



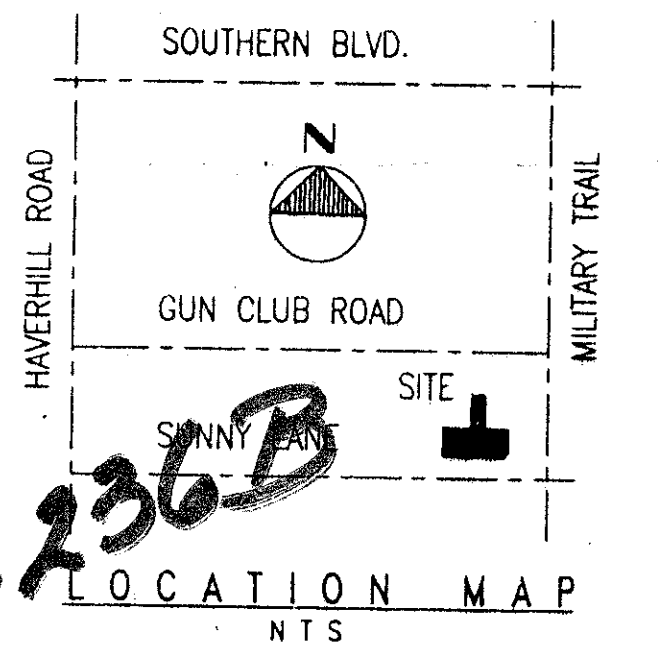
COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:25 A.M.
this 20 day of November 1995
and duly recorded in Plat Book No. 76
on page 58
DOROTHY H. WILKEN, Clerk of Circuit Court
by David A. ... D.C.

TITLE CERTIFICATION :

STATE OF FLORIDA
COUNTY OF Palm Beach
I, Robert J. Bogdanoff Esquire
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 TO
Robert M. Orosky and Bruce Orosky
; 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 NO OTHER
ENCUMBRANCES OF RECORD.
DATED: October 30, 1995
SIGNED: Robert J. Bogdanoff ATTORNEY AT LAW LICENSED IN FLORIDA

