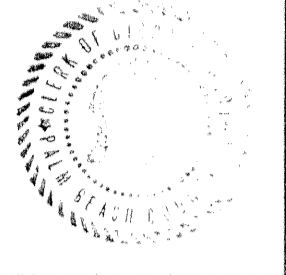


115

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT  
2:51 PM, THIS 11<sup>th</sup> DAY OF  
JULY, 2002, A.D., 2002 AND DULY  
RECORDED IN PLAT BOOK 46, ON  
PAGES 115 THROUGH 116.

DOROTHY H. WILKEN  
CLERK OF CIRCUIT COURT  
BY: Debra W. Baker  
DEPUTY CLERK

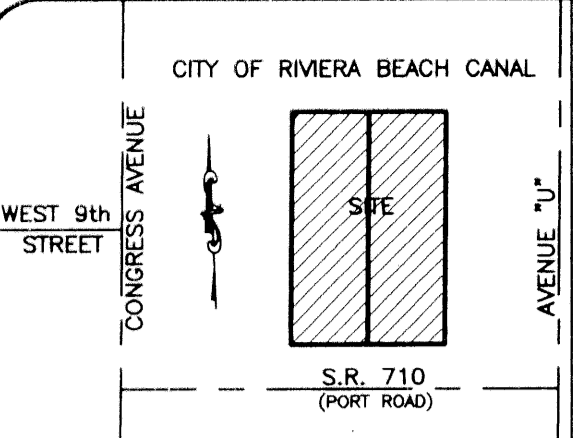


# GAETA REPLAT

## OF LOT 3 OF PORT COMMERCE CENTER III

BEING A REPLAT OF LOT 3, "REPLAT OF A PORTION OF THE PLAT OF PORT COMMERCE CENTER III" AS RECORDED IN PLAT BOOK 60, PAGE 8  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST

CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA  
JULY, 2002



### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT NEIL J. GAETA, AS TRUSTEE, UNDER A TRUST AGREEMENT FOR PORT COMMERCE CENTER III, LOT 3, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREIN AS "GAETA REPLAT OF LOT 3 OF PORT COMMERCE CENTER III", UNDER TRUST AGREEMENT DATED JUNE 26, 2000, BEING DESCRIBED AS FOLLOWS:

LOT 3 OF "REPLAT OF A PORTION OF THE PLAT OF PORT COMMERCE CENTER III", AS RECORDED IN PLAT BOOK 60, PAGES 8 AND 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 223,255 SQUARE FEET OR 5.125 ACRES, MORE OR LESS.

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

THE SEWER LINE EASEMENT, SHOWN HEREON AS S.L.E. IS HEREBY DEDICATED IN FAVOR OF THE OWNER OF LOTS 3A AND 3B, AS SHOWN HEREON FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF SAID LOTS 3A AND 3B, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

THE CROSS ACCESS EASEMENT, SHOWN HEREON AS C.A.E. IS HEREBY DEDICATED IN FAVOR OF PORT COMMERCE CENTER III PROPERTY OWNERS ASSOCIATION, INC. AND FOR THE BENEFIT OF LOTS 3A AND 3B, AS SHOWN HEREON FOR THE INGRESS AND EGRESS FOR SAID LOTS 3A AND 3B AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID LOT 3A AND 3B, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 24<sup>th</sup> DAY OF OCTOBER, 2002.

WITNESS: LRD BY: NE  
NEIL J. GAETA  
TRUSTEE

### ACKNOWLEDGMENT

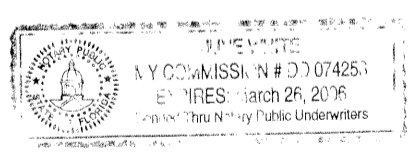
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL J. GAETA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: 3-26-06

PRINT NAME: June White  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION No.: DD 074258



### ACCEPTANCE BY PROPERTY OWNERS ASSOCIATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PORT COMMERCE CENTER III PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPT THEIR MAINTENANCE OBLIGATION FOR THE SAME AS STATED HEREON, DATED THIS 24<sup>th</sup> DAY OF October, 2002.

