

HIGH RIDGE COMMERCE CENTER P.I.D.

A REPLAT OF LOTS 9, 10, 11 AND 12, BLOCK 2, AND A PORTION OF TRACTS S-2 AND S-3 "CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D." PLAT BOOK 46, PAGES 58 - 61, P.B.C.R. CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS:
KNOW ALL MEN BY THESE PRESENTS THAT: CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "HIGH RIDGE COMMERCE CENTER P.I.D.", THE SAME BEING A PLAT OF A TRACT OF LAND DESCRIBED IN THE FOLLOWING LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 88°41'51" EAST ALONG THE SOUTH LINE OF SAID SECTION 9-45-43, A DISTANCE OF 1148.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°18'11" WEST 822.50 FEET; THENCE NORTH 88°41'51" EAST 295.00 FEET; THENCE SOUTH 01°12'26" EAST 822.50 FEET; THENCE SOUTH 88°41'51" WEST 293.63 FEET TO THE POINT OF BEGINNING.

ALSO BEING:

LOTS 9, 10, 11 & 12, OF BLOCK 2, AND THAT PORTION OF TRACT S-2 LYING SOUTH OF AND ADJACENT TO LOT 11 AND LOT 12, OF BLOCK 2, AND THAT PORTION OF TRACT S-3 LYING EAST OF LOTS 8 AND 13, IN THE PLAT OF "CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D.", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AT PLAT BOOK 46, PAGES 58 TO 61 INCLUSIVE.

CONTAINING 5.557 ACRES MORE OR LESS.

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

1. ALL EXISTING EASEMENTS AND TRACTS THAT ARE CROSSHATCHED ARE TO BE VACATED UNLESS OTHERWISE SHOWN.
2. A PORTION OF TRACT S-3 (COMMERCE ROAD) "CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 58-61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 12, BLOCK 2, "CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 58-61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE NORTH 01°18'11" WEST 60.00 FEET; THENCE NORTH 88°41'51" EAST 95.00 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 54°30'23" EAST; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 286°15'37" AN ARC DISTANCE OF 249.81 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°41'51" WEST 95.00 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 13,145 SQUARE FEET (0.302 ACRES) MORE OR LESS.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR 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 INGRESS-EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER UTILITIES AND FOR THE PURPOSE OF MAINTAINING SAID WATER AND SEWER UTILITIES ONLY.

IN WITNESS WHEREOF: CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SECRETARY THIS 19th DAY OF MARCH, A.D., 2002.

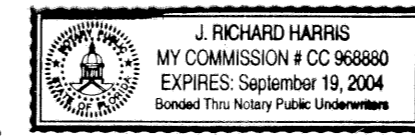
ATTEST Edith N. Hagen BY: James Vanderwoude
CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC.,
A FLORIDA CORPORATION
JAMES VANDERWOUDE (VICE PRESIDENT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS:
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JAMES VANDERWOUDE AND EDITH N. HAGEN, VICE PRESIDENT AND SECRETARY RESPECTIVELY OF CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY, FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March, A.D. 2002.

J. Paul Harris
NOTARY PUBLIC - STATE OF FLORIDA



PRINTED NAME OF ACKNOWLEDGER: J. Richard Harris
SERIAL NUMBER (IF ANY): cc 96880
MY COMMISSION EXPIRES: September 19, 2004

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS:
I HEREBY CERTIFY: THAT ON BEHALF OF THE CITY OF BOYNTON BEACH, FLORIDA WE ACKNOWLEDGE THE ABANDONMENT AND DEDICATION OF COMMERCE ROAD AS DESCRIBED IN NOTE NUMBER 2 OF THE DEDICATION AS SHOWN ON THIS PLAT.

DATED THIS 18 DAY OF April, A.D. 2002.

ATTEST Janet M. Prainito BY: Gerald Broening
JANET PRAINITO, CITY CLERK GERALD BROENING, MAYOR

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 17th DAY OF APRIL, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Herbert D. Kelley, Jr.
HERBERT D. KELLEY, JR., P.E., P.S.M.
CITY SURVEYOR AND MAPPER

HIGH RIDGE COMMERCE CENTER P.I.D. IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF April, 2002.

