

PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS SHOWN ON PLAT BOOK 2, BEING A REPLAT OF TRACTS 25 AND 36, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS SHOWN ON PLAT BOOK 2, (FOUR BROTHERS RECYCLING)

# ABC U-PULL-IT

JANUARY 2010

SHEET 1 OF 2

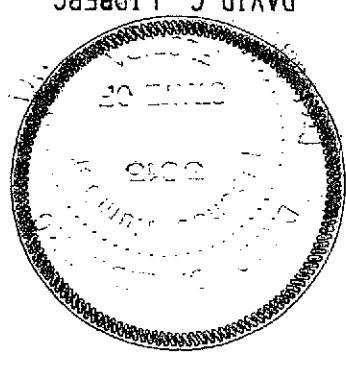
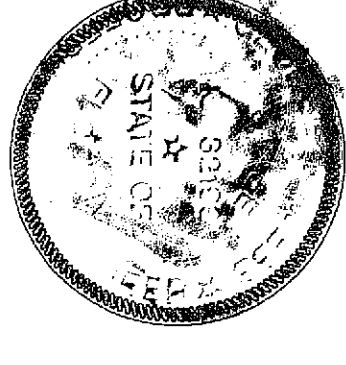
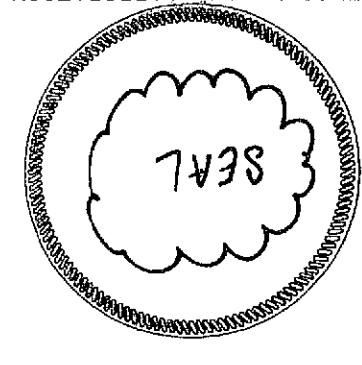
## DEDICATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
KNOW ALL MEN BY THESE PRESENTS THAT BENJIST LAND CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND A-PULL-IT BEING A REPLAT OF TRACTS 25 AND 36, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS SHOWN ON PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE NORTH 1/2 OF TRACT 25, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, EXCEPTING THEREFROM THE EAST 73 FEET WHICH WAS CONVEYED TO THE COUNTY OF PALM BEACH FOR ROAD PURPOSES BY DEED RECORDED IN DEED BOOK 884, PAGE 144; AND IN OFFICIAL RECORDS BOOK 3023, PAGE 1754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND EXCEPTING THEREFROM THE NORTH 45.76 FEET PER CHANCERY CASE NUMBER 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 161, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND  
THE SOUTH 1/2 OF TRACT 25, LESS THE WEST 264 FEET AND LESS THE EAST 80 FEET THEREOF, BLOCK 7, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS A PART OF LAND IN TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND IN TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN OFFICIAL RECORD BOOK 4405, PAGE 141, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.  
FOR THE PUBLIC FOR PUBLIC PURPOSES, AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 4405, PAGE 141, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.  
2. TRACT "B" (RIGHT OF WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC PURPOSES, AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 4405, PAGE 141, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.  
3. THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
5. THE MASS TRANSIT EASEMENT, AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND IMPROVEMENTS AND USE OF A PUBLIC TRANSIT TRANSFER STATION WHICH INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT TRANSFER STATION WHICH SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE INTENDED PURPOSES, THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.  
IN WITNESS WHEREOF, BENJIST LAND CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17<sup>th</sup> DAY OF SEPTEMBER, 2010.

WITNESS:  
PRINT NAME: *George Webb*  
PRINT NAME: *George Webb*  
VICE PRESIDENT

BY: *[Signature]*  
GARY VERTUCCI  
VICE PRESIDENT  
BENJIST LAND CORPORATION



DATE: 9/16/10  
DAVID C. LIBBERG, P.S.M.  
STATE OF FLORIDA

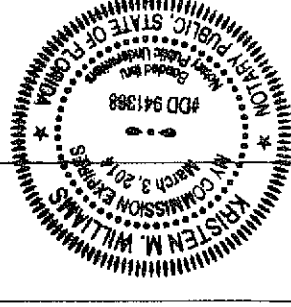
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATION

