

COMMERCE PARK EAST

A P.I.P.D.

SITUATE IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

NOVEMBER, 1988

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CROWN DIVERSIFIED INDUSTRIES, INC., A MISSOURI CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS COMMERCE PARK EAST, SITUATE IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE S01°44'37"W, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 2635.93 FEET; THENCE N89°15'55"W, A DISTANCE OF 1374.33 FEET; THENCE N01°44'48"E, A DISTANCE OF 2627.72 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE S89°36'27"E, A DISTANCE OF 1374.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 83.027 ACRES, MORE OR LESS.

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

- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE RESIDENTIAL EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMERCE PARK EAST PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 15 FOOT AND 25 FOOT BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COMMERCE PARK EAST PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN BUFFER MUST IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 86-10) AND SURVEYOR'S NOTES.
- THE TWENTY FOOT MAINTENANCE EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR ACCESS, LAKE MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT A, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT R, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR RECREATION, UTILITIES, DRAINAGE, AND OTHER PROPER PURPOSES, 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 DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMERCE PARK EAST PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

- THE LIMITED ACCESS EASEMENTS (L.A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT B, THE ADDITIONAL R/W AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE ACME IMPROVEMENT DISTRICT, IT'S SUCCESSORS AND ASSIGNS, SHALL HAVE THE PERPETUAL CONSTRUCTION AND MAINTENANCE OBLIGATION OF ANY WATER AND SEWER FACILITIES WITHIN THE ROADWAYS AS SHOWN HEREON, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTICE: THIS PROPERTY IS A PLANNED INDUSTRIAL PARK DISTRICT WHICH HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS WITH CERTAIN CONDITIONS IMPOSED WHICH AFFECT ITS DEVELOPMENT. THE CONDITIONS ARE SET FORTH IN RESOLUTION NO. R-86-1358 AND MAY BE AMENDED ONLY BY THE APPROPRIATE AUTHORITIES. EACH PARCEL WITHIN THE P.I.P.D. IS TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN AND APPROPRIATE SITE PLAN ON FILE IN THE PALM BEACH COUNTY DEPARTMENT OF PLANNING, ZONING AND BUILDING.

IN WITNESS WHEREOF, CROWN DIVERSIFIED INDUSTRIES, INC., A MISSOURI CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 7th DAY OF OCTOBER, 1988.

CROWN DIVERSIFIED INDUSTRIES, INC.
CORPORATION OF THE STATE OF MISSOURI

ATTEST: Loretta A. Scott
SECRETARY
BY: Joe H. Scott
PRESIDENT

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF _____)

BEFORE ME PERSONALLY APPEARED JOE H. SCOTT AND _____ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND _____ OF CROWN DIVERSIFIED INDUSTRIES, INC., A MISSOURI CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 7th DAY OF October, 1988.

MY COMMISSION EXPIRES: _____
George M. Clape
NOTARY PUBLIC

TITLE CERTIFICATION

WE, STEWART TITLE GUARANTY CO., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CROWN DIVERSIFIED INDUSTRIES, INC., A MISSOURI CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THE PROPERTY FREE OF ENCUMBRANCES.

DATE: 10/27/88 BY: Stewart Title Guaranty Co.
DAN BRAMS, ESQUIRE
AGENT

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 3rd DAY OF OCTOBER, 1988.
Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF November, 1988.

BY: Carol Elmqvist
CAROL A. ROBERTS, CHAIR
CAROL ELMQUIST

ATTEST:
JOHN B. DUNKLE, CLERK

BY: Jina M. Eldings
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF NOVEMBER, 1988.

BY: H.F. Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER



SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

SEAL
BOARD OF COUNTY
COMMISSIONERS

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°36'27"E ALONG THE NORTH LINE OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING EQUAL TO THE BEARING BASE OF "REPLAT OF PARCEL D COMMERCE PARK AT WELLINGTON - P.I.D.", AS RECORDED IN PLAT BOOK 48, PAGE 122 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND, SHOWN THUS: 
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: 

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R.) DENOTES NON-RADIAL
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO STRUCTURES, TRUCK PARKING OR LOADING PERMITTED IN OR ON THE RESIDENTIAL EASEMENT.

P.I.P.D. TABLE

TOTAL ACREAGE	83.027 AC.
TOTAL LOTS	44
COMMERCIAL AREA	4.000 AC.
RECREATION	0.498 AC.
OPEN SPACE	6.310 AC.
RIGHT-OF-WAY	10.639 AC.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

Each lot must have site plan approval before permitting

TURNOUT REQUIRED

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN C.F.P.	DATE AUG. 1988	COMMERCE PARK EAST
CHECKED R.B.P.	SCALE NONE	
DRAWING NO.	86-134PL	


0283-001
6195
P.L. 86-9
Alloc #0001
5/24/88

95

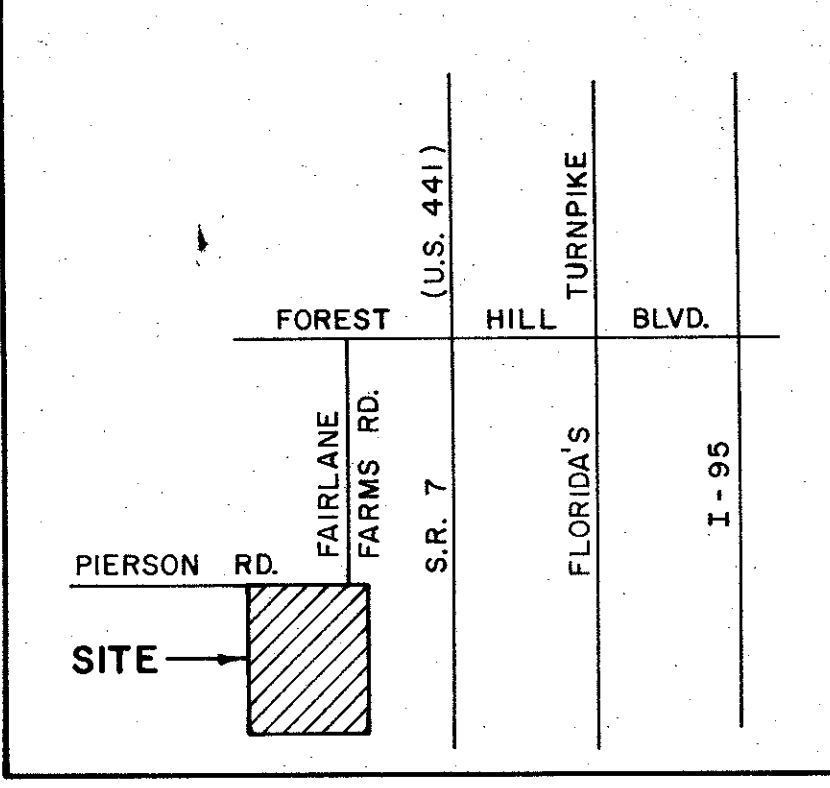
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 11:06 AM THIS 23 DAY OF Nov AD, 1988 AND DULY RECORDED IN PLAT BOOK 61 ON PAGES 95 AND 96

JOHN B. DUNKLE, CLERK
BY: Caroline A. Scott, D.C.



CIRCUIT COURT SEAL



LOCATION MAP
N.T.S.

SUBMITTED TO COMMERCIAL PARK DISTRICT
BOOK 61
PAGE 95
PIPD 86-9
33414

SEAL
CROWN DIVERSIFIED
INDUSTRIES, INC.

SEAL
NOTARY PUBLIC

