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DRAWING NUMBER 51/102
PLANTHOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548

PLAT NO. 2

CENTRAL INDUSTRIAL PARK

IN THE NORTHWEST ONE-QUARTER OF SECTION 30 TWP. 42 SO. ,RGE. 43 E. PALM BEACH COUNTY, FLORIDA

MOCK, ROOS & ASSOCIATES, INC.

ENGINEERS - SURVEYORS - PLANNERS

WEST PALM BEACH, FLORIDA

IN 2 SHEETS **MAY 1985** **SHEET No. 1**

102

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND RUN THENCE S-86°-59'-37"-E ON THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 150.04 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9); THENCE RUN S-1°-35'-56"-W ON SAID RIGHT OF WAY LINE, A DISTANCE OF 60.02 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT; THENCE RUN S-86°-59'-37"-E ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 2109.87 FEET TO A POINT ON A LINE PARALLEL TO AND 400 FEET WEST OF, MEASURED AT RIGHT ANGLES TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30; THEN RUN S-1°-28'-43"-W ON SAID PARALLEL LINE, A DISTANCE OF 1174.75 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH-WEST, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 91°-31'-40"; THENCE RUN SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 39.94 FEET TO THE END OF SAID CURVE; THENCE RUN N-86°-59'-37"-W, A DISTANCE OF 2086.71 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9); THENCE RUN N-1°-35'-56"-E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 1200.36 FEET TO THE POINT OF BEGINNING. ALSO DESCRIBED AS NOT INCLUDED PARCEL LYING NORTH OF PROSPECT AVENUE AS SHOWN ON PLAT NO. I, CENTRAL INDUSTRIAL PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE WEST END OF THE 25 FOOT RADIUS CURVE AT THE NORTHWEST CORNER OF PROSPECT AVENUE AND GARDEN ROAD, ACCORDING TO SAID PLAT NO. I CENTRAL INDUSTRIAL PARK; RUN THENCE NORTH 86°-59'-37" WEST, ALONG THE NORTH LINE OF SAID PROSPECT AVE., A DISTANCE OF 439.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. THENCE CONTINUE NORTH 86°-59'-37" WEST, ALONG THE SAID NORTH LINE OF PROSPECT AVE., A DISTANCE OF 578.48 FEET; THENCE NORTH 02°-19'-24" EAST, A DISTANCE OF 433.52 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL WITH AND 433.49 FEET NORTHERLY FROM (AS MEASURED AT RIGHT ANGLES TO) THE SAID NORTH LINE OF PROSPECT AVENUE; THENCE SOUTH 86°-59'-37" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 572.09 FEET; THENCE SOUTH 01°-28'-43" WEST, A DISTANCE OF 433.64 FEET TO THE POINT OF BEGINNING.

AREA BEING PLATTED = 52.44 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BLUE HERON PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, GARDEN INDUSTRIAL PARK, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNERS OF LAND SHOWN HEREON, BEING SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 2 CENTRAL INDUSTRIAL PARK, BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS AS SHOWN AND THE ADDITIONAL RIGHT OF WAY AT THE SOUTHEAST CORNER OF TRACT A ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

a. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

b. LIMITED ACCESS EASEMENTS - 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.

3. WATER MANAGEMENT:

THE MAINTENANCE EASEMENT AND THE WATER MANAGEMENT TRACT AS SHOWN IS HEREBY DEDICATED TO PLAT NO. 2 CENTRAL INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE WATER MANAGEMENT TRACT ASSOCIATED WITH THE DRAINAGE OF COUNTY ROADS.

IN WITNESS WHEREOF, THE ABOVE OWNERS HAVE CAUSED THIS PLAT TO BE EXECUTED EITHER INDIVIDUALLY OR BY THEIR PROPER OFFICERS OR REPRESENTATIVES.

WITNESSES:

BLUE HERON PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP. BY: ITS GENERAL PARTNER JUPITER INLET CORP., A FLORIDA CORPORATION:

BY: JOYCE V. BACKUS, V.P.

ATTEST: VICKI J. LAVACHE, ASSISTANT SECRETARY

AS TO BLUE HERON PROPERTIES, LTD.

GARDEN INDUSTRIAL PARK, LTD., A FLORIDA LIMITED PARTNERSHIP BY ITS GENERAL PARTNER NOBIL-NOVICK ASSOCIATES AN OHIO GENERAL PARTNERSHIP

BY: JAMES H. NOBIL, GENERAL PARTNER

AS TO GARDEN INDUSTRIAL PARK LTD.