1. 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.  
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, RAINMADE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.  
3. SUBDIVIDED LANDS DESCRIBED HEREIN WILL UNDER 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.  
4. THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS IN AND FOR THE OFFICE OF LIBBERG LAND SURVEYING, INC.  
5. THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.  
6. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
7. THE MASS TRANSIT EASEMENT, AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND IMPROVEMENTS AND USE OF A PUBLIC TRANSIT TRANSFER STATION WHICH INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT TRANSFER STATION WHICH SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE INTENDED PURPOSES, THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.  
IN WITNESS WHEREOF, BENJIST LAND CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17<sup>th</sup> DAY OF SEPTEMBER, 2010.

## SURVEYOR'S NOTES

1. DENOTES SET 4"x4" CONCRETE MONUMENT "PERMANENT REFERENCE MONUMENT (P.R.M.)" STAMPED "PBM LB 4431", UNLESS OTHERWISE NOTED.



NOTARY SEAL:  
MY COMMISSION EXPIRES: *March 3, 2014*  
COMMISSION NO.: *DD941368*  
*[Signature]*  
NOTARY PUBLIC  
DANIEL JAY BRAMS  
PRINT NAME

WITNESS MY HAND AND OFFICIAL SEAL THIS *16<sup>th</sup>* DAY OF *September*, 2010.  
BEFORE ME PERSONALLY APPEARED GARY VERTUCCI WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BENJIST LAND CORPORATION, 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 INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

## ABBREVIATIONS:

- (C) = CALCULATED
- (M) = FIELD MEASURED
- (P) = AS SHOWN ON PLAT
- D.B. = DEED BOOK
- C.M.C. = CONCRETE
- F.P.L. = FLORIDA POWER & LIGHT CO.
- F.N.D. = FOUND
- L.A.M.E. = LIMITED ACCESS EASEMENT
- L.W.D. = LAKE WORTH DRAINAGE DISTRICT
- M.N. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- P.G.S. = PAGES
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- W/ = WITH

## PLAT POSITION AND ORIENTATION

- MERCATOR PROJECTION SYSTEM; STATE PLANE TRANSVERSE
- ZONE: FLORIDA EAST
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90).
- BEARINGS SHOWN HEREON ARE STATE PLANE BEARINGS (GRID) AND ARE REFERENCED TO A BEARING OF SOUTH 04°09'30" EAST BETWEEN PUBLISHED CONTROL STATIONS "BEREAN" AND "SOUTHERN S-1".
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- LINEAR UNITS: U.S. SURVEY FOOT
- SCALE FACTOR: 1.000024296
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## COUNTY APPROVAL

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
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 *16<sup>th</sup>* DAY OF *September*, 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.  
*[Signature]*  
COUNTY ENGINEER  
GEORGE WEBB, P.E.

## TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I DANIEL JAY BRAMS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BENJIST LAND CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATE: 9/16/10  
DANIEL JAY BRAMS  
FLORIDA BAR NO.: 316199

