

LEELAN WEST INDUSTRIAL PARK SECTION 32, T43S, R42E, BEING A REPLAT OF PART OF TRACT 2, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA NOVEMBER 1988 SHEET 1 OF 2

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 11:02 AM on the 3rd day of May 1989, and duly recorded in Plat Book No. 62, on page 133 + 134 JOHN B. DUNKLE, Clerk, Circuit Court



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT KEJAN-FLORIDA CORPORATION, A FLORIDA CORPORATION, AND A & A ELECTRIC CO., INC. EMPLOYEES PROFIT SHARING TRUST, OWNERS OF LAND SHOWN HERON BEING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HERON AS LEELAN-WEST INDUSTRIAL PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE NORTH 70 FEET THEREOF, CONTAINING 13.41 ACRES OF LAND BE THE SAME MORE OR LESS,

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. 2. DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY TO THE LEELAN-WEST INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION INC. ITS SUCCESSORS AND OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 3. UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CATV 4. THE LIMITED ACCESS EASEMENTS AS SHOWN HERON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ASSESS RIGHTS. 5. THE BUFFER EASEMENT SHOWN HERON IS HEREBY DEDICATED TO THE LEELAN-WEST INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION INC. ITS SUCCESSORS AND OR ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 6. TRACT A, THE WATER MANAGEMENT TRACT, LAKE MAINTENANCE EASEMENT DRAINAGE EASEMENT, AS SHOWN HERON, IS HEREBY DEDICATED TO THE LEELAN-WEST INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION INC. ITS SUCCESSORS AND OR ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. 7. THE LIPT STATION EASEMENT AS SHOWN HERON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND OR ASSIGNS, FOR LIPT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND ATTESTED BY THEIR VICE PRESIDENT AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 10 DAY OF NOV, 1988.

KEJAN-FLORIDA CORPORATION, A CORPORATION OF THE STATE OF FLORIDA.

