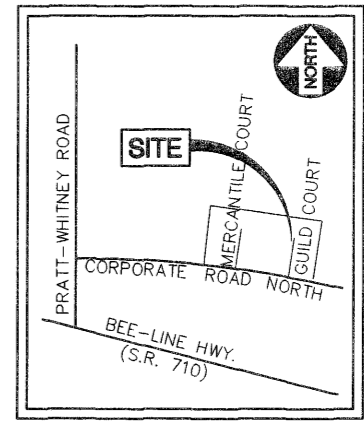


2006-0291521

0353-010

PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT VII

BEING A REPLAT OF LOTS 18 AND 19, PALM BEACH PARK OF COMMERCE, P.I.P.D.- PLAT III, PLAT BOOK 103, PAGE 132-133 WITHIN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
177
THIS PLAT WAS FILED FOR RECORD AT 11:00 AM THIS 16 DAY OF March, 2006, AND DULY RECORDED IN PLAT BOOK NO. 103 ON PAGES 132-133
SHARON R. BOCK
CLERK & COMPTROLLER,
PALM BEACH COUNTY
BY: *Sharon Bock*
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TROPICHEM RESEARCH LABS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT VII, BEING A REPLAT OF LOTS 18 AND 19 OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, PLAT BOOK 103, PAGES 132 - 133, WITHIN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 18 AND 19, AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, AS RECORDED IN PLAT BOOK 103, PAGE 132 - 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 2.24 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS Vice President (TITLE OF OTHER CORPORATE OFFICER)

AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF 2006.

TROPICHEM RESEARCH LAB, INC., A FLORIDA CORPORATION

WITNESS
BY: *Ronald Powrozek*
RONALD POWROZEK, PRESIDENT

ATTEST: *Les Melamed*
Les Melamed / VICE PRESIDENT
(PRINTED NAME-TITLE)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF April, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NUMBER 16

ATTEST: *O'Neal Bardin, Jr.*
O'NEAL BARDIN, JR., SECRETARY
BOARD OF DIRECTORS

BY: *Ronald M. Ash*
RONALD M. ASH, PRESIDENT
BOARD OF DIRECTORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, KEVIN M. RYS, ESQ., 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 TROPICHEM RESEARCH LABS, INC. A FLORIDA CORPORATION; AND THAT THE TAXES FOR 2005 AND PRIOR YEARS 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.

DATE: 3/30/06

Kevin M. Rys
MR. KEVIN M. RYS, ESQ.
SCOTT, HARRIS, BRYAN, BARRA & JORGENSEN, P.A.
4400 PGA BOULEVARD, SUITE 800
PALM BEACH GARDENS, FL 33410-6561

MORTGAGEE'S CONSENT

STATE OF Minnesota
COUNTY OF Stearns

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE OF RECORD ARE RECORDED IN OFFICIAL RECORDS BOOK 18912, AT PAGE 1770 AND IN OFFICIAL RECORDS BOOK 18912, AT PAGE 1755, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF March, 2006.

STEARNS BANK NATIONAL ASSOCIATION

WITNESS: *Lisa Goodwin*
(PRINT NAME-TITLE)

BY: *Steve Domingue*
STEVE DOMINGUE VICE PRESIDENT
(PRINT NAME)

WITNESS: *Shannon M. Nelson*
(PRINT NAME-TITLE)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD POWROZEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TROPICHEM RESEARCH LABS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF March, 2006.

MY COMMISSION EXPIRES: 4-18-07



NOTARY PUBLIC: *Edward Bednarek* MY COMMISSION NUMBER:
PRINTED NAME: EDWARD BEDNAREK

ACKNOWLEDGMENT

STATE OF Minnesota
COUNTY OF Stearns

BEFORE ME PERSONALLY APPEARED *Steve Domingue* WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF STEARNS BANK NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF March, 2006.

MY COMMISSION EXPIRES: 1-31-2010



NOTARY PUBLIC: *Lori Schultz* MY COMMISSION NUMBER:
PRINTED NAME: Lori Schultz

SURVEYOR'S NOTES

- 1) THE NORTH LINE OF THE PLAT OF PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT III, PLAT BOOK 103, PAGE 132 - 133, IS TAKEN TO BEAR SOUTH 89°08'22" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) THERE SHALL BE NO BUILDINGS, OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- 4) ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. ((R) DENOTES RADIAL)
- 4) THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) THE EXISTING 40' DRAINAGE EASEMENT AND 10' UTILITY EASEMENT AS RECORDED IN PLAT BOOK 103 AT PAGE 132-133 SHALL SURVIVE THIS REPLAT.
- 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 THIS COUNTY.
- 7) THE LEGAL DESCRIPTION AS SHOWN HEREON, IS TAKEN FROM EXHIBIT "A" OF THE TITLE COMMITMENT VERBATIM.
- 8) ALL CURVES SHOWN HEREON ARE TANGENT UNLESS NOTED.
- 9) THE ZONING CONTROL IS No. 81-190, PALM BEACH PARK OF COMMERCE.

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"), PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3/27/06

TED E. PHILLIPS, P.S.M.
Ted E. Phillips
LICENSE NO. 5932, STATE OF FLORIDA

COUNTY APPROVAL:

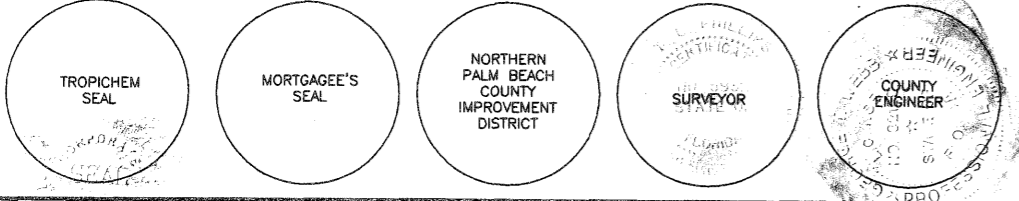
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 16th DAY OF March, 2006 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
PALM BEACH COUNTY ENGINEER

THIS INSTRUMENT PREPARED BY:
TED E. PHILLIPS P.S.M. 5932, STATE OF FLORIDA
FOR L.B.F.H., INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
3550 S.W. CORPORATE PARKWAY
PALM CITY, FLORIDA 34990
LB-959

AREA TABULATION

TOTAL ACREAGE 2.37 ACRES



CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
lbfh INC.
 "Partners for Results, Value by Design"
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