

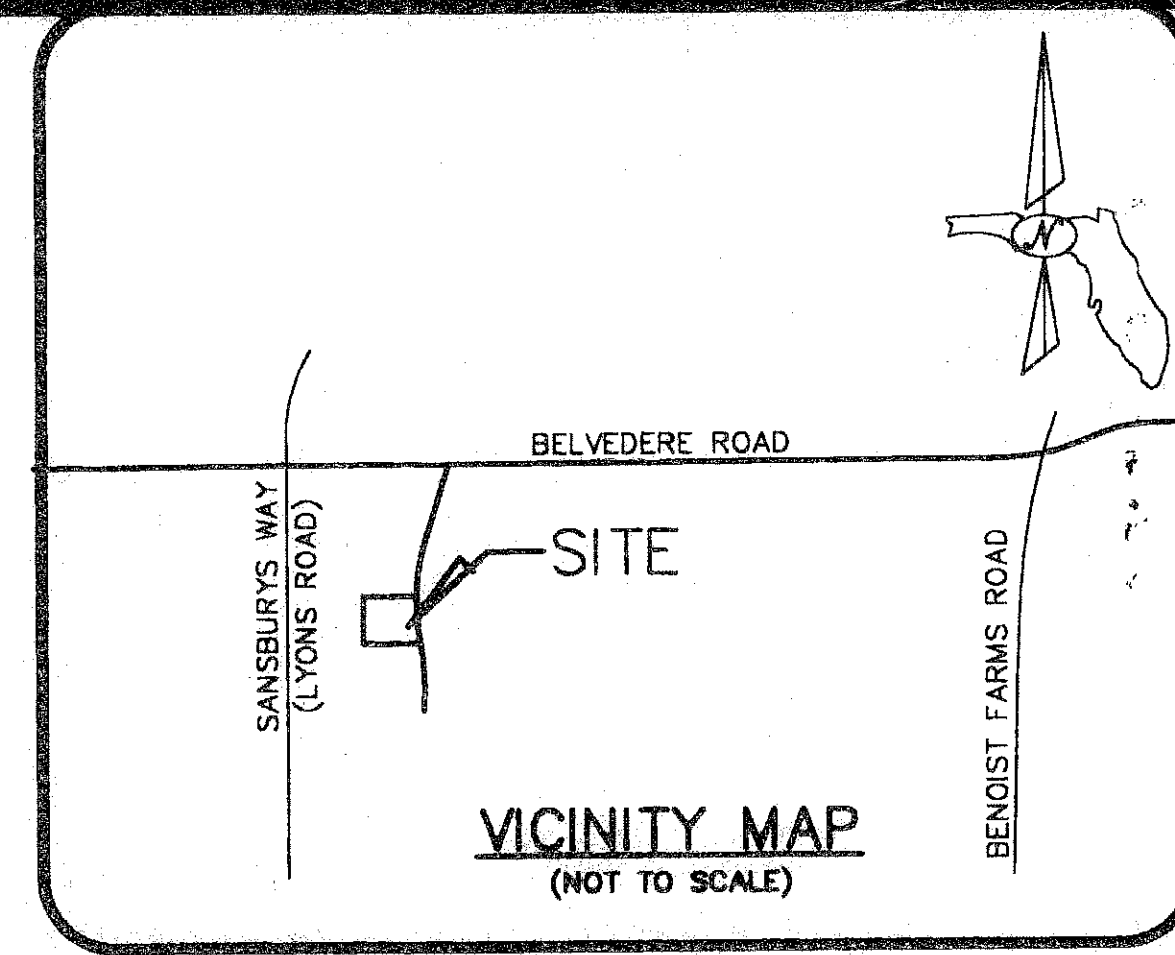
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LEELAN WEST INDUSTRIAL PARK PLAT 1

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 3 AND 4 OF THE PLAT OF LEELAN WEST INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 62, PAGE 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 JUNE, 2008



187
COUNTY OF PALM BEACH
This Plat was filed for record at 11:25 A.M. this 21 day of October 2008 and duly recorded in Plat Book 111 on Page(s) 187-188
Sharon R. Bock, Clerk & Comptroller
By: CS D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CATOE INVESTMENTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS

LEELAN WEST INDUSTRIAL PARK PLAT 1

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF LOTS 3 AND 4 OF THE PLAT OF LEELAN WEST INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 62, PAGE 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 2.00 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR CATOE INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED FOR CATOE INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF August, 2008.

