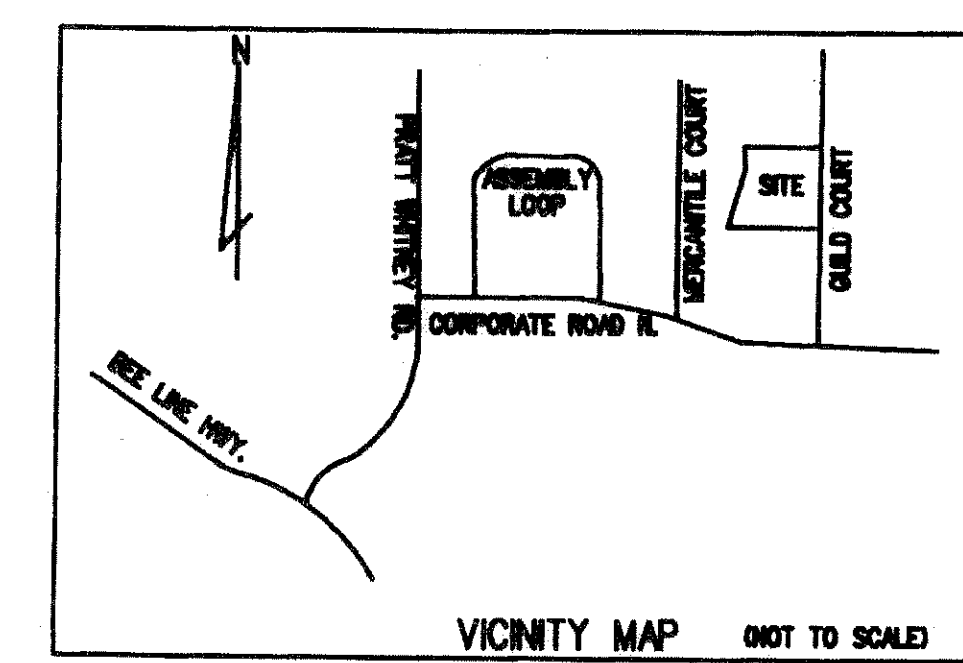


20070061407

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

BEING A REPLAT OF LOTS 16 AND 17, ACCORDING TO PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 NOVEMBER, 2006



94  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 6:24 AM  
on the 1 day of February, 2006  
and duly recorded in Plat Book No. 103  
on page 94-07  
SHARON R. BOCK, Clerk & Comptroller  
by *[Signature]* D.C.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AMS OF WEST PALM BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT IV, BEING A REPLAT OF LOTS 16 AND 17, ACCORDING TO PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 16 AND 17, ACCORDING TO PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.27 ACRES, MORE OR LESS.

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

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED AMS OF WEST PALM BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 14<sup>th</sup> DAY OF November, 2006.

AMS OF WEST PALM BEACH REALTY, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
PRINT NAME: Lori J. Christiano BY: *[Signature]*  
SPERO GEORGE DAKIS - AUTHORIZED MEMBER

WITNESS: *[Signature]*  
PRINT NAME: Jessie Russell

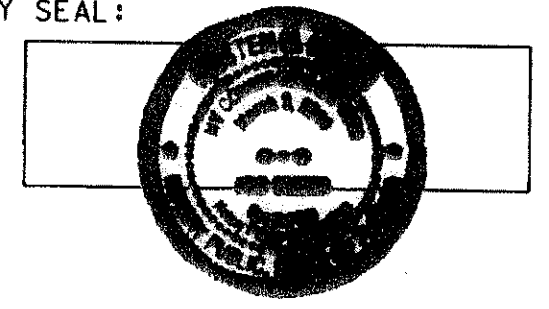
## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SPERO GEORGE DAKIS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN AUTHORIZED MEMBER OF AMS OF WEST PALM BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FEE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF November, 2006.

