

VICINITY MAP NOT TO SCALE

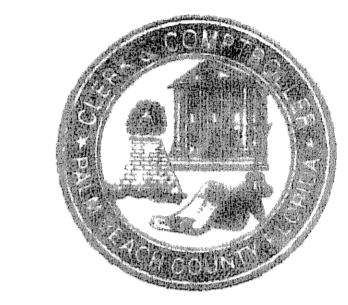
# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT VI

A REPLAT OF A PORTION OF LOTS 2L AND 3L, PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, PLAT BOOK 56, PAGE 172-176, WITHIN SECTIONS 17 AND 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA (BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT 'A'", PLAT BOOK 45, PAGES 70 & 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 10:59 AM THIS 15 DAY OF September, 2005, AND DULY RECORDED IN PLAT BOOK NO. 136 ON PAGES 136-137

SHARON R. BOCK  
CLERK & COMPTROLLER,  
PALM BEACH COUNTY  
BY: *Sharon R. Bock*  
DEPUTY CLERK



### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PALM BEACH PARK OF COMMERCE ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23<sup>rd</sup> DAY OF September, 2005.

PALM BEACH PARK OF COMMERCE ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *D. M...*  
DIRK KUCZURBA  
(PRINT NAME)

BY: *Verena Stock*  
VERENA STOCK, VICE PRESIDENT

WITNESS: *Alina Villar*  
Alina Villar  
(PRINT NAME)

### ACKNOWLEDGMENT

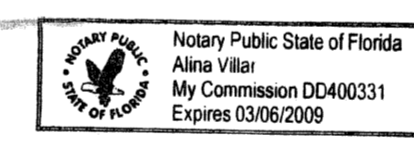
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VERENA STOCK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM BEACH PARK OF COMMERCE ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, 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 23<sup>rd</sup> DAY OF September, 2005.

MY COMMISSION EXPIRES: 03/06/2009

NOTARY PUBLIC: *Alina Villar* MY COMMISSION NUMBER: DD400331  
PRINTED NAME: Alina Villar



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, AND RONALD M. ASH, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16<sup>th</sup> DAY OF October, 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *Anne Clayton MacLeod* BY: *Ronald M. Ash*  
ANNE CLAYTON MACLEOD, SECRETARY BOARD OF DIRECTORS ASST. SECRETARY RONALD M. ASH, PRESIDENT BOARD OF DIRECTORS

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MS. LINDA LARREA, ESQ., TITLE AGENT FOR CAMBRIDGE TITLE & CLOSING SERVICES, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AMERICAN EQUITIES LTD. NO. 7, A FLORIDA LIMITED PARTNERSHIP; THAT 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.

DATE: 9-07-05

*Linda Larrea*  
MS. LINDA LARREA, ESQ.,  
CAMBRIDGE TITLE & CLOSING SERVICES, INC.  
150 ALHAMBRA CIRCLE, SUITE 950  
CORAL GABLES, FL 33134

### SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM WITH N00°00'00"E BEING GRID NORTH. SAID BEARINGS BEING EQUAL TO THE BEARINGS ON "PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1" AS SHOWN IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE SOUTH LINE OF LOT 2L ON SAID PLAT BEARS SOUTH 88°51'46"E EAST.
- 2) THERE SHALL BE NO BUILDINGS, OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- 3) ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. ((R) DENOTES RADIAL)
- 4) THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) 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.

### 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"), AND MONUMENTS ACCORDING TO SEC. 177.091 (3), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10/7/05  
CLINTON H. KNOBLOCH, P.S.M.  
LICENSE NO. 5053, STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:  
CLINTON H. KNOBLOCH, P.S.M. NO. 5053, STATE OF FLORIDA  
FOR L.B.F.H., INC.  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
3550 S.W. CORPORATE PARKWAY  
PALM CITY, FLORIDA 34990  
LB-959

### 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), FLORIDA STATUTES, THIS 15 DAY OF October, 2005 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *George T. Webb*  
GEORGE T. WEBB, P.E.  
PALM BEACH COUNTY ENGINEER

### AREA TABULATION

LOT 2	6.18 ACRES
LOT 3	3.59 ACRES
TRACT "A"	0.40 ACRES
TOTAL ACREAGE	10.17 ACRES

**lbph** INC. CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS  
"Partners For Results, Value By Design"  
3550 S.W. Corporate Parkway, Palm City, Florida 34990  
(772) 286-3883 Fax: (772) 286-3925  
BPR & FBPE License No: 959 www.lbph.com

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN EQUITIES LTD. NO. 7, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT VI, A PORTION OF PARCEL 1, PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, PLAT BOOK 56, PAGE 172 - 176, WITHIN SECTIONS 17 AND 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, (BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT 'A'", PLAT BOOK 45, PAGES 70 & 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 2L AND 3L, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE PALM BEACH PARK OF COMMERCE ASSOCIATION, INC., FOR INGRESS-EGRESS AND PUBLIC ACCESS, DRAINAGE, PUBLIC UTILITIES, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED AMERICAN EQUITIES LTD. NO. 7, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, UPSIDE, INC., A FLORIDA CORPORATION, THIS 23<sup>rd</sup> DAY OF September, 2005.

AMERICAN EQUITIES LTD. NO. 7, A FLORIDA LIMITED PARTNERSHIP  
BY: UPSIDE, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER

*Lidia Cartaya*  
BY: LIDIA CARTAYA, VICE PRESIDENT OF UPSIDE, INC.

WITNESS: *D. M...*  
DIRK KUCZURBA  
(PRINT NAME)

WITNESS: *Alina Villar*  
Alina Villar  
(PRINT NAME)

### ACKNOWLEDGMENT

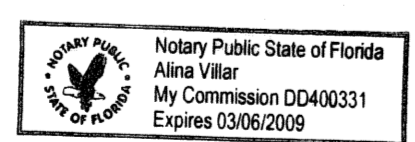
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LIDIA CARTAYA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF UPSIDE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 23<sup>rd</sup> DAY OF September, 2005.

MY COMMISSION EXPIRES: 03/06/2009

NOTARY PUBLIC: *Alina Villar* MY COMMISSION NUMBER: DD400331  
PRINTED NAME: Alina Villar



UPSIDE, INC.  
PALM BEACH PARK OF COMMERCE ASSOCIATION, INC.  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
CLINTON H. KNOBLOCH, P.S.M. 10/7/05  
COUNTY ENGINEER

PB PARK OF COMMERCE PLAT VI  
PAGE 136  
FLOOD MAP # 0504  
ZONING (PUD)  
QUAD # 71  
SE  
TAZ 890  
PUD NAME