AMENDED 30767/0909

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT 1/8 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

THIS PLAT HAS BEEN AMENDED: SEE O.R. BOOK 23697 PG. 25

C.R. 146 141 Pg. 139

PREPARED BY: SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18300 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 FEBRUARY 1987

LEGAL DESCRIPTION:

BEING A REPLAT OF TRACTS 45, 46, 47, G1, G2, G3, G4, G8, G9, 70, 71 AND 72; PORTIONS OF TRACTS 44, G6 AND G7 IN BLOCK 89 AND PORTIONS OF TRACTS 5, 6, 7, 8, 9, AND 10 IN BLOCK 90; AND A PORTION OF THE FIFTY (50) FOOT ROAD, DIKE AND DITCH RESERVATION LYING BETWEEN SAID BLOCKS 89 AND 90, "PALM BEACH FARMS COMPANY PLAT 1/8 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 47, BLOCK 89; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 47, FOR 600.04 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; THENCE S.89°37'15"W., ALONG THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 47, 46, 45 AND 44, BLOCK 89, FOR 1301.31 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.85°22'34"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4238.28 FEET AND A CENTRAL ANGLE OF 3°37'05" FOR AN ARC DISTANCE OF 267.00 FEET TO A POINT OF TANGENCY; THENCE N.1°00'17"W., FOR 309.22 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 7, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86060-2531); THENCE N.89°37'05"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 44, 45, 46, AND 47, BLOCK 89, FOR 1312.47 FEET TO THE POINT OF BEGINNING. CONTAINING 28.968 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE RUN S.0°25'15"E., FOR 30.00 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 61, BLOCK 89); THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 61, FOR 330.00 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACTS 61 AND 75, BLOCK 89 AND ITS SOUTHERLY PROJUNATION, FOR 1365.09 FEET; THENCE S.0°23'55"E., ALONG THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS, BLOCK 90 AND ITS NORTHERLY PROJUNATION, FOR 1016.56 FEET; THENCE N.89°28'23"W., ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD N.7 S.R. 441 (SAMPLE ROAD), FOR 2089.16 FEET; THENCE N.0°33'37"E., FOR 98.94 FEET; THENCE N.89°23'26"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 10, BLOCK 90, FOR 27.18 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.35°30'35"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET AND A CENTRAL ANGLE OF 53°28'55" FOR AN ARC DISTANCE OF 210.36 FEET TO A POINT OF TANGENCY; THENCE N.1°00'23"W., ALONG A LINE PARALLEL WITH AND 220.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, FOR 205.01 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 440.22 FEET AND A CENTRAL ANGLE OF 0°40'00" FOR AN ARC DISTANCE OF 5.02 FEET TO A POINT OF TANGENCY; THENCE N.71°40'23"W., FOR 278.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4238.28 FEET AND A CENTRAL ANGLE OF 0°58'52" FOR AN ARC DISTANCE OF 72.49 FEET (LAST MENTIONED FIVE COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD N.7, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86060-2531); THENCE S.89°37'15"W., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF THE AFOREMENTIONED TRACT 62, BLOCK 89, FOR 71.00 FEET; THENCE N.1°16'11"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 62, FOR 122.01 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 62, FOR 32.00 FEET; THENCE S.0°50'48"E., ALONG THE WEST LINE OF THE EAST 38' OF SAID TRACT 62, FOR 122.00 FEET; THENCE N.89°37'15"E., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF SAID TRACT 62, FOR 310.00 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 62, FOR 538.01 FEET; THENCE N.89°37'05"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 61, BLOCK 89, FOR 330.00 FEET; THENCE N.0°25'15"W., ALONG THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 61, BLOCK 89, FOR 1322.02 FEET; THENCE N.89°37'05"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 61, 63, AND 65, BLOCK 89, FOR 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 68.1150 ACRES, MORE OR LESS.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 97.1103 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WPK ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, GERALD M. WOCHUA, AS TRUSTEE, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK", A REPLAT.

THAT THE THOROUGHFARES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHEREVER DISCONTINUED BY LAW.

THAT THE EASEMENTS AS SHOWN AND CONTAINED HEREON, AN UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS.

ALL TRACTS ADJOINING PUBLIC RIGHTS-OF-WAY SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY FOR TURNING LANES AS APPROVED OPENINGS AS REQUIRED BY THE CITY OF COCONUT CREEK.

IN WITNESS WHEREOF: WPK ASSOCIATES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 17 DAY OF MARCH A.D. 1987
BY: BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WPK ASSOCIATES LIMITED.
BY: BOCA/WPK CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED

WITNESS: _____ BY: _____ PRESIDENT.
GERALD M. WOCHUA
BOCA/WPK CORP.
WITNESS: Charles Pittman

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHUA, PRESIDENT OF BOCA/WPK CORP., A FLORIDA CORPORATION AS GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA AND GENERAL PARTNER OF WPK

(CONTINUED)

(CONTINUED)
ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17 DAY OF MARCH A.D. 1987.
MY COMMISSION EXPIRES: May 3, 1988
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 17 DAY OF MARCH A.D. 1987
WITNESS: _____
WITNESS: Charles Pittman
BY: _____ SEAL.
GERALD M. WOCHUA, AS TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHUA, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17 DAY OF MARCH A.D. 1987.
MY COMMISSION EXPIRES: May 3, 1988
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULLER, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 13656 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS ____ DAY OF _____ A.D. 198__.
WITNESS: _____
WITNESS: _____ SEAL.
JOHN D. GOODRIDGE, ATTORNEY IN FACT.

N.A.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOHN D. GOODRIDGE, ATTORNEY IN FACT FOR ULLRICH D. SCHULLER, PER POWER OF ATTORNEY RECORDED _____ IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS ____ DAY OF _____ A.D. 198__.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CLARA LEE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 14, 1986 IN OFFICIAL RECORDS BOOK 13516 AT PAGE 742 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 30TH DAY OF MARCH A.D. 1987.
WITNESS: L. Judson Lloyd
WITNESS: Myra L. Miller
BY: Clara Lee SEAL.
CLARA LEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CLARA LEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 30 DAY OF March A.D. 1987
MY COMMISSION EXPIRES: March 29, 1990
L. Judson Lloyd
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT WILFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED JULY 21, 1982 IN OFFICIAL RECORDS BOOK 13670 AT PAGE 804 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 19TH DAY OF MARCH A.D. 1987.
WITNESS: H. J. Van Hise (AS TO BOTH)
BY: Wilfred B. Brown SEAL.
WILFRED B. BROWN
WITNESS: Vincent De Marco (AS TO BOTH)
BY: Delores Emma Brown SEAL.
DELORES EMMA BROWN, HIS WIFE.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF SARASOTA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WILFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 19 DAY OF March A.D. 1987
MY COMMISSION EXPIRES: October 20, 1987
Vincent De Marco
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT JACK CORREIA AND LOUISA CORREIA, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12988 AT PAGE 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 31TH DAY OF MARCH A.D. 1987.
WITNESS: _____ (AS TO BOTH)
BY: _____ SEAL.
JACK CORREIA
WITNESS: _____ (AS TO BOTH)
BY: _____ SEAL.
LOUISA CORREIA, HIS WIFE.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK CORREIA AND LOUISA CORREIA, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 11th DAY OF March A.D. 1987
MY COMMISSION EXPIRES: November 25, 1990
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.