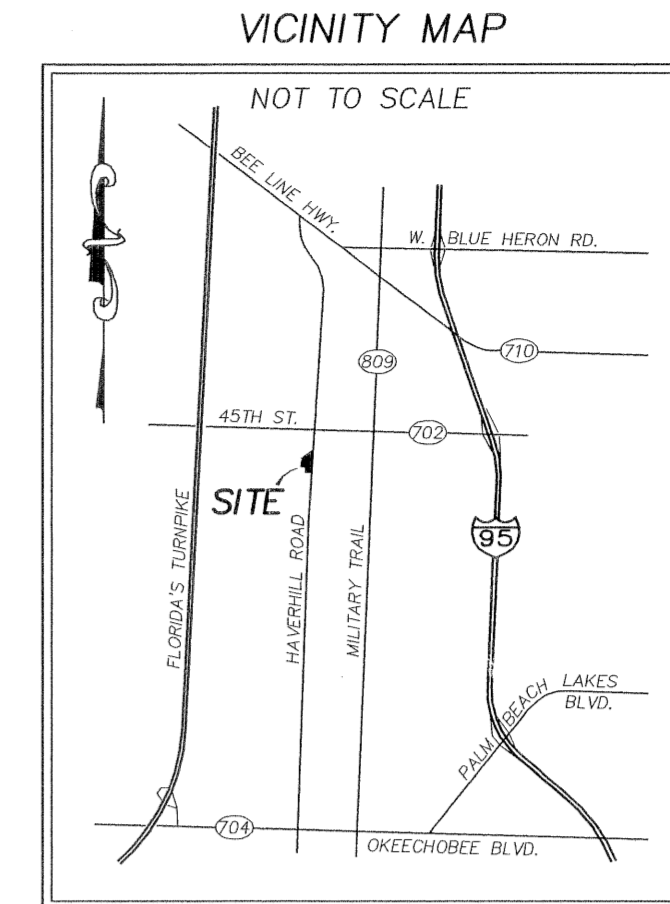


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# WEST PALM COMMERCE PARK 2ND ADDITION

REPLATTING LOTS 1, 2, 3 & 5, WEST PALM COMMERCE PARK,  
PLAT BOOK 96, PAGES 176 & 177  
LYING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:52 P.M.  
THIS 14th DAY OF  
AUGUST A.D. 2004  
AND DULY RECORDED IN  
PLAT BOOK 102 ON  
PAGES 174 AND 175

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

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THIS INSTRUMENT PREPARED BY WILLIAM D. DONLEY,  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381  
BOWYER-SINGLETON AND ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY MACKEY DEVELOPMENT, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, OWNERS OF THE LANDS SHOWN HEREON AS:

WEST PALM COMMERCE PARK 2ND ADDITION

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. UTILITY EASEMENT:  
NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE UNDERGROUND UTILITIES TO THE PROPERTY, SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENT.

2. DRAINAGE EASEMENT:  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

3. LANDSCAPE EASEMENTS:  
THE LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR REQUIRED PERIMETER LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

4. BUS SHELTER EASEMENT:  
THE 30 FOOT BY 10 FOOT BUS SHELTER EASEMENT IS HEREBY DEDICATED TO THE WEST PALM COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE FUTURE LOCATION OF A BUS SHELTER, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

5. LIFT STATION EASEMENT:  
THE LIFT STATION EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE MAINTENANCE OF A SANITARY LIFT STATION.

**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.



### OWNERS CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

IN WITNESS WHEREOF, WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY MACKEY DEVELOPMENT INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF July 2003-2004.

WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY MACKEY DEVELOPMENT INC., A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER  
BY: *[Signature]* WALTER J. MACKEY, JR. PRESIDENT  
ATTEST: *[Signature]* ANDREA J. MCCLUNG SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER J. MACKEY, JR. AND ANDREA J. MCCLUNG WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP MACKEY DEVELOPMENT INC., A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July 2003.  
*[Signature]* Jan K Egan  
NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES Dec 15, 2005

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGN HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12876, PAGE 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BY: *[Signature]* PETER KAMPINE, VP  
SOUTHERN COMMUNITY BANK  
ATTEST: *[Signature]*  
ATTEST: *[Signature]*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER KAMPINE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF SOUTHERN COMMUNITY BANK, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF July 2003.  
*[Signature]* 1-4-06  
NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES

### APPROVALS:

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 3rd DAY OF August 2003.

BY: *[Signature]*  
LOIS J. FRANKEL, MAYOR

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

THIS 2nd DAY OF August 2003.

*[Signature]*  
VINCENT J. NOEL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 4169

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

ALAN I. ARMOUR II, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND FIND THE TITLE TO THE PROPERTY IS VESTED TO WEST PALM COMMERCE PARK LIMITED, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 SUBDIVISION DEPICTED BY PLAT.

DATED 7/21/04 BY: *[Signature]*  
ALAN I. ARMOUR II  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### DESCRIPTION:

LOTS 1, 2, 3 AND 5, OF WEST PALM COMMERCE PARK, RECORDED IN PLAT BOOK 96, PAGES 176 AND 177, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

### 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.") HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF PALM BEACH, FLORIDA.

*[Signature]* 7/14/04  
WILLIAM D. DONLEY  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381  
DATE

