

PLAT OF HIGHLAND PINES

BEING IN SECTION 13, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 IN 2 SHEETS
AUGUST 1976

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed
this 14th day of September
1976 and duly recorded in Pl. Book No.
32 on page 109
JAMES D. CARLTON, Clerk Circuit Court
- Rita C. Amey

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE PARK INDUSTRIAL TRUST; JOSEPH C. UVANILE, TRUSTEE; THE OWNER OF THAT TRACT OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HIGHLAND PINES, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 7 FEET OF THE SOUTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 100 FEET OF THE SOUTH 435.6 FEET THEREOF, PALM BEACH COUNTY, FLORIDA CONTAINING 14.21 ACRES MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, AS FOLLOWS:

- STREETS
THE STREETS AS SHOWN (BOULEVARD AND AVENUE) ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS
THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE TRUSTEE THIS 29 DAY OF JULY A.D. 1976.

BY: Joseph C. Uvanile
LAKE PARK INDUSTRIAL TRUST
JOSEPH C. UVANILE, TRUSTEE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2447, PAGE 1557 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 VICE PRESIDENT AND ATTESTED BY ITS ASST. VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2ND DAY OF AUGUST A.D. 1976.

BY: Timothy R. Poe ATTEST: Dennis W. St. Charles
FIRST NATIONAL BANK AND TRUST OF RIVIERA BEACH

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM BRANT, A DULY LICENSED ATTORNEY 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 TO LAKE PARK INDUSTRIAL TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

William Brant
WILLIAM BRANT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TIMOTHY R. POE AND DENNIS W. ST. CHARLES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. VICE PRESIDENT OF THE FIRST NATIONAL BANK AND TRUST OF RIVIERA BEACH, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 SEAL THIS 2ND DAY OF AUGUST, 1976
MY COMMISSION EXPIRES: May 7, 1978

Barbara J. Kramer
NOTARY PUBLIC

NOTE:
ALL BEARINGS ARE ASSUMED BASED ON THE SOUTH LINE OF THE S.W. 1/4 SECTION 13 BEING N-89°56'01"-E. ALL BLOCK CORNERS ROUNDED WITH 25' RADIUS UNLESS OTHERWISE NOTED. THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE, UTILITY EASEMENTS.

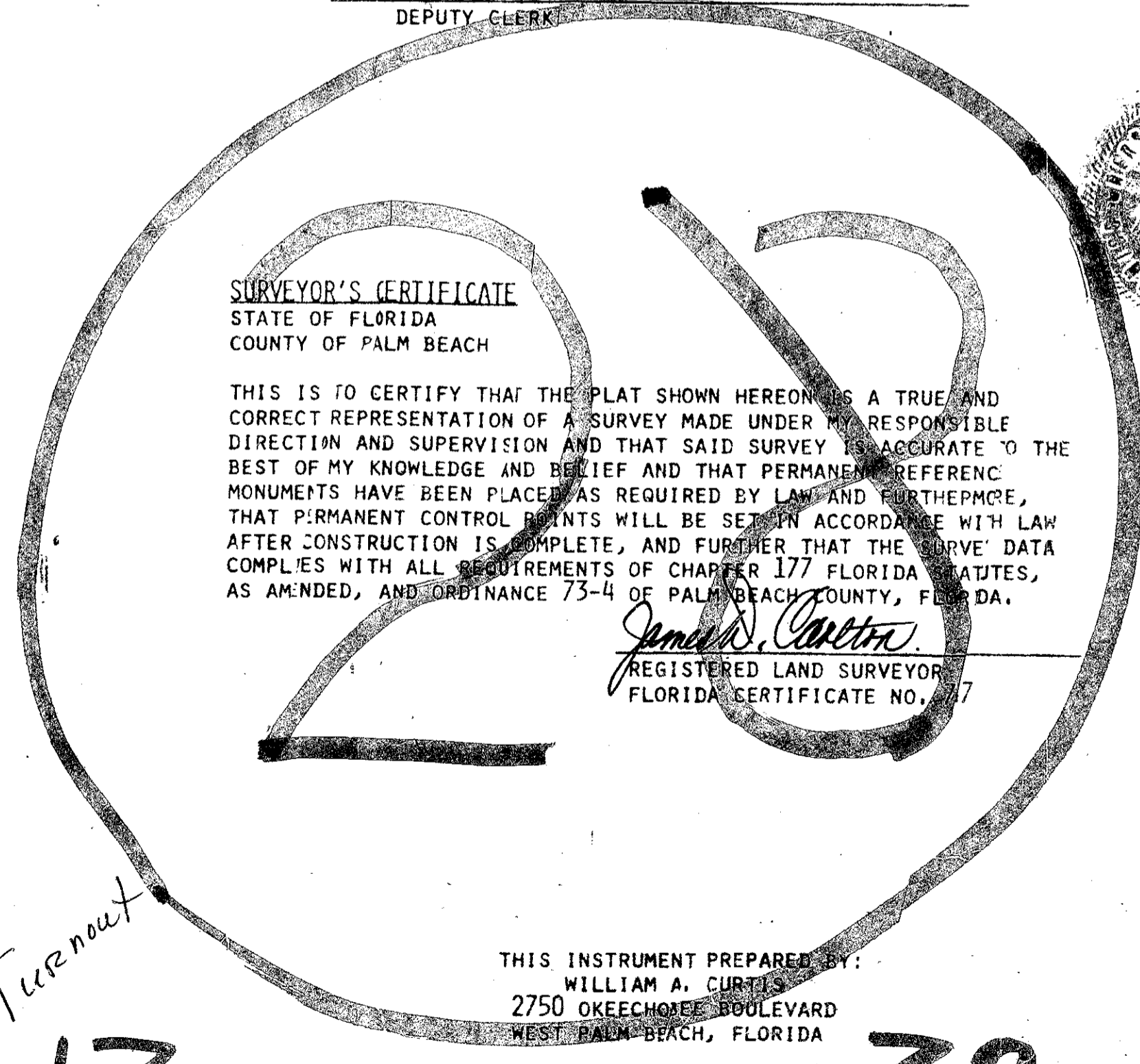
COUNTY APPROVAL

APPROVED THIS 14 DAY OF September A.D. 1976.

BOARD OF COUNTY COMMISSIONERS
BY: Lisa J. Gittel
CHAIRMAN
BY: W. J. ...
COUNTY ENGINEER

ATTEST: JOHN B. DUNKL - CLERK
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK



James D. Carlton
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 17

THIS INSTRUMENT PREPARED BY:
WILLIAM A. CURTIS
2750 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOSEPH C. UVANILE, TRUSTEE OF LAKE PARK INDUSTRIAL TRUST, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME AS TRUSTEE OF THE SAID TRUST, FOR THE PURPOSES THEREIN EXPRESSED, AND THAT HIS ACT AND DEED WAS THE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND SEAL AT West Palm Beach COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 29th DAY OF July A.D. 1976.

Barbara J. Kramer
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 7, 1978

HIGHLAND PINES

0360-00013

JAMES D. CARLTON, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2750 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA

