



BOUTWELL INDUSTRIAL PARK
A REPLAT OF OF TRACTS 54, 55, 56 AND THAT PART OF TRACT 57 LYING WEST
OF BOUTWELL ROAD OF MODEL LAND COMPANY SUBDIVISION, OF SECTION 20,
TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK
5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA
DECEMBER, 2004 SHEET 1 OF 2



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD
AT 9:48 A.M. THIS 29 DAY
OF ~~December~~ 2005 AND DULY
RECORDED IN PLAT BOOK NO. 106
ON PAGE 182-183
SHARON R BOCK
CLERK & COMPTROLLER
BY: Dorothy A. V. Dell

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE ARVIN LIN TRUST AND THE PATRICIA LIN TRUST, OWNERS OF THE LAND SHOWN HEREON AS BOUTWELL INDUSTRIAL PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 54, LESS THE WESTERLY 10.00 FEET, TRACT 55, TRACT 56 AND THAT PART OF TRACT 57 LYING WEST OF BOUTWELL ROAD OF MODEL LAND COMPANY SUBDIVISION, OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS IN PLAT BOOK 5, PAGE 79, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; LESS THE RIGHT-OF-WAY OF BOUTWELL ROAD AS DESCRIBED IN DEED BOOK 977, PAGE 293 AND LESS THE RIGHT-OF-WAY FOR BOUTWELL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1891, PAGE 104.

CONTAINING 847,646 SQUARE FEET OR 19.4583 ACRES, MORE OR LESS.

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

- 1) TRACT "A", THE 20' ADDITIONAL ROAD RIGHT-OF-WAY FOR 7th AVE. NORTH, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES.
- 2) TRACT "B", ARLIN DRIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARVIN LIN TRUST AND THE PATRICIA LIN TRUST, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRUSTS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- 3) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 4) TRACT "C", RETENTION AREA, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARVIN LIN TRUST AND THE PATRICIA LIN TRUST, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRUSTS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.
- 5) THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, WE, ARVIN K. LIN, AND PATRICIA A. LIN, CO-TRUSTEES OF THE ARVIN LIN TRUST AND PATRICIA A. LIN AND ARVIN K. LIN, CO-TRUSTEES OF THE PATRICIA LIN TRUST, DO HEREBY SET OUR HANDS AND SEALS THIS 29th DAY OF OCTOBER, 2005.

WITNESS: Robert A. Turso
PRINTED NAME ROBERT A. TURSO
WITNESS: Lenora Turso
PRINTED NAME LENORA TURSO
WITNESS: Robert A. Turso
PRINTED NAME ROBERT A. TURSO
WITNESS: Lenora Turso
PRINTED NAME LENORA TURSO

BY: Arvin K. Lin
ARVIN K. LIN
CO-TRUSTEE OF THE ARVIN LIN TRUST AND
THE PATRICIA LIN TRUST
BY: Patricia A. Lin
PATRICIA A. LIN
CO-TRUSTEE OF THE ARVIN LIN TRUST AND
THE PATRICIA LIN TRUST

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARVIN K. LIN CO-TRUSTEE OF THE ARVIN LIN TRUST AND PATRICIA LIN TRUST AND PATRICIA A. LIN CO-TRUSTEE OF THE ARVIN LIN TRUST AND PATRICIA LIN TRUST, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND AS IDENTIFICATION, AND WHO EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF OCTOBER, 2005.

MY COMMISSION EXPIRES: Nov. 9, 2008

Charles W. Gerlach
NOTARY PUBLIC
PRINTED NAME CHARLES W. GERLACH
NOTARY NO. DD364053

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STANDARD TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE ARVIN LIN TRUST AND THE PATRICIA LIN TRUST; 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.

DATED: 10/18/05

STANDARD TITLE INSURANCE AGENCY, INC.
Kirk Grantham
KIRK GRANTHAM, PRESIDENT

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ARVIN LIN TRUST AND THE PATRICIA LIN TRUST, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF OCTOBER, 2005.

WITNESS: Robert A. Turso
PRINTED NAME ROBERT A. TURSO
WITNESS: Lenora Turso
PRINTED NAME LENORA TURSO

THE ARVIN LIN AND PATRICIA LIN TRUST
BY: Arvin K. Lin
ARVIN K. LIN
CO-TRUSTEE OF THE ARVIN LIN TRUST AND
THE PATRICIA LIN TRUST
BY: Patricia A. Lin
PATRICIA A. LIN
CO-TRUSTEE OF THE ARVIN LIN TRUST AND
THE PATRICIA LIN TRUST

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF December, 2005

BY: Rodney Romo
RODNEY ROMO, MAYOR
BY: Marc J. Draut
MARC J. DRAUT
BY: Wes Blackman
WES BLACKMAN, PLANNING BOARD CHAIRMAN

BY: Paul C. Boyer, Jr.
PAUL BOYER, CITY MANAGER
BY: Pam Lopez
PAM LOPEZ, CITY CLERK

REVIEWING SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENT AND MONUMENTS AT LOT CORNERS.

DATE: Nov. 9, 2005

BY: Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4763

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: Wayne Larry Fish
WAYNE LARRY FISH, P.S.M.
LICENSE NO. 3238
STATE OF FLORIDA

SURVEYORS NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 7th AVENUE NORTH, HAVING A BEARING OF NORTH 88°08'49" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE TO SAID BEARING.
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED WITHIN EASEMENTS.
- 4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- 5. WHERE UTILITY AND DRAINAGE EASEMENT CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- 6. 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 PALM BEACH COUNTY, FLORIDA.
- 7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF LAKE WORTH ZONING ORDINANCES.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., 5730 CORPORATE WAY, UNIT 100, WEST PALM BEACH, FLORIDA 33407

THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF
W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
Phone: (561)615-9266 L.B. 6216 Fax: (561)615-9270
E-mail: mappers@wlfish.com

NOTARY PUBLIC <u>Charles W. Gerlach</u> NOTARY PUBLIC STATE OF FLORIDA	CITY OF LAKE WORTH <u>Paul C. Boyer, Jr.</u> CITY MANAGER	STANDARD TITLE INSURANCE AGENCY, INC. <u>Kirk Grantham</u> PRESIDENT	CLERK OF THE CIRCUIT COURT <u>Sharon R. Bock</u> CLERK & COMPTROLLER	REVIEWING SURVEYOR <u>Mary Hanna Clodfelter</u> PROFESSIONAL SURVEYOR AND MAPPER	PROFESSIONAL SURVEYOR & MAPPER <u>Wayne Larry Fish</u> PROFESSIONAL SURVEYOR AND MAPPER
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