

0702-001

BOYNTON BEACH ENTERPRISE CENTER REPLAT NO. 3

160

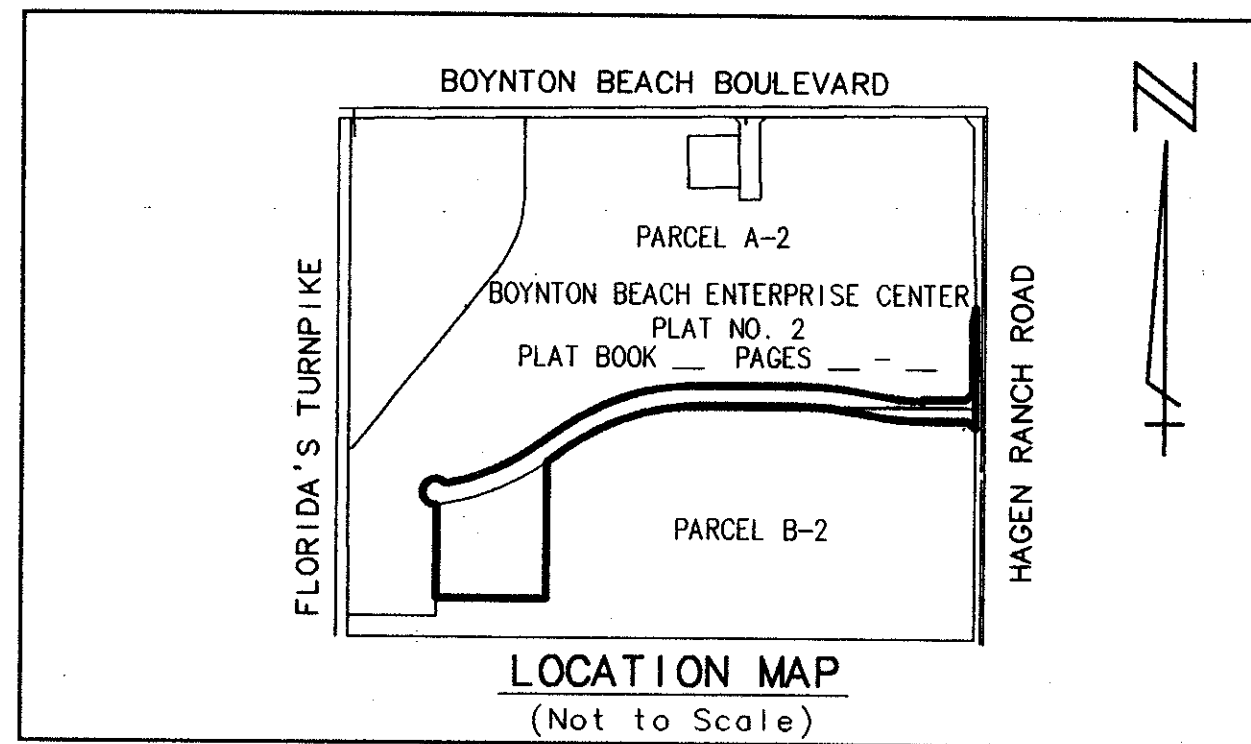
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 8:26 AM
THIS 03 DAY OF September
AD. 1997 AND DULY RECORDED
IN PLAT BOOK 80 ON PAGES
160 AND 161

DOROTHY H. WILKEN, CLERK
BY Debra A. Handley D.C.

CIRCUIT COURT SEAL

BEING A REPLAT OF A PORTION OF A PORTION OF PARCELS A-2 AND B-2, BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
JANUARY 1997



