAM, JR., AS TRUSTEE  
 BY: *[Signature]* J. W. CHEATHAM, JR., AS TRUSTEE FOR J. W. CHEATHAM, INC., PROFIT SHARING PLAN AND TRUST  
 BY: *[Signature]* GEORGE T. ELMORE, AS TRUSTEE

WITNESSES:  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*

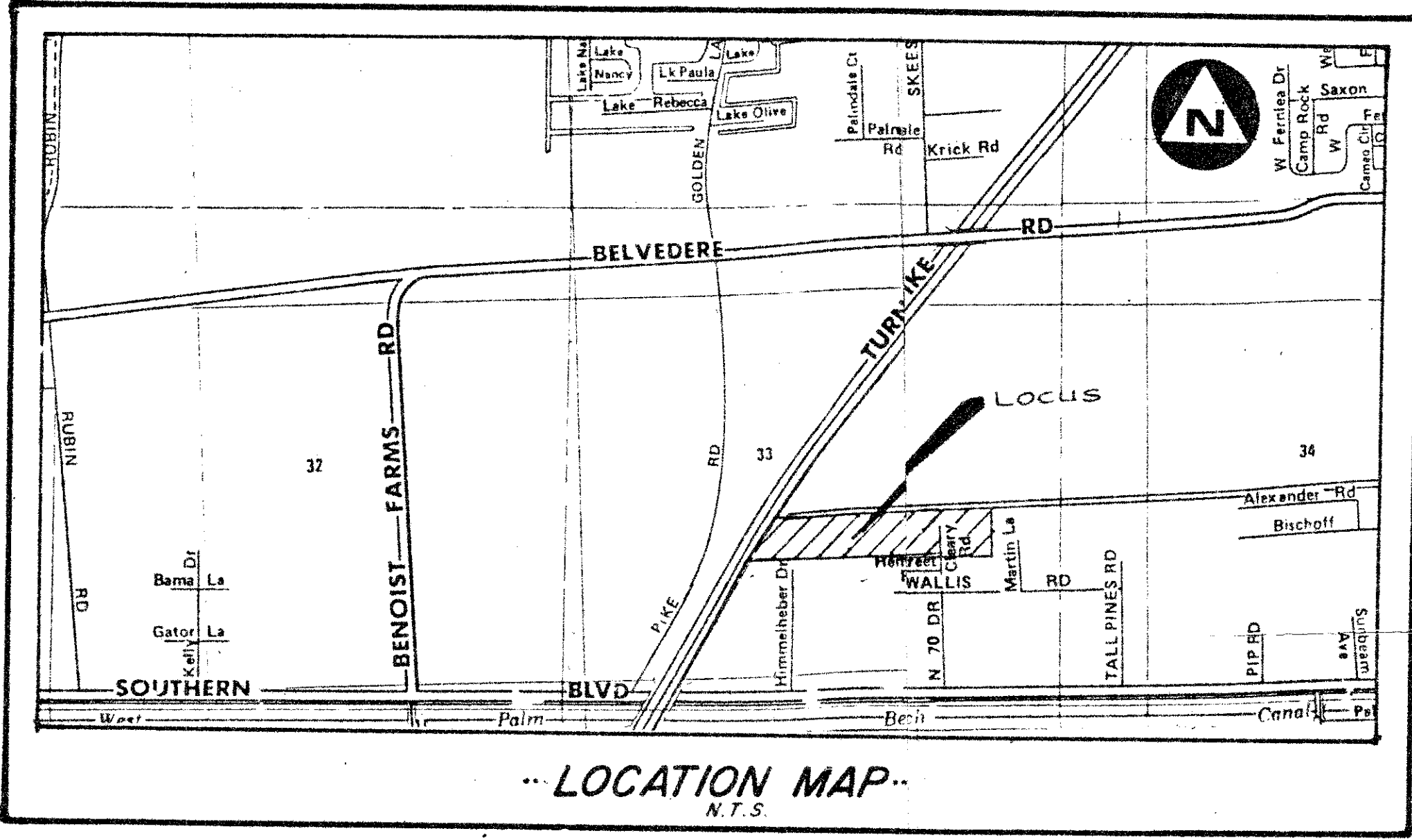
#### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, R. GRANVILLE WEBB, J. W. CHEATHAM JR., AND GEORGE T. ELMORE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEES OF WESTPORT INDUSTRIAL PARK, A JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS TRUSTEES OF SAID JOINT VENTURE, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF April, A.D. 1984.

NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: 2/28/86



#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAD DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT HER MORTGAGE OR OTHER ENCUMBRANCE WHICH IS RECORDED IN O.R. BOOK 3644, PAGE 459 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID INDIVIDUAL HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 22 DAY OF APRIL, A.D. 1984.

BY: *[Signature]* BETTY M. DOUGLAS  
WITNESS: *[Signature]* TERENCE L. OSBORNE  
WITNESS: *[Signature]* SAMUEL MILLARD

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BETTY M. DOUGLAS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF APRIL, A.D. 1984.

MY COMMISSION EXPIRES: 4-2-85 NOTARY PUBLIC: *[Signature]*

#### TITLE CERTIFICATION:

I, ANNI W. COLLETTE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO WESTPORT INDUSTRIAL PARK, A JOINT VENTURE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE: 9<sup>th</sup> DAY OF AUGUST, A.D. 1984. BY: *[Signature]* ANNI W. COLLETTE, ATTORNEY

APPROVAL: PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF SEPTEMBER, A.D. 1984.

*[Signature]*  
KEN SPILLIAE, CHAIRMAN

#### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF SEPTEMBER, A.D. 1984.

*[Signature]*  
HERBERT T. RIMMERT, P.E.  
COUNTY ENGINEER

#### ATTEST:

JOHN B. DUNKLE, CLERK

BY: *[Signature]*  
DEPUTY CLERK

#### NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:  $\blacksquare$  P.R.M.#2424
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:  $\bullet$  P.C.P.
- THIS INSTRUMENT WAS PREPARED BY TERRANCE L. OSBORNE AND GENE D. BOWLING JR. IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.

#### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 17 DAY OF MAY, A.D. 1984 BY: *[Signature]* WM. R. VAN CAMPEN, R.L.S.  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

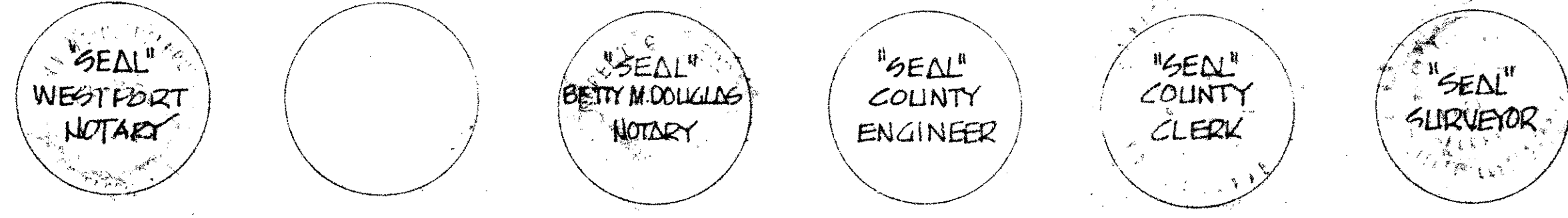
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**BENCH MARK**  
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

**WESTPORT INDUSTRIAL PARK**

DESIGNED	BY	TIO	JOB NO.	83-534
DATE	AUG 83	SCALE	NONE	SHEET OF 1 2



DRAWING NUMBER 49/49

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