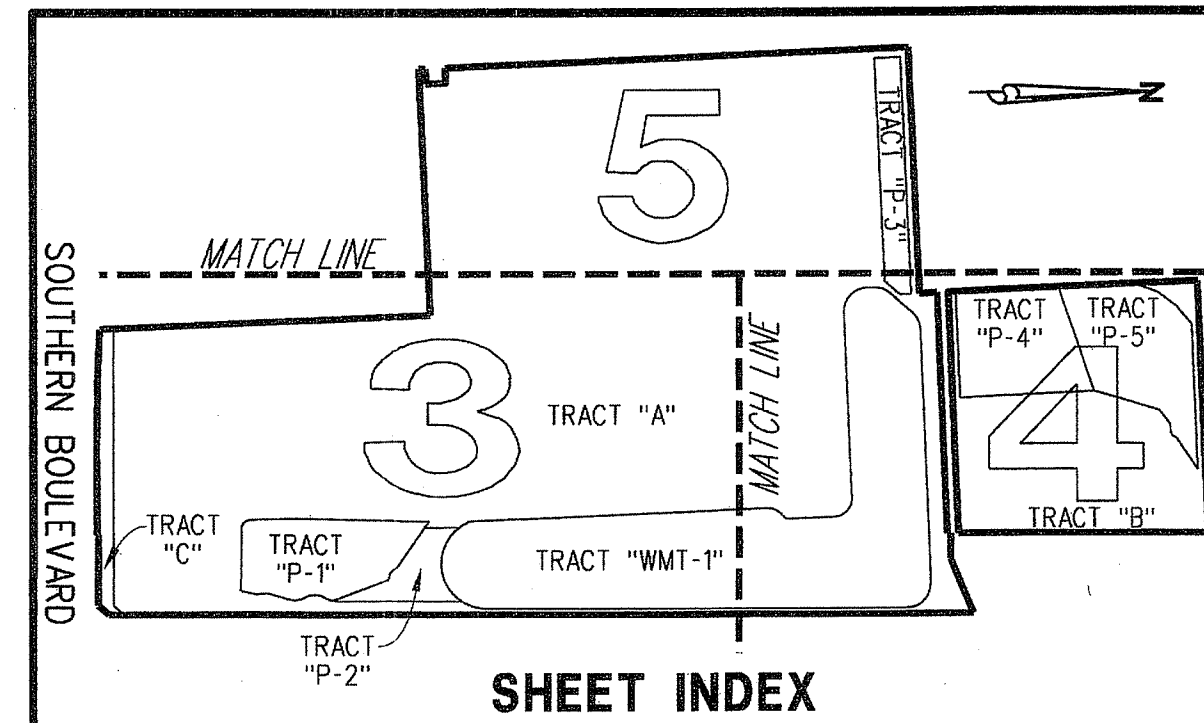


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# SOUTHERN LIGHT INDUSTRIAL PARK, A M.U.P.D.

BEING A PORTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF ALL OF TRACTS 40, 41 AND 60 OF BLOCK 5 AND A REPLAT OF PORTIONS OF TRACTS 42, 59 AND 61 OF BLOCK 5, AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 5



**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, HOWARD ALLEN COHEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 10/26/2015

BY: *Howard Allen Cohen*  
HOWARD ALLEN COHEN  
FLORIDA BAR NO. 190281

**PLAT POSITION AND ORIENTATION:**

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

SCALE FACTOR = 1.000032316

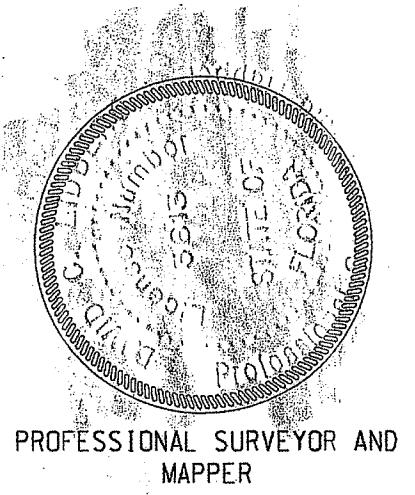
GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

**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 THAT 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: OCTOBER 21, 2015

BY: *David C. Lidberg*  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA



**SURVEYOR'S NOTES:**

- 1.) BEARINGS SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LINE BEARS NORTH 01°28'32" EAST.
- 2.) LINES, WHICH INTERSECT CURVES, ARE NON RADIAL UNLESS OTHERWISE NOTED.
- 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.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 6.) THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE LANDS SHOWN HEREON ARE INCLUDED IN THAT COURT CASE: CL-94-001668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THE LAWSUIT WAS THAT THE ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.
- 7.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, AS SUPERVISED BY DAVID C. LIDBERG, P.S.M., LICENSE NO. 3613, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

| AREA TABULATION                        |                  |               |
|--|------------------|---------------|
| DESCRIPTION                            | SQUARE FEET      | ACREAGE       |
| TRACT "A" (DEVELOPMENT TRACT)          | 1,972,009        | 45.271        |
| TRACT "B" (DEVELOPMENT TRACT)          | 245,306          | 5.632         |
| TRACT "C"                              | 30,970           | 0.711         |
| TRACT "P-1" (UPLAND PRESERVE TRACT)    | 82,511           | 1.894         |
| TRACT "P-2" (UPLAND PRESERVE TRACT)    | 26,834           | 0.616         |
| TRACT "P-3" (UPLAND PRESERVE TRACT)    | 39,640           | 0.910         |
| TRACT "P-4" (UPLAND PRESERVE TRACT)    | 85,279           | 1.958         |
| TRACT "P-5" (UPLAND PRESERVE TRACT)    | 95,919           | 2.202         |
| TRACT "WMT-1" (WATER MANAGEMENT TRACT) | 415,190          | 9.531         |
| <b>TOTAL</b>                           | <b>2,993,658</b> | <b>68.725</b> |

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

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| REF.  |              |                   |
| FLD.  | FB. PG.      | JOB 12-059B-306   |
| OFF. CASASUS  |              | DATE OCTOBER 2014 |
| CKD. D.C.L.   | SHEET 2 OF 5 | DWG. D12-059P     |