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST A UNDER THE WILL OF FRITZ M. KAHLERT AND BETHESDA HEALTHCARE SYSTEM, A FLORIDA NON PROFIT CORPORATION OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS A BOYNTON BEACH ENTERPRISE CENTER REPLAT NO. 3, BEING A REPLAT OF A PORTION OF PARCELS A-2 AND B-2, BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B-2, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SAME IS DESCRIBED IN DEED BOOK 1135, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 00°00'20" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID PARCEL B-2, A DISTANCE OF 78.51 FEET; THENCE SOUTH 13°29'25" WEST CONTINUING ALONG THE SAID EAST LINE OF PARCEL B-2, A DISTANCE OF 4.27 FEET; THENCE NORTH 45°00'20" WEST (DEPARTING FROM SAID EAST LINE OF PARCEL B-2), A DISTANCE OF 41.02 FEET; THENCE NORTH 89°59'43" WEST, A DISTANCE OF 189.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1040.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'42", A DISTANCE OF 166.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°51'01" WEST, A DISTANCE OF 177.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 960.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'02", A DISTANCE OF 153.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 445.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 960.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°40'13", A DISTANCE OF 597.66 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL B-2, SAID POINT ALSO BEING THE POINT OF TANGENCY; THENCE SOUTH 54°19'44" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 68.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1040.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°57'45", A DISTANCE OF 17.47 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL B-2; THENCE SOUTH 00°00'20" EAST ALONG SAID EAST LINE, A DISTANCE OF 559.80 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B-2; THENCE SOUTH 89°59'57" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 647.48 FEET TO THE POINT OF TANGENCY WEST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 383.18 FEET TO A POINT ON A CURVE CONCAVE EASTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 07°18'09" EAST) HAVING A RADIUS OF 53.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 226°28'45", A DISTANCE OF 209.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°56'50", A DISTANCE OF 21.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°54'01", A DISTANCE OF 417.21 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°19'44" EAST, A DISTANCE OF 68.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1040.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°40'13", A DISTANCE OF 647.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°59'57" EAST, A DISTANCE OF 445.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1040.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'02", A DISTANCE OF 166.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 80°51'01" EAST, A DISTANCE OF 177.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'42", A DISTANCE OF 153.23 FEET; THENCE NORTH 00°00'17" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 176.36 FEET; THENCE NORTH 44°59'40" EAST, A DISTANCE OF 42.42 FEET; THENCE NORTH 00°00'20" WEST, A DISTANCE OF 298.50 FEET; THENCE NORTH 13°29'25" EAST, A DISTANCE OF 49.74 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A-2, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORD BOOK 6828, PAGE 1776, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°51'03" EAST ALONG SAID EAST LINE OF PARCEL A-2 AND ALONG SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 12.15 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1135, PAGE 98; THENCE SOUTH 00°00'20" EAST ALONG SAID EAST LINE OF PARCEL A-2 AND ALONG SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 397.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.333 ACRES, MORE OR LESS.

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

- 1) PARCEL A-3, 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 STREET PURPOSES.
- 2) PARCEL B-3, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF PARCEL B-3, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL B-3, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) PARCEL C-3, 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 STREET PURPOSES.
- 4) 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.
- 5) THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF PARCEL B-3, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL B-3, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 27 DAY OF March, 1997.

Herbert F. Kahlert HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND AS CO-TRUSTEE
Karl A. Kahlert KARL A. KAHLERT, AS CO-TRUSTEE

WITNESS: Colleen W. Walter Colleen W. Walter
WITNESS: Lindsey A. Walther Lindsey A. Walther

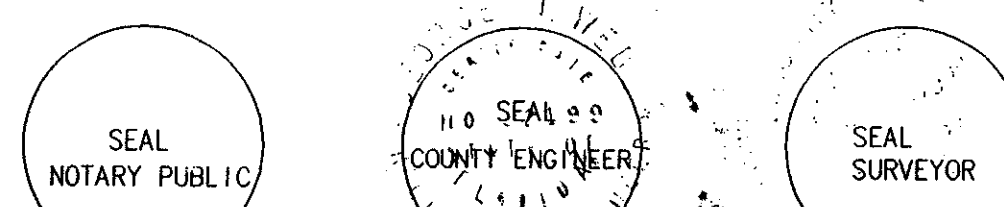
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT AND KARL A. KAHLERT WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED properly sworn AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF March 1997.

MY COMMISSION EXPIRES: Leo L. Bentz
5/7/97



IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, FINANCE/TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF March, 1997.

BY: Robert B. Taylor ROBERT B. TAYLOR, VICE PRESIDENT, FINANCE/TREASURER
BY: Robert B. Hill ROBERT B. HILL, PRESIDENT

WITNESS: Susan Egan SUSAN EGAN
WITNESS: Susan Egan SUSAN EGAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT B. HILL AND ROBERT B. TAYLOR WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT FINANCE/TREASURER, RESPECTIVELY, OF BETHESDA HEALTHCARE SYSTEM, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27 DAY OF March 1997.