MY COMMISSION EXPIRES: March 3, 2010  
NOTARY SEAL: *[Signature]*  
KRISTEN M. HAGEN  
PRINT NAME: KRISTEN M. HAGEN



COMMISSION No.: DD502059

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE (UNIT OF DEVELOPMENT No. 16)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION TO SAID DISTRICT AS SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20 DAY OF December, 2006.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD ASH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 20 DAY OF December, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
BY: *[Signature]*  
RONALD ASH, PRESIDENT  
BOARD OF SUPERVISORS  
ATTEST: *[Signature]*  
O'NEAL BARDIN, JR., SECRETARY  
BOARD OF SUPERVISORS

SUBDIVISION: Palm Beach Park of Commerce P.I.P.D. Plat IV  
BOOK: 103 PAGE: 94  
FLOODZONE: B ELEVATION: 50 ft  
ZONING: P.I.P.D.  
QUAD: # 71 ZIP CODE: 33476  
SE: 830  
TAX: 830  
FUD NAME:

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL DAVID MORELLO, 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 THE TITLE TO THE PROPERTY IS VESTED IN AMS OF WEST PALM BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA; 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.

DATE: 12/7/06  
*[Signature]*  
MICHAEL DAVID MORELLO  
FLORIDA BAR No. 405957

## 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 6 DAY OF February, 2007 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: *[Signature]*  
GEORGE T. WEBB, P.E.  
PALM BEACH COUNTY ENGINEER

## MORTGAGEES CONSENT

STATE OF ~~FLORIDA~~ MISSOURI  
COUNTY OF ~~PALM BEACH~~ ST. LOUIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN O.R.B. 2158 AT PAGE 475 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Loan Closing Specialist THIS 14 DAY OF December, 2006.

WITNESS: *[Signature]* GENERAL ELECTRIC CAPITAL CORPORATION  
PRINT NAME: Joni Verice

BY: *[Signature]*  
ESTHER F. STANLEY  
WITNESS: *[Signature]* ESTHER F. STANLEY  
PRINT NAME: MARIE JANNINGS PRINT NAME: ESTHER F. STANLEY

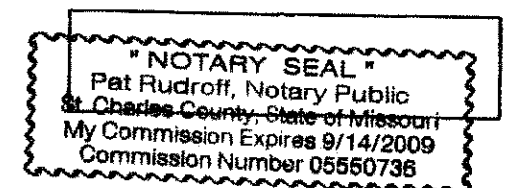
## ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ MISSOURI  
COUNTY OF ~~PALM BEACH~~ ST. LOUIS

BEFORE ME PERSONALLY APPEARED Esther A. Stanley, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS Loan Closing Specialist FOR GENERAL ELECTRIC CAPITAL CORPORATION, FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF December, 2006.

MY COMMISSION EXPIRES: 9/14/09  
NOTARY SEAL: *[Signature]*



PRINT NAME: PAT RUDROFF

COMMISSION No. 05550736

## SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM WITH NAD 83 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, NORTH LINE BEING SOUTH 89°08'23" EAST.
- NO STRUCTURES OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THE 40' DRAINAGE EASEMENT AND 10' UTILITY EASEMENT AS SHOWN, RECORDED IN PLAT BOOK 56 AT PAGE 174 SHALL SURVIVE THIS REPLAT.
- 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.
- THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.
- THE PETITION NUMBER IS 81-190(D)

## SURVEYOR'S CERTIFICATION

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: NOVEMBER 10, 2006  
*[Signature]*  
DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 3613  
STATE OF FLORIDA

## LEGEND & ABBREVIATIONS

- = SET 4"x4" CONCRETE MONUMENT PRM LB #4431
- = FOUND 4"x4" CONCRETE PRM LB #959
- C = CENTERLINE
- F.P.L. = FLORIDA POWER & LIGHT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- U.E. = UTILITY EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.P.E. = WETLAND PRESERVATION EASEMENT
- T.L.O. = TIE LINE ONLY
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CHD = CHORD
- (NR) = NON RADIAL
- (RB) = RADIAL BEARING

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD:	K:\JUST \ 184141 \ 05-121306 \ 05-121306.DGN		
REF:			
FLD.	J.P.	FB.	PC.
JOB	05-121-306		
OFF.	L.J.C.	505	25
DATE	03/07/06		
CKD.	D.C.L.	SHEET	1 OF 2
DWG.	005-121P		