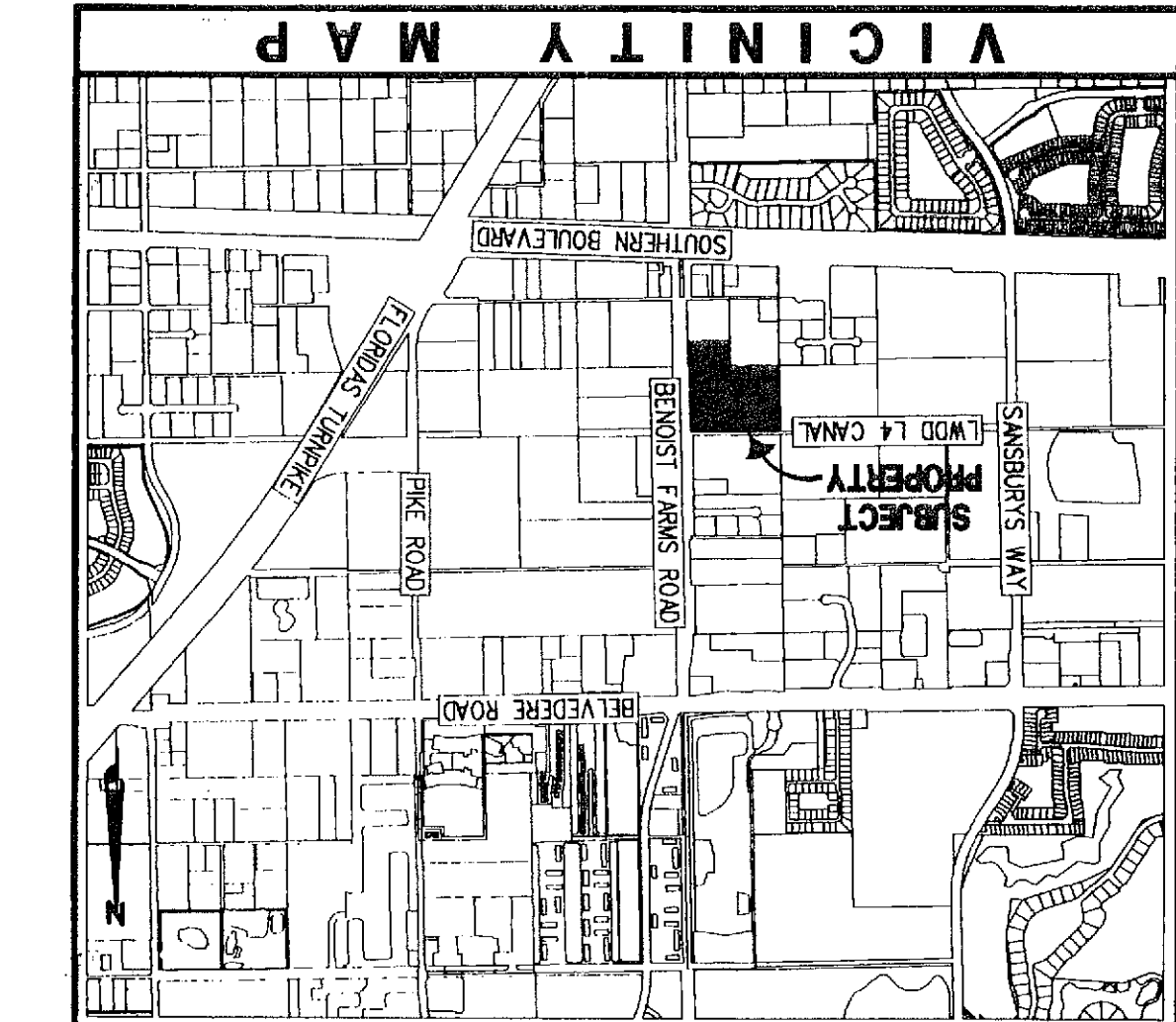
# LIBBERG LAND SURVEYING, INC.

675 West Midtown Road, Suite 200  
Maitland, Florida 32758 TEL: 381-748-8454

CDP	K:\VST \ 324312 \ 02-45 \ 07-042-306 \ 07-042-306.DWG
REF:	
FID:	008 07-042-306
OFF:	CASASUS
DCL:	SHEET 1 OF 2 DWG: 007-042P

TOTAL	672,490 S.F.	15,438 ACRES
TRACT "B"	31,857 S.F.	0,731 ACRES
TRACT "A"	640,633 S.F.	14,707 ACRES

PETITION NUMBER:	03-039
NAME OF PROJECT:	FOUR BROTHERS RECYCLING
PROJECT NUMBER:	5035-000
TOTAL ACREAGE:	15,438 ACRES



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on **9:56am** **9 NOV 2010**  
and duly recorded in Plat Book **113** **191-113**  
at **11:13 AM** on **11/09/10**  
Sharon B. Book, Clerk & Comptroller  
DC

191

20100425043