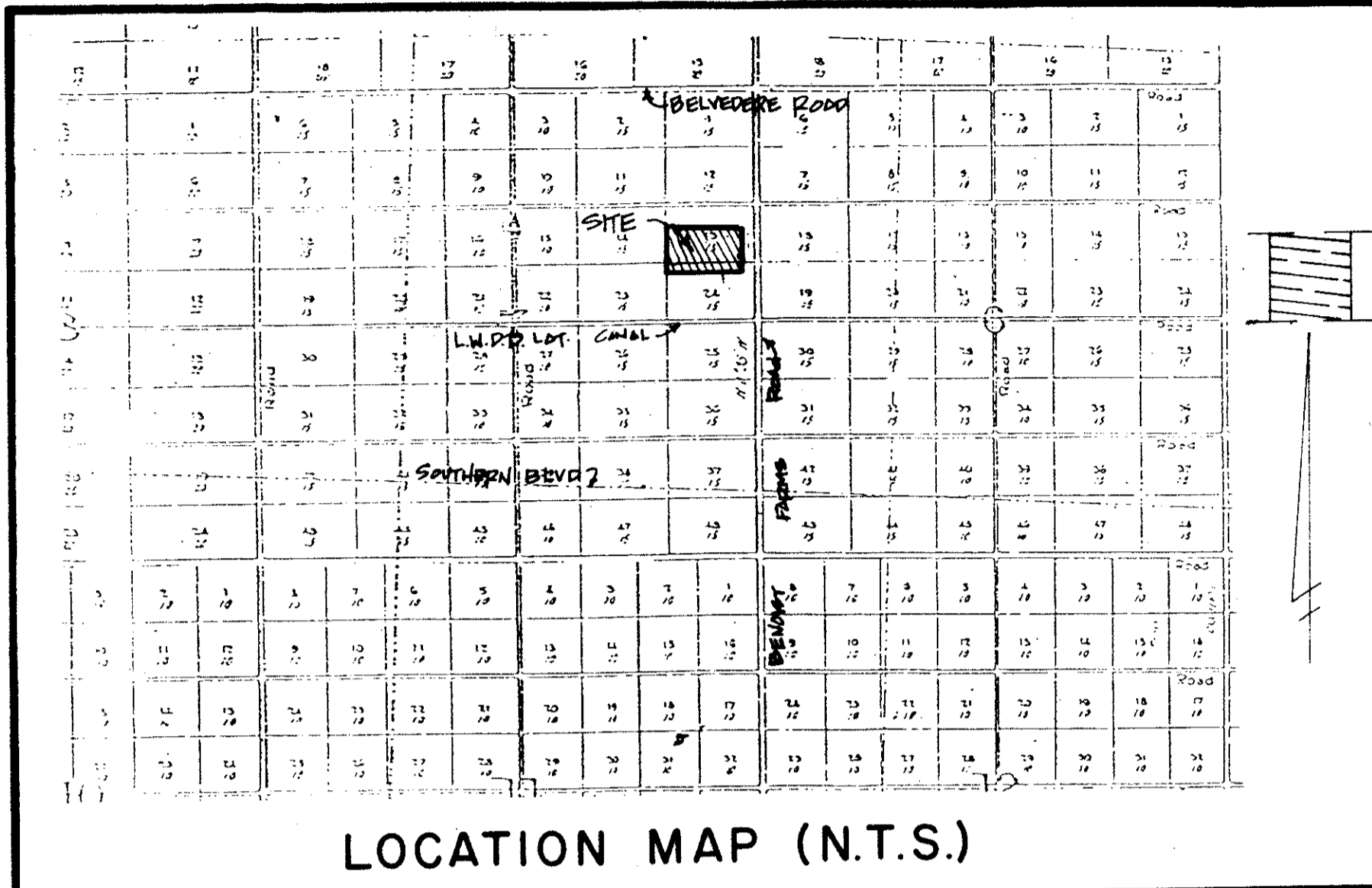


# PLAT OF BENOIST FARMS INDUSTRIAL PARK NORTH

BEING A REPLAT OF A PORTION OF TRACTS 13 AND 24, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGE 45, AND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2. JULY, 1989

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 3:23 P.M.  
this 18 day of July  
1989, and duly recorded in Plat Book No. 63 on page 65-66  
JOHN B. DUNKLE, Clerk  
Subscribed and sworn to before me on this day of July, 1989.



LOCATION MAP (N.T.S.)

PETITION NO. 88-42

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Irving J. Salins, individually and as Trustee owner of land shown hereon, being in Section 32, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as BENOIST FARMS INDUSTRIAL PARK NORTH, being a Replat of a portion of Tracts 13 and 24, Block 7, PALM BEACH FARMS COMPANY, PLAT NO. 3 and being more particularly described as follows:

The South 360.84 feet, of Tract 13, Block 7, and the North 60 feet, of Tract 24, Block 7, less the East 66 feet thereof, PALM BEACH FARMS COMPANY, PLAT NO. 3, as recorded in Plat Book 2, Pages 45 and 46, in and for Palm Beach County, Florida. Containing in all 8.93 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- EASEMENTS:**
  - UTILITY EASEMENTS:** The utility easements as shown are hereby dedicated in perpetuity for the purpose of construction, maintenance and operation of utilities, and cable television services.
  - DRAINAGE EASEMENTS:** The drainage easements as shown are hereby dedicated to BENOIST FARMS INDUSTRIAL PARK NORTH PROPERTY OWNERS' ASSOCIATION, INC., its successors or assigns, for the purpose of construction and maintenance of drainage facilities, without recourse to Palm Beach County. Palm Beach County shall have the right but not the obligation to maintain any portion of the drainage system associated with the drainage of Public Roads.
  - 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.