BY: Louis A. Gaeta, Jr.  
LOUIS A. GAETA, JR.  
PRESIDENT

WITNESS: LRD  
Smelte M. Diacani  
WITNESS

### ACKNOWLEDGMENT

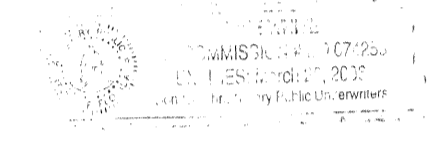
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS A. GAETA, JR., PRESIDENT OF PORT COMMERCE CENTER III PROPERTY OWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: June White  
June White

PRINT NAME: June White  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION No.: DD 074258



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, GARDENS TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NEIL J. GAETA, AS TRUSTEE UNDER TRUST AGREEMENT FOR PORT COMMERCE CENTER III, LOT 3, DATED JUNE 26, 2000. 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: 10-24-02  
June White  
JUNE WHITE, PRESIDENT  
GARDENS TITLE, INC.

### REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA  
CITY OF RIVIERA BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: Stephen M. Gordon DATE: 07/24/2002  
STEPHEN M. GORDON, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5974

### APPROVALS

STATE OF FLORIDA  
CITY OF RIVIERA BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6<sup>th</sup> DAY OF November, 2002.

BY: Michael B. Brown  
MICHAEL B. BROWN, MAYOR  
ATTESTED: Carrie Ward  
CARRIE WARD, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 06 DAY OF November, 2002.

BY: Lal John Samadi  
LAL JOHN SAMADI P.E., CITY ENGINEER

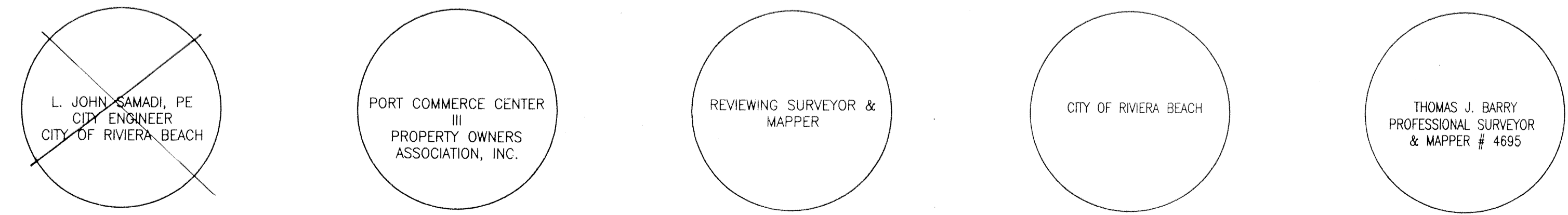
### NOTES

- 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
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PORT COMMERCE III, WITH THE CENTERLINE OF CONGRESS AVENUE BEARING SOUTH 02°42'20" WEST.
- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES, OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.
- LINE WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT PREPARED BY: THOMAS J. BARRY  
IN AND FOR THE OFFICE OF  
CARNY-NEUHAUS INC.  
11911 US HIGHWAY ONE, SUITE 120  
PALM BEACH GARDENS, FL. 33408

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA

Thomas J. Barry  
THOMAS J. BARRY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4695



**GAETA REPLAT OF LOT 3  
OF PORT COMMERCE CENTER III**

11911 U.S. HIGHWAY 1, SUITE 120  
PALM BEACH GARDENS, FL 33408  
TEL: (561) 952-7322  
FAX: (561) 952-7428  
EMAIL: CNPBG@aol.com

3050 BISCAYNE BOULEVARD, SUITE 200  
MIAMI, FL 33133  
TEL: (305) 576-9990  
FAX: (305) 576-9950

4101 N. ANDREWS AVE., SUITE 213  
FORT LAUDERDALE, FL 33309  
TEL: (954) 565-0024  
FAX: (954) 565-3924

|              |                |                |                       |
|--------------|----------------|----------------|-----------------------|
| FIELD        | PROJ. # 02-024 | F.B.           | PG.                   |
| OFFICE       | D.R.L.         | DATE: 07-08-02 | DWG. NO. SHEET 1 of 2 |
| C'KD: T.J.B. | REF:           | SHEET: 1 of 2  |                       |