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

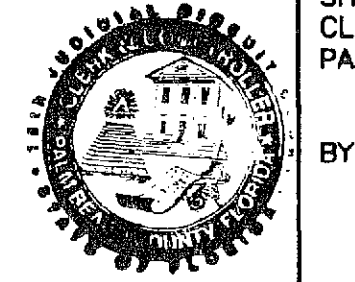
LYING IN A PORTION OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD
AT 3:11 PM THIS 9 DAY
OF September, 2010, AND
DULY RECORDED IN PLAT BOOK NO.
114 ON PAGES 3-6

SHARON R. BOCK
CLERK & COMPTROLLER,
PALM BEACH COUNTY

BY: *CS*
DEPUTY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT USA INVESTMENTS-MIAMI CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF FRP DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT IX, LYING WITHIN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A" (WALGREENS DRIVE), AS SHOWN ON CORPORATE ROAD NORTH AND WALGREENS DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 82 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 367.23 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 01°03'41" WEST; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY AND NORTHERLY LINE OF SAID TRACT "A" (WALGREENS DRIVE & CORPORATE ROAD NORTH) FOR THE FOLLOWING NINE COURSES: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°53'35", AN ARC DISTANCE OF 345.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°10'06" WEST, A DISTANCE OF 588.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 860.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'09", AN ARC DISTANCE OF 557.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 370.50 FEET; THENCE SOUTH 45°38'32" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 88°42'53" WEST, A DISTANCE OF 358.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1660.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°00'14", AN ARC DISTANCE OF 116.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°42'39" WEST, A DISTANCE OF 221.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1740.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'31", AN ARC DISTANCE OF 83.78 FEET TO A POINT ON THE SOUTH LINE OF WETLAND TRACT C-11, AS RECORDED IN OFFICIAL RECORDS BOOK 10574, PAGE 1326 AND OFFICIAL RECORDS BOOK 10784, PAGE 353, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTH LINE AND EASTERLY LINE AND NORTHERLY PROLONGATION OF SAID EASTERLY LINE OF SAID WETLAND TRACT C-11 FOR THE FOLLOWING FOUR COURSES: THENCE SOUTH 88°40'28" EAST, DEPARTING SAID WESTERLY AND NORTHERLY LINE OF TRACT "A", A DISTANCE OF 424.38 FEET; THENCE NORTH 00°00'03" WEST, A DISTANCE OF 781.39 FEET; THENCE NORTH 37°10'06" EAST, A DISTANCE OF 637.60 FEET; THENCE NORTH 01°03'41" EAST, A DISTANCE OF 222.51 FEET TO THE SOUTHWEST CORNER OF CANAL TRACT 9, AS RECORDED IN OFFICIAL RECORDS BOOK 6297, PAGE 1252 AND OFFICIAL RECORDS BOOK 6326, PAGE 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°56'19" EAST, DEPARTING SAID NORTHERLY PROLONGATION OF WETLAND TRACT C-11, ALONG THE SOUTH LINE OF SAID CANAL TRACT 9, A DISTANCE OF 819.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.961 ACRES, MORE OR LESS.

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

- ROADWAY TRACTS "A", "B", & "C", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FRP DEVELOPERS, LTD., FOR ROADWAY, INGRESS-EGRESS, UTILITY, DRAINAGE, AND OTHER LAWFUL PURPOSES, SAID ROADWAY TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF FRP DEVELOPERS, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR FRP DEVELOPERS, LTD., FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FRP DEVELOPERS, LTD., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR FRP DEVELOPERS, LTD., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FRP DEVELOPERS, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FRP DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, USA INVESTMENTS-MIAMI CORP., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF August, 2008.

FRP DEVELOPERS, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: USA INVESTMENTS-MIAMI CORP.,
A FLORIDA CORPORATION,
ITS GENERAL PARTNER

BY: *Lidia Cartaya*
LIDIA CARTAYA, VICE PRESIDENT

WITNESS: *Verena Stock*
Verena Stock
(PRINT NAME)

WITNESS: *Dirk Kyzar*
DIRK KYZAR
(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

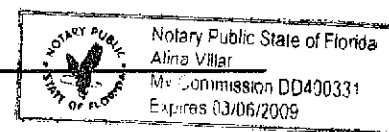
BEFORE ME PERSONALLY APPEARED LIDIA CARTAYA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF USA INVESTMENTS-MIAMI CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF FRP DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND 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 27th DAY OF August, 2008.