- TRACT "A": Tract "A", additional right of way for Benoist Farms Road, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
- TRACT "B": Tract "B", as shown is hereby dedicated for private road purposes, to THE BENOIST FARMS INDUSTRIAL PARK NORTH PROPERTY OWNERS' ASSOCIATION, INC., its successors or assigns, and is the perpetual maintenance obligation of said association, without recourse to Palm Beach County, Florida.
- TRACT "C": Tract "C", the Water Management Tract as shown hereon is hereby dedicated to THE BENOIST FARMS INDUSTRIAL PARK NORTH PROPERTY OWNERS' ASSOCIATION, INC., its successors or assigns, for the proper purposes and is the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, I, Irving J. Salins, individually and as Trustee do hereunto set my hand and seal this 12 day of May, 1989.  
Witness: Irving J. Salins, Trustee and individually  
Witness: Lauren Jill

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME, personally appeared, Irving J. Salins, individually and as Trustee, to me well known to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of May, 1989.

MY COMMISSION EXPIRES: 1/2/93

Lauren Jill  
NOTARY PUBLIC  
State of Florida

### 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 mortgages which are recorded in Official Record Book 6048 at pages 283 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 President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 16 day of May, 1989.

Bank of The South Palm Beaches, a Corporation of The State of Florida  
By: Tenny McGraw  
Tenny McGraw, President

ATTEST:  
Stephen D. Goldstein  
SENIOR VICE PRESIDENT  
STEPHEN D. GOLDSTEIN

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF Palm Beach ) SS

BEFORE ME, personally appeared Tenny McGraw and Lauren Jill, to me well known, and known to me to be the individuals described in and who executed to foregoing instrument as President and Secretary of the Bank of The South Palm Beaches, a Corporation and severally acknowledge to and before me that they executed such instrument as such officers 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 16th day of May, 1989.

MY COMMISSION EXPIRES: 7/13/92

James P. County  
NOTARY PUBLIC  
State of Florida

### APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 11th day of JULY, 1989.  
By: Carol J. Elquest  
Carol J. Elquest, Chairman  
Board of County Commissioners  
Palm Beach County, Florida

ATTEST:  
JOHN B. DUNKLE, Clerk  
By: John B. Dunkle  
Deputy Clerk

COUNTY ENGINEER  
This plat is hereby approved for record this 11th day of JULY, 1989.  
By: Robert F. Rawlert  
Robert F. Rawlert, P.E. County Engineer

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, Larry B. Alexander, 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 Irving J. Salins, Trustee, 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 and there are no other encumbrances of record.

DATE: May 4, 1989  
Larry B. Alexander  
Larry B. Alexander,  
Attorney-at-law

### 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 meets the minimum technical standards pursuant to Section 472.027 Florida Statutes, Chapter 21 HH-6-02, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'S) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

DATE: May 8, 1989  
Donald D. Daniels  
Donald D. Daniels  
Registered Land Surveyor  
Florida Certificate No. 2608.

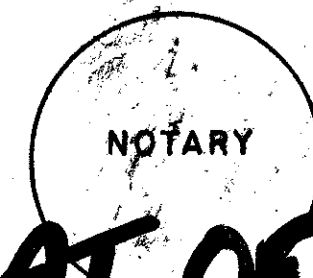
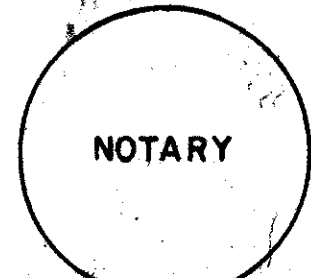
THIS INSTRUMENT WAS PREPARED BY: DONALD D. DANIELS  
1547 N. FLORIDA MANGO ROAD  
WEST PALM BEACH, FLORIDA

0545-001

63/65

REF. 32-43-42	Donald D. Daniels, Inc.	SCALE: N.T.S.
OFFICE: D O	REGISTERED LAND SURVEYORS	NO. 87-646-N
DATE: 7-8-89	1547 N. FLORIDA MANGO ROAD WEST PALM BEACH, FLORIDA 33409	SHT 1 OF 2

SUBDIVISION: Benoist Farms Industrial Park North  
BOOK: 63  
PAGE: 65  
FLOOD MAP: 1504  
ZONING: I L  
QUAD: 11  
SECTION: 32  
TOWNSHIP: 43 S  
RANGE: 42 E  
ZIP CODE: 33463  
TAX: 821



# PLAT OF BENOIST FARMS INDUSTRIAL PARK NORTH