BY: [Signature] KENNETH JEWELL, PRESIDENT

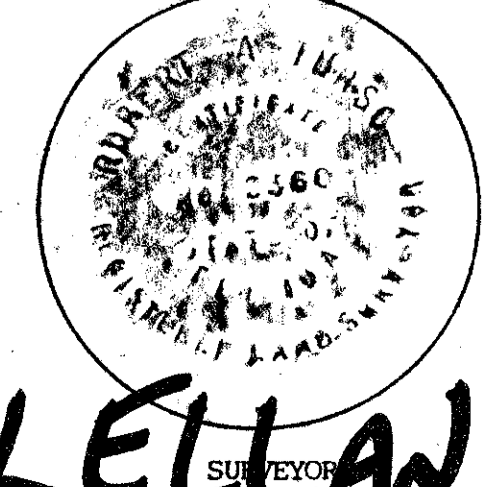
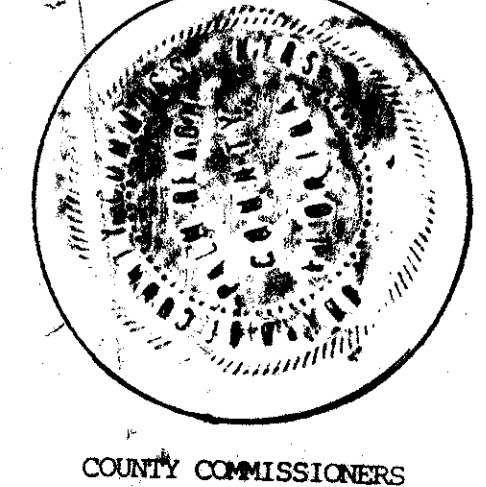
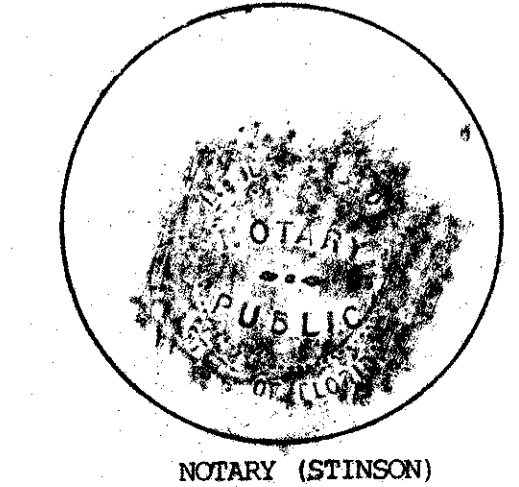
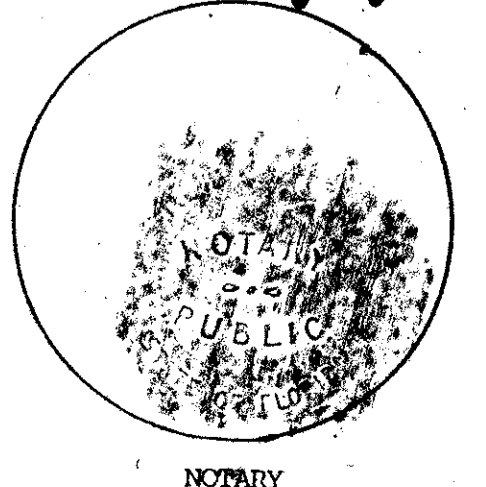
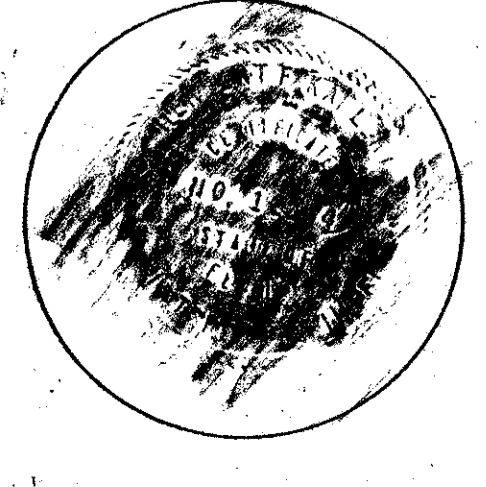
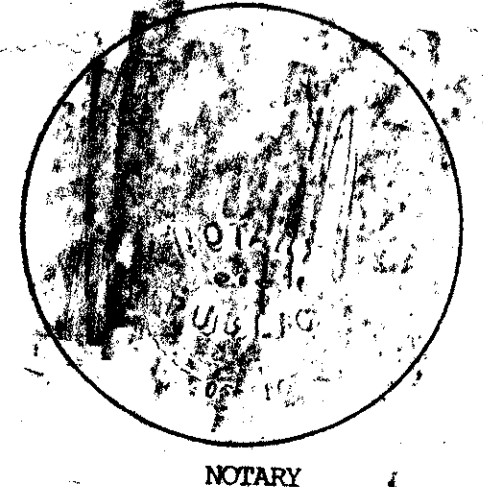
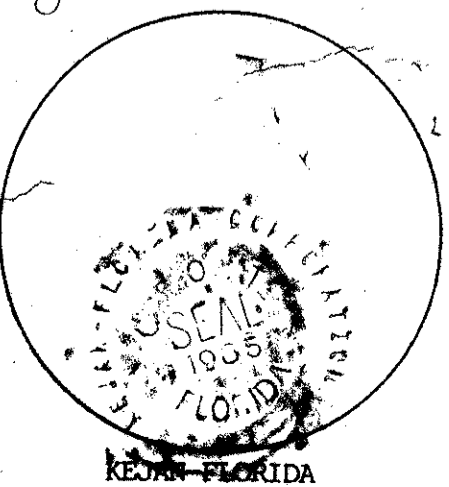
ATTEST: [Signature] JANICE JEWELL, VICE PRESIDENT

A & A ELECTRIC CO., INC., EMPLOYEES PROFIT SHARING TRUST

BY: [Signature] ROBERT WHITAKER, TRUSTEE

WITNESS: [Signature] LINDA HILLSLEY

WITNESS: [Signature] JANE CASSELL



ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH JEWELL AND JANICE JEWELL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE TH INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF TH KEJAN-FLORIDA CORP., A FLORIDA CORPORATION, A 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 10 DAY OF November 1988.