MY COMMISSION EXPIRES: 3/6/09

NOTARY PUBLIC: *Alina Villar* MY COMMISSION NUMBER: *0049331*

PRINTED NAME: Alina Villar



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, AILEEN ORTEGA, 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 FRP DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT 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: *Sept. 17, 2008*

AILEEN ORTEGA, ESQ.
CAMBRIDGE TITLE & CLOSING SERVICES, INC.
150 ALHAMBRA CIRCLE, SUITE 950
CORAL GABLES, FL 33134

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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 OF RECORD IS RECORDED IN OFFICIAL RECORDS BOOK 6326, PAGE 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF August, 2008.

WITNESS: *Eric J. George*
Eric J. George
(PRINT NAME)

BY: BNP PARIBAS LUXEMBOURG
A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *Eris Buckhold*
Eris Buckhold
(PRINT NAME)

BY: *Eric J. George*
(PRINT NAME) Eric J. George
(TITLE) General Manager

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED ERIC J. GEORGE, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL MANAGER OF BNP PARIBAS LUXEMBOURG, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 28th DAY OF August, 2008.

MY COMMISSION EXPIRES: 5/15/2009
NOTARY PUBLIC: *Debra Boyer*
COMMISSION NUMBER: DD429616
PRINTED NAME: DEBRA BOYER



SURVEYOR'S NOTES

1) 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.

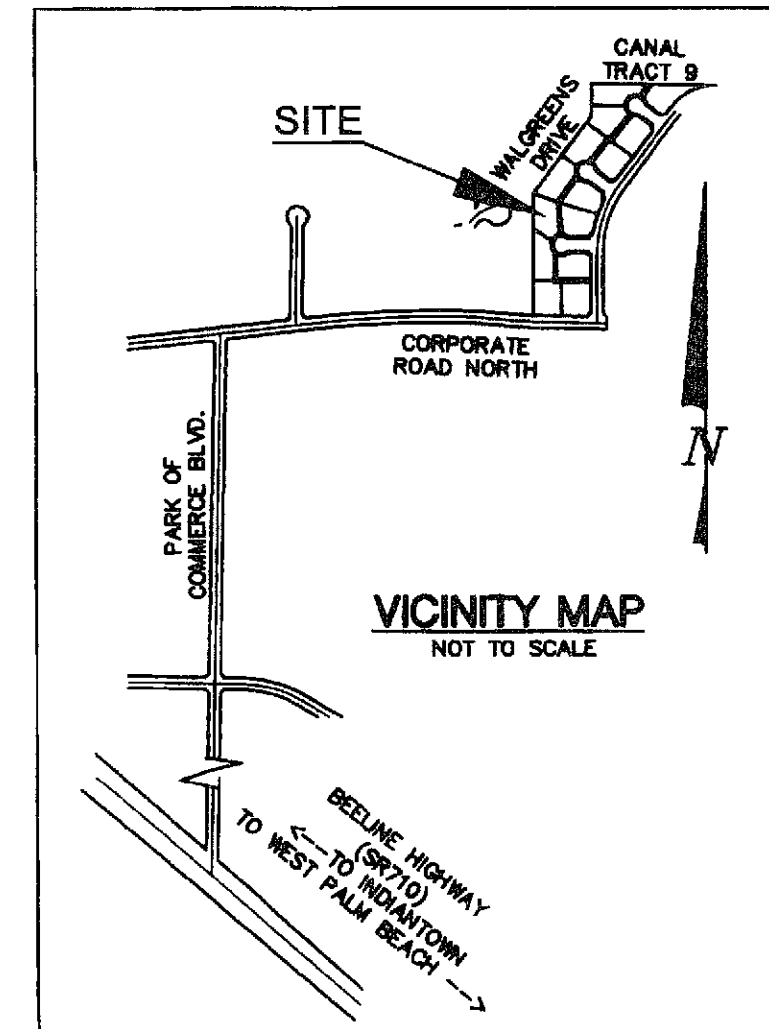
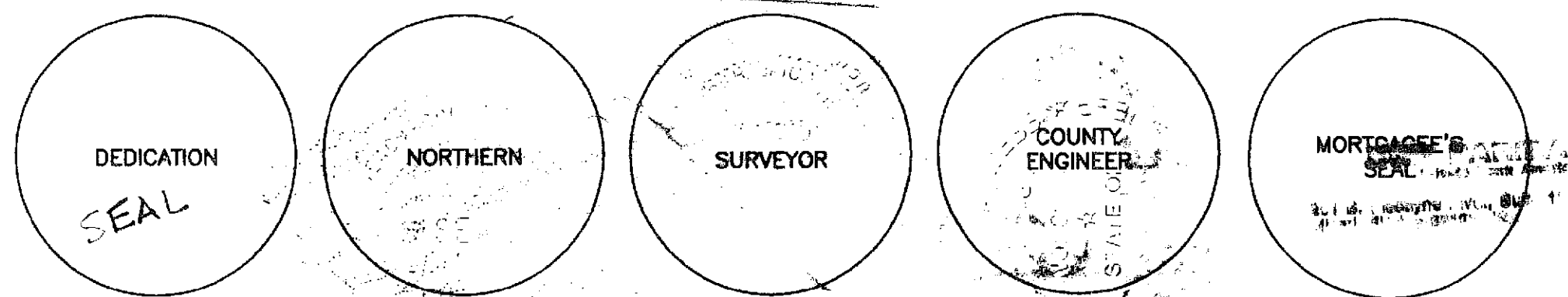
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

2) ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. ((R) DENOTES RADIAL)

3) 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.

4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°42'53" WEST (NORTH 88°42'50" GRID) ALONG THE CENTERLINE OF CORPORATE ROAD NORTH AS MONUMENTED BY PERMANENT CONTROL POINTS PSM 5019.

- COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00000704
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING ROTATED 00°00'03" COUNTER CLOCKWISE



AREA TABULATION

PETITION NUMBER: 81-190

LOT 1	-1.01 ACRES	LOT 11	-1.10 ACRES
LOT 2	-1.01 ACRES	LOT 12	-1.03 ACRES
LOT 3	-1.02 ACRES	LOT 13	-1.00 ACRES
LOT 4	-1.01 ACRES	LOT 14	-1.01 ACRES
LOT 5	-1.00 ACRES	TRACT "A"	-0.53 ACRES
LOT 6	-1.02 ACRES	TRACT "B"	-0.53 ACRES
LOT 7	-1.02 ACRES	TRACT "C"	-0.52 ACRES
LOT 8	-1.02 ACRES	TRACT "D"	-0.12 ACRES
LOT 9	-1.01 ACRES		
LOT 10	-1.01 ACRES		

TOTAL=15.96 ACRES

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

UNIT OF DEVELOPMENT NO. 16

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.

DATED THIS 21st DAY OF October, 2008.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *Don Bardin Jr.*
O'NEAL BARDIN, JR., SECRETARY
BOARD OF DIRECTORS SUPERVISORS

BY: *Marilyn Jacobs*
MARILYN JACOBS, PRESIDENT LEW JACOBS, PRESIDENT
BOARD OF DIRECTORS SUPERVISORS

COUNTY APPROVAL

COUNTY ENGINEER:

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 27th DAY OF December, 2008, 2010 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, P.E.*
GEORGE T. WEBB, P.E.
PALM BEACH 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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC.177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: *Sept. 20, 2008*

BY: *Boyle Engineering*
BRIAN C. KIERNAN, P.S.M.
LICENSE NO. 6101, STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
BRIAN C. KIERNAN, P.S.M. NO. 6101, STATE OF FLORIDA
BOYLE ENGINEERING CORPORATION
3550 S.W. CORPORATE PARKWAY
PALM CITY, FLORIDA 34990
LB-7622