ACKNOWLEDGMENT

STATE OF FLORIDA)SS
COUNTY OF PALM BEACH)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARD JOYCE V. BACKUS AND VICKI J. LAVACHE, WELL KNOWN TO ME TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF JUPITER INLET CORP., A FLORIDA CORPORATION, AS THE GENERAL PARTNER OF BLUE HERON PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, AD THEY ACKNOWLEDGED BEFORE ME EXECUTING THE FOREGOING DOCUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED ON BEHALF OF THE CORORATION AND FOR THE PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF MAY, 1985.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 11-28-88

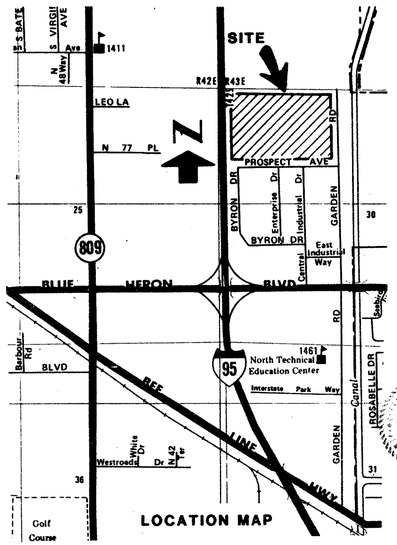
ACKNOWLEDGMENT

STATE OF FLORIDA)SS
COUNTY OF PALM BEACH)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARD JAMES H. NOBIL, WELL KNOWN TO ME TO BE A GENERAL PARTNER OF NOBL-NOVICK ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, WHICH PARTNERSHIP IS A GENERAL PARTNER OF GARDEN INDUSTRIAL PARK, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED BEFORE ME EXECUTING THE FOREGOING DOCUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED ON BEHALF OF THE PARTNERSHIPS.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF May, 1985.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 4-13-89



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3402, AT PAGE 1004 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 22nd DAY OF MAY, 1985.

WITNESSES:

SY REESE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SY REESE, WELL KNOWN TO ME, AND HE ACKNOWLEDGED BEFORE ME EXECUTING THE FOREGOING DOCUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 22nd DAY OF MAY, 1985.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 10/20/87

MORTGAGEE'S CONSENT

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, RECORDED IN OFFICIAL RECORD BOOK 2639, AT PAGE 1733, AND MODIFIED IN O.R. BOOK 4379, PAGE 999, AND ASSIGNED IN O.R. BOOK 4379, AT PAGE 1016 AND IN O.R. BOOK 4390, AT PAGE 81, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS THE 30th DAY OF May, 1985.

WITNESSES:

STATE FARM INSURANCE COMPANY

BY: VICE PRESIDENT

BY: ASST. SECRETARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CLIFFORD F. STONEBURNER AND MARK J. MATHEWS, WELL KNOWN TO ME TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF STATE FARM INSURANCE COMPANY, AND THEY ACKNOWLEDGED BEFORE ME EXECUTING THE FOREGOING DOCUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 30th DAY OF MAY, 1985.

NOTARY PUBLIC, STATE OF ~~FLORIDA~~ ILLINOIS AT LARGE
MY COMMISSION EXPIRES: 2-10-88

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF July, A.D. 1985.

BY: HERBERT F. KAHLERT, ENGINEER
PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF July, A.D. 1985.

BY: KENNETH M. ADAMS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE CLERK

BY: DEPUTY CLERK

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

May 21, 1985
DATE

SANFORD V. HOWARD
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA

SURVEYOR

PLAT 2 CENTRAL IND. PARK 51/102

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JOHN L. REMSEN, 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 BLUE HERON PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND GARDEN INDUSTRIAL PARK, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

May 22, 1985
DATE

0460-001

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This Plat was filed for record at 11:05 AM this 8th day of July 1985 and duly recorded in Plat Book No. 51 on pages 102 & 103.
JOHN B DUNKLE Clerk Circuit Court
By [signature] D.C.

JUPITER INLET CORP | NOTARY BLUE HERON PROPERTIES LTD. | NOTARY GARDEN IND. PARK LTD. | NOTARY SY REESE | STATE FARM INS | NOTARY STATE FARM INS. | CO. ENGR. | CLERK

THIS INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
5720 CORPORATE WAY
WEST PALM BEACH, FLORIDA