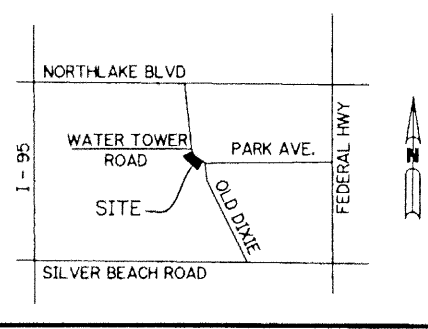




# KELSEY BUSINESS PARK

LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
TOWN OF LAKE PARK, PALM BEACH COUNTY FLORIDA

SHEET 1 OF 2 DECEMBER, 2000



VICINITY SKETCH  
NOT TO SCALE

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 12:22 P.M.  
This day of December 20 2000  
and duly recorded in Plat Book No. 87  
on page 51-60  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *Dorothy H. Wilken* D.C.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT 1525 FLAGLER CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS KELSEY BUSINESS PARK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE SOUTH 88°03'45" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 1,766.44 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY A 66 FOOT RIGHT OF WAY; THENCE SOUTH 09°45'15" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 82.87 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING THREE COURSES, SOUTH 46°07'50" EAST, A DISTANCE OF 259.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 48°07'50" EAST, A DISTANCE OF 167.59 FEET; THENCE SOUTH 65°37'20" EAST, A DISTANCE OF 506.61 FEET; THENCE SOUTH 24°22'40" WEST, A DISTANCE OF 197.10 FEET TO A LINE PARALLEL WITH AND 10 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE ABANDONED ROADBED OF THE DRAKE LUMBER COMPANY TRAMWAY; THENCE NORTH 78°15'44" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 338.36 FEET; THENCE NORTH 81°28'41" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 411.21 FEET; THENCE NORTH 49°28'13" WEST, ALONG A LINE PARALLEL WITH AND 50 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE ABANDONED ROADBED OF THE DRAKE LUMBER COMPANY RAILROAD, A DISTANCE OF 124.59 FEET; THENCE NORTH 47°21'15" EAST, A DISTANCE OF 306.14 FEET; THENCE NORTH 50°48'10" EAST, A DISTANCE OF 137.30 FEET TO THE POINT OF BEGINNING

CONTAINING 5.274 ACRES, MORE OR LESS.

HAVING CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

1. 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.
2. THE ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, FLORIDA.
3. 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 KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
4. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY DEDICATED TO SEACONAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, 1525 FLAGLER CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND HAS CAUSED HIS SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS PRESIDENT THIS 20th DAY OF DECEMBER, 2000.

BY: 1525 FLAGLER CORPORATION  
A FLORIDA CORPORATION  
WITNESS: *Vanessa Branch*  
BY: *Norman Thomas*  
NORMAN THOMAS  
WITNESS: *Kenneth L. Townsend*  
ITS: PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NORMAN THOMAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Bob Divine* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 1525 FLAGLER 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 20th DAY OF DECEMBER, 2000.  
NOTARY PUBLIC: *Kenneth L. Townsend*  
PRINT NAME: *Kenneth L. Townsend*  
MY COMMISSION EXPIRES: MAY 3, 2004

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 20th DAY OF DECEMBER, 2000.

KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *Norman Thomas*  
NORMAN THOMAS, PRESIDENT  
WITNESS: *Vanessa Branch*  
PRINT NAME: *Vanessa Branch*  
WITNESS: *Kenneth L. Townsend*  
PRINT NAME: *Kenneth L. Townsend*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NORMAN THOMAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Bob Divine* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KELSEY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., 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 20th DAY OF DECEMBER, 2000.  
NOTARY PUBLIC: *Kenneth L. Townsend*  
PRINT NAME: *Kenneth L. Townsend*  
MY COMMISSION EXPIRES: MAY 3, 2004

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, SOUTHEAST GUARANTY AND TITLE, INC., DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO 1525 FLAGLER CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Dec. 20, 2000  
BY: *Kenneth L. Townsend*  
KENNETH L. TOWNSEND, PRESIDENT

### TOWN OF LAKE PARK APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 20th DAY OF DECEMBER, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: *Theresa C. Leary*  
THERESA C. LEARY, TOWN MANAGER  
ATTEST: *Mary Wolcott*  
MARY WOLCOTT, TOWN CLERK

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 20-42-43 WHICH BEARS S 88°03'45" E AND ALL BEARINGS ARE RELATIVE THERETO.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
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 PALM BEACH COUNTY.
4. 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 USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT TOWN OF LAKE LAKE PARK ZONING REGULATIONS OR AS SHOWN ON A SITE PLAN APPROVED BY, AND ON FILE WITH THE TOWN OF LAKE PARK.

### 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 GUARANTEE POSTED WITH THE TOWN OF LAKE PARK FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *Wilbur F. Divine*  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA  
DATE: 12-21-00

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674

