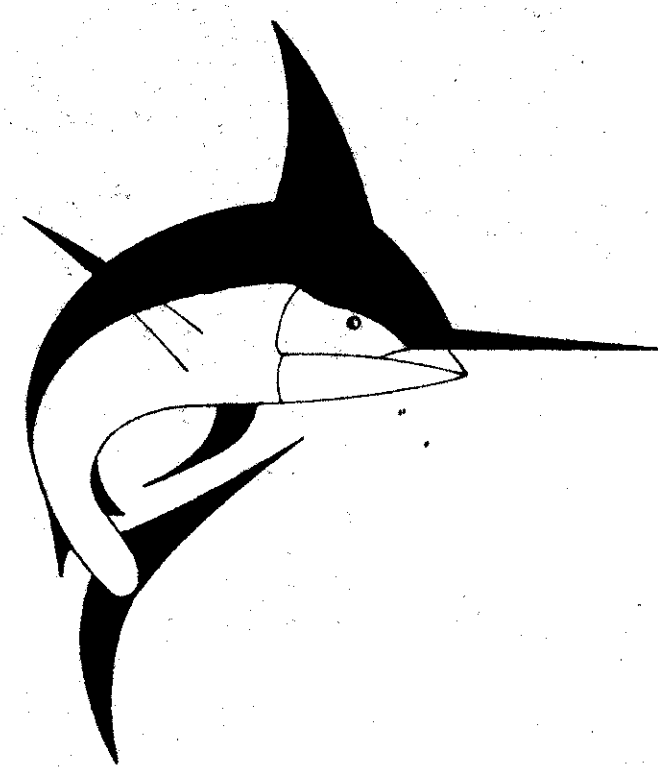


DRAWING NUMBER
53/168



PLAT OF MARLIN INDUSTRIAL PARK (A P.I.D.)

168

BEING A REPLAT OF TRACTS 65, 82 AND 83 OF THE PLAT OF MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 5, PAGE 79 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND ALSO BEING A REPLAT OF THE WEST ONE-HALF OF THE PLAT OF WESTWORTH AS RECORDED IN PLAT BOOK 13, PAGE 47 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PLAT OF WESTWORTH BEING A REPLAT OF TRACT 64 OF SAID PLAT OF MODEL LAND COMPANY. MAY, 1985

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:26 AM
this 28th day of May 1985
and duly recorded in Plat Book No. 53
on page 168
JOHN B. DUNKLE
County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HARPENAU INVESTMENT, INCORPORATED, AN OHIO CORPORATION, OWNER OF A PORTION OF THE LAND SHOWN HEREON, SITUATE IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MARLIN INDUSTRIAL PARK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 64 AND 65 ACCORDING TO THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 20 FEET OF SAID TRACTS 64 AND 65 CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 3908, PAGE 1359, AND MARLIN INDUSTRIAL PARK SOUTH, LTD., A LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, MARLIN CONSTRUCTION AND DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF A PORTION OF THE LAND SHOWN HEREON SITUATE IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MARLIN INDUSTRIAL PARK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACTS 82 AND 83 ACCORDING TO THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 20 FEET OF SAID TRACTS 82 AND 83 CONVEYED TO PALM BEACH COUNTY IN ORB 3908, PAGE 1359.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS MARLIN INDUSTRIAL PARK MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACTS 64, 65, 82 AND 83 ACCORDING TO THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 20 FEET OF SAID TRACTS 64 AND 65 CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 3908, PAGE 1359, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1.) THE TRACT AS SHOWN FOR
41 23rd AVENUE SOUTH

AS SHOWN IS HEREBY DEDICATED TO THE MARLIN INDUSTRIAL PARK OWNER'S ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION AND ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AS PRIVATE INGRESS AND EGRESS EASEMENT, UTILITY EASEMENT AND DRAINAGE EASEMENT, AND SHALL BE MAINTAINED IN PERPETUITY BY SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
2.) TRACTS 64, 65, 82 AND 83 (WATER MANAGEMENT TRACTS), AS SHOWN, ARE HEREBY DEDICATED TO THE MARLIN INDUSTRIAL PARK OWNER'S ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION.

FOR WATER MANAGEMENT PURPOSES AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERTENTUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 3.) EASEMENTS
A. UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
B. LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
C. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE MARLIN INDUSTRIAL PARK OWNER'S ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE EASEMENT PURPOSES AND ARE THE PERTENTUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

D. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF MAY, 1985.

HARPENAU INVESTMENT, INCORPORATED,
A CORPORATION OF THE STATE OF OHIO

BY: ROBERT A. HARPENAU, SR. PRESIDENT

ATTEST: JANET ROBINSON, SECRETARY

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF JANUARY, 1986.

MARLIN INDUSTRIAL PARK SOUTH, LTD.,
MARLIN CONSTRUCTION AND DEVELOPMENT, INC.,
GENERAL PARTNER, A CORPORATION OF THE STATE OF FLORIDA

BY: RICHARD HARPENAU, PRESIDENT

ATTEST: STEPHEN T. BREXEL, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. HARPENAU, SR. AND JANET ROBINSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE HARPENAU INVESTMENT, INC., 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 OFFICIAL SEAL THIS 27th DAY OF MAY, 1985.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD HARPENAU AND STEPHEN T. BREXEL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE MARLIN CONSTRUCTION AND DEVELOPMENT, INC., 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.