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: July 13, 1992

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT WHITAKER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE FOR THE A & A ELECTRIC COMPANY, INC., EMPLOYEES PROFIT SHARING TRUST, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE 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 OFFICIAL HAND AND SEAL THIS 10 DAY OF November 1988.

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: July 13, 1992

MORTGAGEE CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HERON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AS TO THEIR RESPECTIVE INTERESTS IN SAID MORTGAGES AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4916 AT PAGE 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, HAROLD J. STINSON & BETTY SUE STINSON, HIS WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11 DAY OF November 1988.

WITNESS TO BOTH: [Signature] HAROLD J. STINSON

WITNESS TO BOTH: [Signature] BETTY SUE STINSON

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HAROLD J. STINSON AND BETTY SUE STINSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, AND SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF November 1988.

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: July 13, 1992

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, RICHARD E. CLARK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KEJAN-FLORIDA CORPORATION, AND A & A ELECTRIC COMPANY INC., EMPLOYEES PROFIT SHARING TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HERON; THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: APRIL 1, 1989 BY: [Signature] RICHARD E. CLARK

APPROVALS:

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF May 1989 BY: [Signature] CAROL J. ELMQUIST CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT BY: [Signature] DEPUTY CLERK

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2th DAY OF May 1989

BY: [Signature] COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1. BEARING REFERENCE: THE NORTH LINE OF TRACT 2, BLOCK 7, IS ASSUMED TO BE N 88 59' 36" E, AND ALL OTHER BEARING RELATIVE THERETO. 2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS: ■ PRM P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: O PCP 3. THERE SHALL BE NO BUILDINGS, STRUCTURES, TREES, SHRUBS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 4. ALL LINES WHICH INTERSECT ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. 5. ALL BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY BUILDING AND ZONING REGULATIONS. 6. APPROVALS AND PERMITS FOR INDIVIDUAL LOT DEVELOPMENT AND ADDITIONAL STORM WATER CONTROL FACILITIES FOR SUCH DEVELOPMENT MUST BE OBTAINED FROM THE PALM BEACH COUNTY ENGINEERING DEPT. PRIOR TO OBTAINING ANY BUILDING PERMITS 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