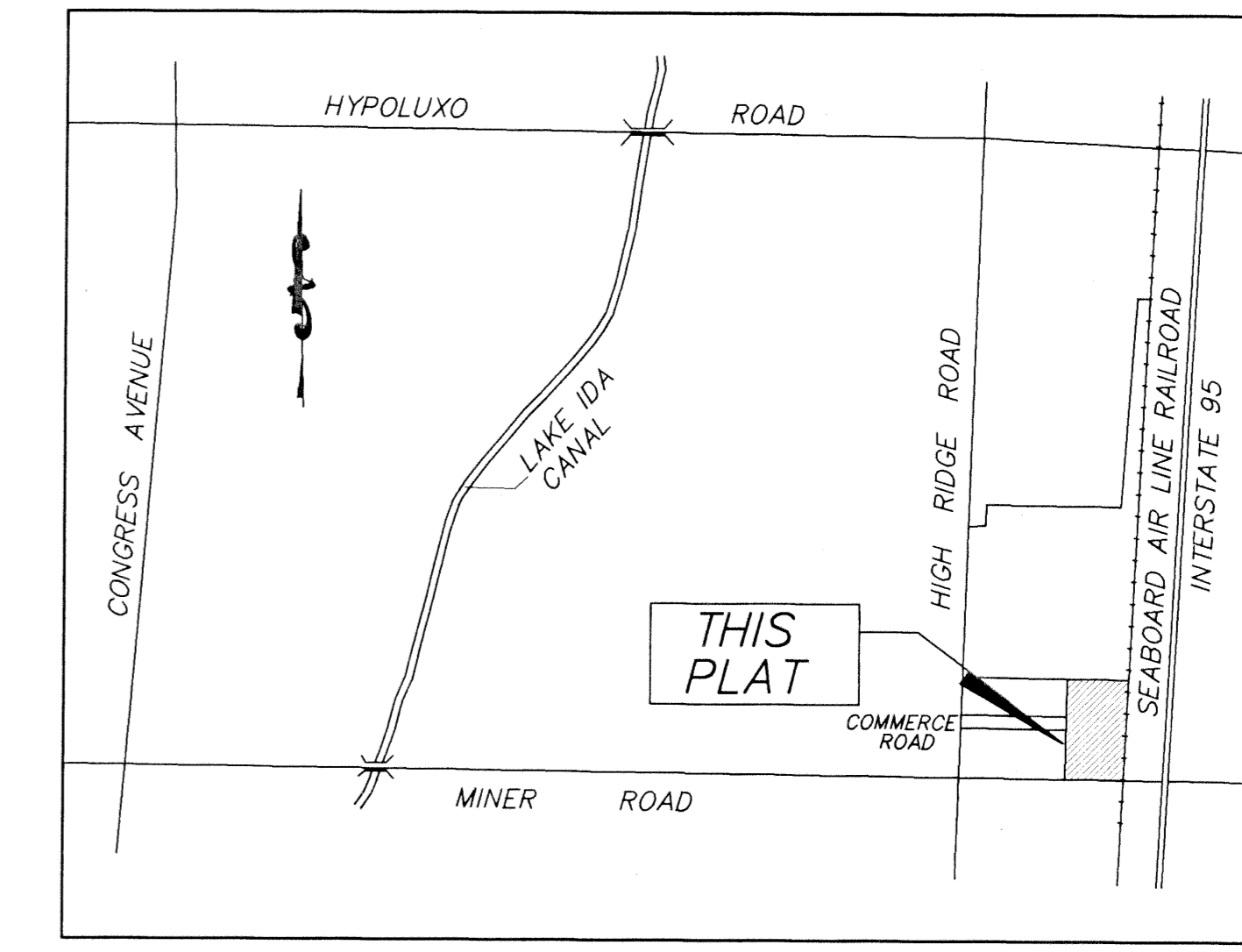
BY: Gerald Broening
GERALD BROENING
MAYOR

BY: Jeffrey R. Luergood
JEFFREY R. LUERGGOOD, P.E.
INTERM DIRECTOR OF ENGINEERING

BY: Janet M. Prainito
JANET PRAINITO
CITY CLERK

RECORD PLAT PREPARED BY:

Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Authorization Number LB 7019
1600 West Oakland Park Boulevard Phone (954)777-3123
Ft. Lauderdale, FL 33311 Fax (954)777-3114
E-Mail: suntech@suntechengineering.com



LOCATION MAP NOT TO SCALE

TITLE CERTIFICATION:

I, J. RICHARD HARRIS, ESQUIRE, A DULY LICENCED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREGON DESCRIBED PROPERTY THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CONDOR INVESTMENTS OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.051, FLORIDA STATUTES, AS AMENDED; 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.

DATED: 3/28/02

J. Richard Harris
J. RICHARD HARRIS, ESQUIRE
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

PREPARING SURVEYOR'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY ALEXANDER DUCHART OF SUNTECH ENGINEERING, INC., LOCATED AT 1600 WEST OAKLAND PARK BOULEVARD, FORT LAUDERDALE, FLORIDA, 33311.

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 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 GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA 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 THE CITY OF BOYNTON BEACH, FLORIDA.

DATED: MARCH 18th, 2002

Alexander Duchart
ALEXANDER DUCHART
FLORIDA REGISTERED SURVEYOR AND MAPPER
No. 5998
SUNTECH ENGINEERING, INC.
L.B. 7019

CONDOR INVESTMENTS	REVIEW SURVEYOR	INTERM DIRECTOR OF ENGINEERING	CITY OF BOYNTON BEACH	SURVEYOR