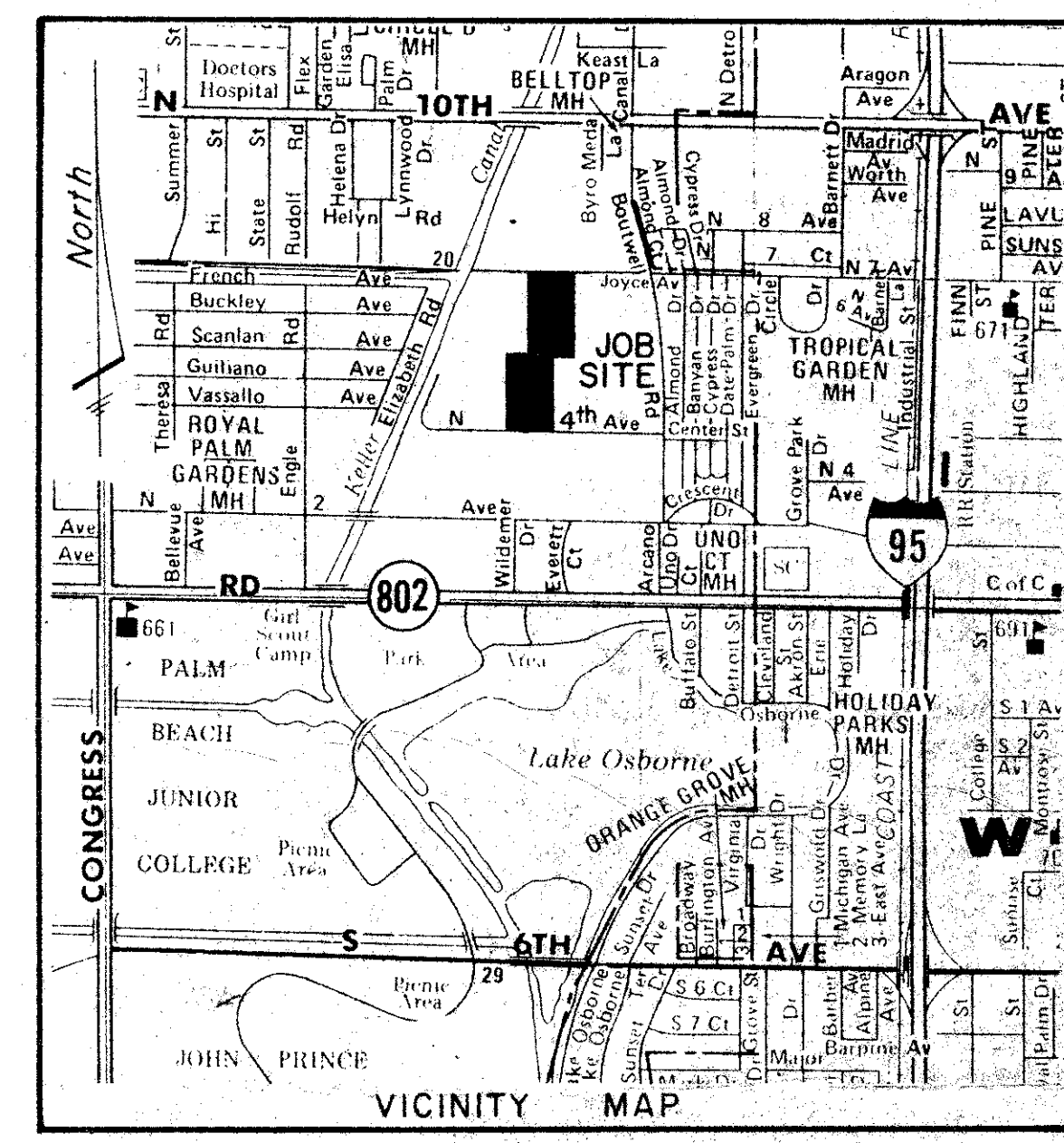
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 1986.

MY COMMISSION EXPIRES: NOTARY PUBLIC

SEAL HARPENAU INVESTMENT, INC.

SEAL MARLIN CONSTRUCTION AND DEVELOPMENT, INC.

NOTARY SEAL



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID M. SHAW, 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 HARPENAU INVESTMENT, INC., AN MARLIN INDUSTRIAL PARK SOUTH, LTD.; 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 TRUE AND CORRECT.

DAVID M. SHAW, ESQ.

MAY 28, 1985
DATE OF CERTIFICATION

TOTAL AREA = 19,3545
MIN. LOT SIZE = 1000 Ac
NO. OF LOTS = 15
INDEX

- SHEET 1 SIGNATURE SHEET
- SHEET 2 SIGNATURE SHEET
- SHEET 3 LOT LAYOUT

0468-000
53/168

THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIERER
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
906 ALTERNATE A1A
LAKE PARK, FLORIDA 33410

20144/43
SUBDIVISION * Marlin Industrial Park
BOOK 53 PAGE 168
FLOOD ZONE B FLOOD MAP * 1650
QUAD * 18 ZONING
SE ZIP CODE 33461
PUD NAME

PLAT OF
MARLIN INDUSTRIAL PARK
(A P.I.D.)
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3175 ANTIPOLO BLVD., SUITE 200, WEST PALM BEACH, FLORIDA 33411

FIELD	E. G.	JOB NO.	84-971	PLW 1110	
OFFICE	R. R.	DATES	MAY, 1985	DWG. NO.	64-471
SCALE	1" = 40'	REF.		SHEET	1

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORD BY NUMBER 05348

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORD BY NUMBER 05348

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RECORD BY NUMBER 05348