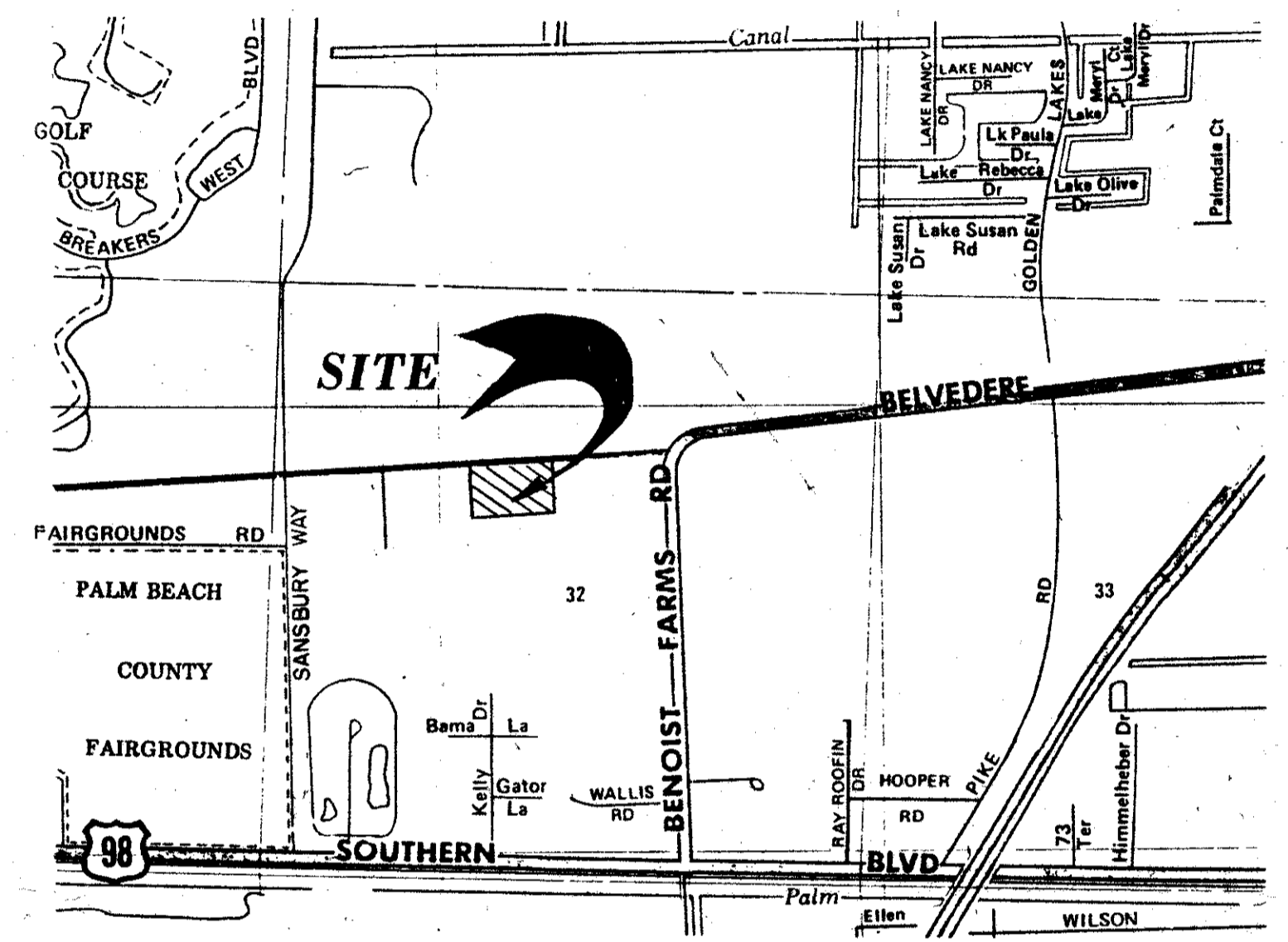
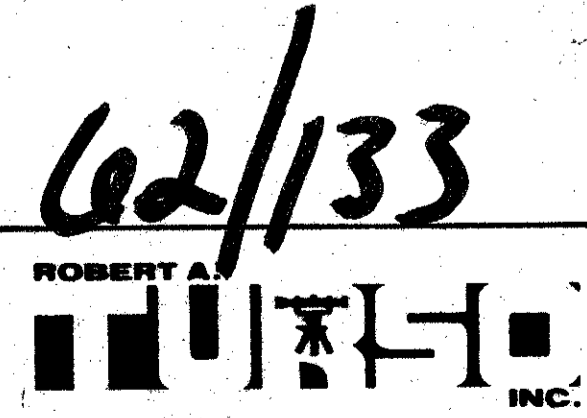


Table with 2 columns: Item and Value. Includes TOTAL AREA (13.41 ACRES), TOTAL NUMBER OF LOTS (5), DENSITY (0.37 LOTS PER ACRE), WATER MANAGEMENT TRACT (2.57 ACRES), RIGHT OF WAY (1.69 ACRES), NET LOT AREA (9.15 ACRES), ZONING (I.L. - PLANNED INDUSTRIAL DEVELOPMENT), MINIMUM LOT SIZE (1.0 ACRE), ZONING PETITION NUMBER (82-182 (A)).

Plat 82-182 0516-001

THIS INSTRUMENT PREPARED BY: ROBERT A. TURSO, P.L.S. 3285B LAKE WORTH ROAD LAKE WORTH, FLORIDA 33461

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY COMPLIES WITH CHAPTER 211H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET, THAT PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.



LEELAN WEST INDUSTRIAL PARK

LAND SURVEYORS 3285B LAKE WORTH RD. LAKE WORTH, FLORIDA 33461 PHONE (407) 585-1695

Vertical text on the left margin: SUBDIVISION - Leelan West Ind. Park, BOOK 133-134, FLOOD MAP # 150 A, ZONING S I L, QUAD # 46, SE 82-182, PUD NAME TAZ B21