CATOE INVESTMENTS, INC.,
A FLORIDA CORPORATION

WITNESS: Michelle Pate
PRINT NAME: Michelle Pate

WITNESS: Angelo Zaccagnino
PRINT NAME: ANGELO ZACCAGNINO

BY: Warren Catoe
WARREN CATOE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WARREN CATOE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CATOE INVESTMENTS, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 19th DAY OF August, 2008.

NOTARY PUBLIC: Cindy Mast
PRINT NAME: Cindy Mast
MY COMMISSION EXPIRES: 10-10-2009
COMMISSION NO.: DO-469071

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES R. L. WHITE, 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 CATOE INVESTMENTS, INC., A FLORIDA CORPORATION; 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.

BY: Charles R. L. White
CHARLES R. L. WHITE FBN 222070
ATTORNEY-AT-LAW LICENSED IN FLORIDA

DATED: August 19, 2008

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 RECORD BOOK 18484, AT PAGES 1850 and 1854, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF August, 2008.

WITNESS: William A. Stinson
PRINT NAME: William A. Stinson

WITNESS: John Stinson
PRINT NAME: John Stinson

THE STINSON FAMILY LIMITED PARTNERSHIP, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: Betty Sue Stinson
BETTY SUE STINSON
GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED BETTY SUE STINSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE STINSON FAMILY LIMITED PARTNERSHIP, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August, 2008.

NOTARY PUBLIC: Cindy Mast
PRINT NAME: Cindy Mast
MY COMMISSION EXPIRES: 10-10-2009
COMMISSION NO.: DO-469071

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 85-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 17th DAY OF October 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



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 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.

BY: John E. Phillips III
JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4826, STATE OF FLORIDA

DATE: 8/26/08

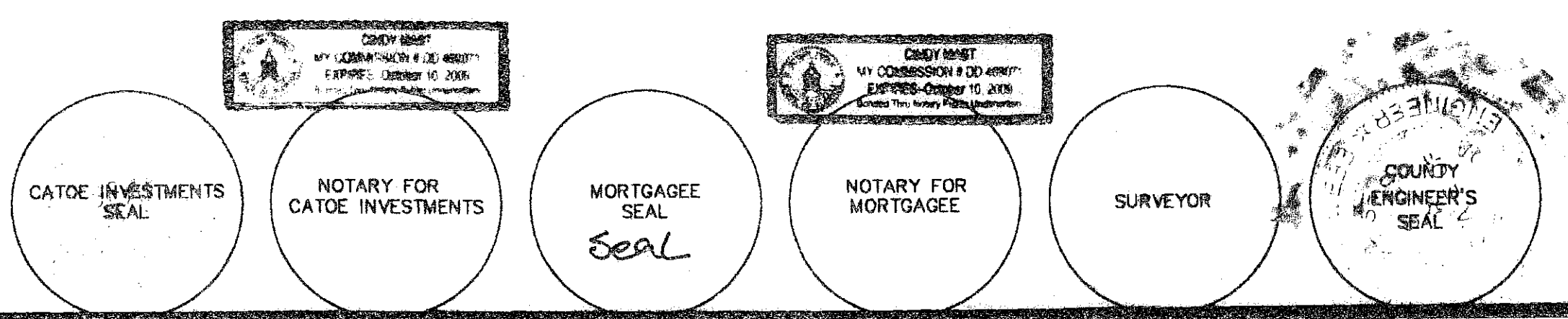
SURVEYOR'S NOTES:

- BEARING BASIS: N08°59'36"E ALONG THE SOUTH LINE OF LOT 3, AS SHOWN ON THE PLAT OF LEELAN WEST INDUSTRIAL PARK, PLAT BOOK 62, PAGE 133.
- PERMANENT REFERENCE MONUMENT (P.R.M.) "LB6473" SET, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ABBREVIATIONS:
PRM - PERMANENT REFERENCE MONUMENT
P - PERMANENT REFERENCE MONUMENT "LB6473" SET, UNLESS NOTED OTHERWISE
R/W - RIGHT-OF-WAY
CL - CENTERLINE
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
R - RADIUS
A - CENTRAL ANGLE
L - ARC LENGTH
(P) - DIMENSION PER PLAT BOOK 62 PG. 133
L.A.E. - LIMITED ACCESS EASEMENT
- PLAT AREA: 2.00 ACRES, MORE OR LESS.

ZONING PETITION NO. 82-182

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 305
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX



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.

JOB No. 05-020