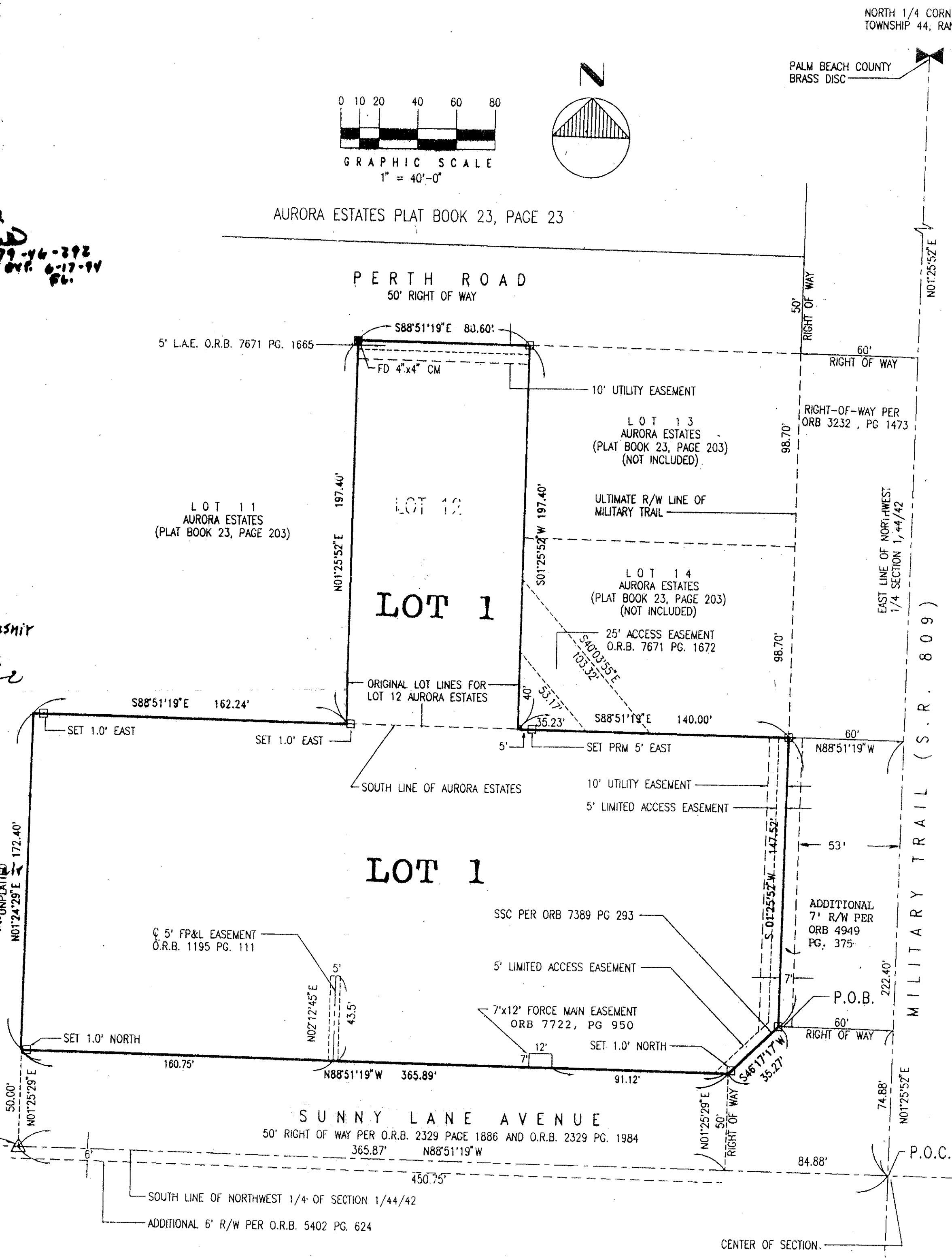
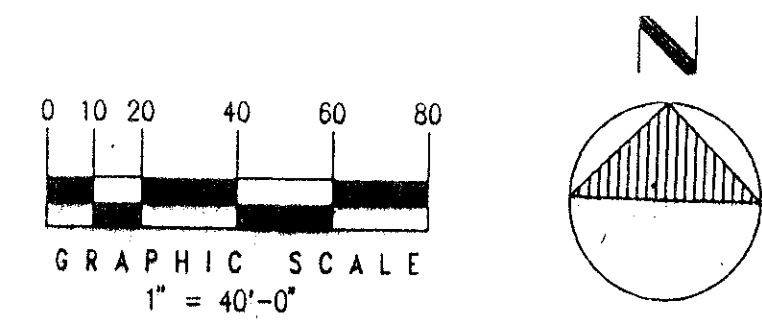
- SURVEYOR'S NOTES :**
- 1.) ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE.
 - 2.) SUBSURFACE ENCROACHMENTS, IF ANY, NOT LOCATED ON THIS PLAT.
 - 3.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - 5.) BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 1/44/42 (AKA Q OF MILITARY TRAIL) AS PER PALM BEACH COUNTY DATA - BEARING N01°25'52"E
 - 6.) A MAXIMUM OF 5 FEET OF THE WIDTH OF THE PERIMETER LANDSCAPE AREA MAY CONTAIN A UTILITY OR DRAINAGE EASEMENT.

- LEGEND**
- P.R.M. - PERMANENT REFERENCE MONUMENT #4227
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.L.S. - PROFESSIONAL LAND SURVEYOR
 - O.R.B. - OFFICIAL RECORDS BOOK
 - PG. - PAGE
 - P.B. - PLAT BOOK
 - U.E. - UTILITY EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.B. - LANDSCAPE BUFFER
 - R/W - RIGHT OF WAY
 - C.L. - CENTERLINE
 - PK - MASONRY NAIL
 - NTS - NOT TO SCALE
 - SSC - P.R.M. - PLS #4227
 - FD - FOUND
 - CM - CONCRETE MONUMENT



B & R COMMERCE CENTER

A REPLAT OF LOT 12 OF AURORA ESTATES IN PLAT BOOK 23, PAGE 203 AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST
JUNE 1994



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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.) 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.
Daniel J. Christian PLS #4227
DANIEL J. CHRISTIAN

APPROVALS
BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ 19__
BY: KEN FOSTER
(CHAIR OF THE COUNTY COMMISSION)
ATTEST:
DOROTHY H. WILKEN-CLERK OF CIRCUIT COURT
BY: _____ DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ 19__
BY: GEORGE T. WEBB, P.E.
(COUNTY ENGINEER)