MY COMMISSION EXPIRES: Christina Coppola
10/31/99



ACCEPTANCE OF RESERVATION

HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT HEREBY ACCEPT THE RESERVATION OF PARCEL B-3 AND THE LANDSCAPE BUFFER EASEMENTS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATIONS AS STATED HEREON, DATED THIS 27 DAY OF March, 1997.

BY: Herbert F. Kahlert HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND AS CO-TRUSTEE
Karl A. Kahlert KARL A. KAHLERT, AS CO-TRUSTEE

WITNESS: Colleen W. Walter Colleen W. Walter
WITNESS: Colleen W. Walter Colleen W. Walter

WITNESS: Lindsey A. Walther Lindsey A. Walther
WITNESS: Lindsey A. Walther Lindsey A. Walther

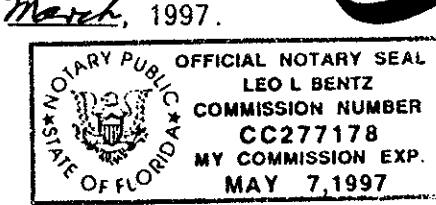
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT AND KARL A. KAHLERT WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED properly sworn AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF March 1997.

MY COMMISSION EXPIRES: Leo L. Bentz
5/7/97



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LEO L. BENTZ, 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO THE ESTATE OF HEINZ KAHLERT AND KARL A. KAHLERT AND HERBERT F. KAHLERT AS CO TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT AND BETHESDA HEALTHCARE SYSTEM, A FLORIDA NON PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: March 27, 1997 Leo L. Bentz
August 26, 1997 LEO L. BENTZ, ESQUIRE
FLORIDA BAR NO. 096171

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN ASSUMING SOUTH 00°00'20" EAST ALONG THE EAST LINE OF PARCEL A-2, AS SAME IS SHOWN ON BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 - 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5. THE COORDINATES SHOWN ON SHEETS 2 AND 4 ARE GRID. DATUM = NAD 83 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = US SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLANE. TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.0000283. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. 00°22'40" = BEARING ROTATION COUNTER CLOCKWISE (PLAT TO GRID)

SURVEYOR'S CERTIFICATION

I HEREBY 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) WILL BE SET UNDER GUARANTEE 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 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: April 15, 1997 BY: Timothy M. Smith
TIMOTHY M. SMITH, P.S.M.
CERTIFICATE NO. 4676



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), F.S., THIS 2 DAY OF sept, 1997.

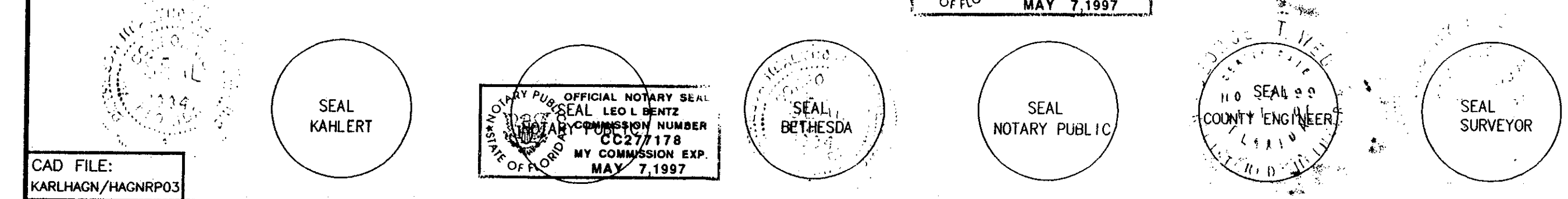
George T. Webb
GEORGE T. WEBB, P.E. COUNTY ENGINEER

AREA TABULATION

PARCEL A-3 4.470 ACRES
PARCEL B-3 4.755 ACRES
PARCEL C-3 0.108 ACRES
TOTAL 9.333 ACRES

PETITION NUMBER: 96-016

SUBDIVISION: BOYNTON BEACH ENTERPRISE CENTER
BOOK: 80 PAGE: 160
FLOOD MAP: #185A
QUAD: #50 ZONING: AR
ZIP CODE: 33437
FULL NAME: LOUVALD L. GRIFFIN
ENTERPRISE CENTER
REPLAT NO. 3



80/160

0702-001

MOCK & ROOS
ENGINEERS, SURVEYORS, PLANNERS
5720 Corporate Way, West Palm Beach, Florida, 33407
(407) 683-3113, fax 478-7248

BOYNTON BEACH ENTERPRISE
CENTER REPLAT NO. 3