DEDICATION AND RESERVATION :

KNOW ALL MEN BY THESE PRESENTS THAT Robert M. Orosky and Bruce Orosky STATE OF FLORIDA OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 44, RANGE 42, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS B & R COMMERCE CENTER A REPLAT OF LOT 12 OF AURORA ESTATES IN PLAT BOOK 23, PAGE 203, AND A PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCING AT THE CENTER OF SECTION 1/44/42 (P.O.C.) BEAR N01°25'52"E, 74.88 FEET ALONG THE CENTERLINE OF MILITARY TRAIL, THENCE BEAR N88°51'19"W, 60.00 FEET TO THE ULTIMATE R/W OF MILITARY TRAIL AND TO THE POINT OF BEGINNING (P.O.B.) OF SAID LAND ;
THENCE : S46°17'17"W, 35.27 FEET ALONG THE SAFE SIGHT CORNER;
THENCE : N88°51'19"W, 365.89 FEET ALONG THE NORTH R/W OF SUNNY LANE;
THENCE : N01°24'29"E, 172.40 FEET ;
THENCE : S88°51'19"E, 162.24 FEET ;
THENCE : N01°25'52"E, 197.40 FEET ALONG THE WEST LINE OF LOT 12, TO THE NORTH LINE OF LOT 12, AURORA ESTATES ;
THENCE : S88°51'19"E, 88.60 FEET ALONG THE SOUTH R/W OF PERTH ROAD ;
THENCE : S01°25'52"W, 197.40 FEET ;
THENCE : S88°51'19"E, 140 FEET ;
THENCE : S01°25'52"W, 147.52 FEET ALONG THE WEST R/W OF MILITARY TRAIL TO THE POINT OF BEGINNING (P.O.B.)

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7422 AT PAGES 278 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, I Frank W. Maceyka DO HEREBY SET MY HAND AND SEAL THIS 23rd DAY OF June, 1995
WITNESS: Robert J. Bogdanoff Frank W. Maceyka
Robert J. Bogdanoff
NOTARY PUBLIC - STATE OF FLORIDA
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Frank W. Maceyka WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. 76 M880-279-46-392
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June 1995
MY COMMISSION EXPIRES : October 6, 1998
MY COMMISSION NUMBER : ...
Karen M. Boyden
NOTARY PUBLIC - STATE OF FLORIDA
KAREN M. BOYDEN
MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach
THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ... AT PAGES ... OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, WE Donald J. Kusniir and Gertha L. Kusniir DO HEREBY SET OUR HANDS AND SEALS THIS 21st DAY OF July 1995
WITNESS: Robert J. Bogdanoff Donald J. Kusniir
Gertha L. Kusniir
NOTARY PUBLIC - STATE OF FLORIDA
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Robert M. Orosky and Bruce Orosky WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. 76 M880-279-46-392
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF July 1995
MY COMMISSION EXPIRES : October 6, 1998
MY COMMISSION NUMBER : ...
Robert J. Bogdanoff
NOTARY PUBLIC - STATE OF FLORIDA
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Robert M. Orosky and Bruce Orosky WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. 76 M880-279-46-392
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July 1995
MY COMMISSION EXPIRES : October 6, 1998
MY COMMISSION NUMBER : ...
Robert J. Bogdanoff
NOTARY PUBLIC - STATE OF FLORIDA
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Robert M. Orosky and Bruce Orosky WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. 76 M880-279-46-392
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July 1995
MY COMMISSION EXPIRES : October 6, 1998
MY COMMISSION NUMBER : ...
Robert J. Bogdanoff
NOTARY PUBLIC - STATE OF FLORIDA
ACKNOWLEDGEMENT

SURVEYOR'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY DANIEL J. CHRISTIAN AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA 33415

B & R COMMERCE CENTER

NOTARY	NOTARY	NOTARY	SURVEYOR	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY CLERK
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DANIEL J. CHRISTIAN
Professional Land Surveyor

4546 Cambridge Street
West Palm Beach, FL 33415
Phone (407) 840-0360

SUBDIVISION # B & R Commerce Center
BOOK 76 PAGE 58
FLOOD MAP # 165A
ZONING CG
QUAD # 03
SE 79-236 ZIP CODE 33415
PUB NAME AURORA ESTATES

TAZ-279

0630-001 76/58