

# CENTRAL INDUSTRIAL PARK TRACT "C" REPLAT

460-002

30

REPLAT OF TRACT C, PLAT NO. 2, CENTRAL INDUSTRIAL PARK  
PLAT BOOK 51, PAGES 102 AND 103, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA  
SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
OCTOBER 1994

### DEDICATION AND RESERVATION

McGHEE REALTY PARTNERSHIP OF PALM BEACH COUNTY, FLORIDA, A LIMITED PARTNERSHIP AND INVESCO INSTITUTIONAL MORTGAGE FUND II, LTD., A TEXAS LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTRAL INDUSTRIAL PARK TRACT "C" REPLAT, BEING A REPLAT OF TRACT C, PLAT NO. 2, CENTRAL INDUSTRIAL PARK, PLAT BOOK 51, PAGES 102 AND 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN PLAT NO. 2, CENTRAL INDUSTRIAL PARK, PLAT BOOK 51, PAGES 102 AND 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, RUN THENCE SOUTH 86°59'37" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30, A DISTANCE OF 150.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9, AS SAME IS SHOWN ON ROAD PLAT BOOK 3, PAGE 225, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°37'03" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.02 FEET TO THE INTERSECTION OF THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 WITH THE SOUTH LINE OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL EPB-6, AS SAME IS DESCRIBED IN OFFICIAL RECORD BOOK 1257, PAGE 550 AND IN OFFICIAL RECORD BOOK 1273, PAGE 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF TRACT C, AS SAME IS SHOWN ON SAID PLAT NO. 2, CENTRAL INDUSTRIAL PARK; THENCE SOUTH 86°59'37" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EPB-6 AND ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 809.06 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 02°18'43" WEST ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 500.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL INDUSTRIAL DRIVE NORTH, AS SAME IS SHOWN ON SAID PLAT NO. 2, CENTRAL INDUSTRIAL PARK; THENCE NORTH 86°59'37" WEST ALONG THE SOUTH LINE OF SAID TRACT C AND ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF CENTRAL INDUSTRIAL DRIVE NORTH, A DISTANCE OF 803.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT C, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9; THENCE NORTH 01°37'03" EAST ALONG THE WEST LINE OF SAID TRACT C AND ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9, A DISTANCE OF 500.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.252 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL ALSO BEING TRACT C, PLAT NO. 2, CENTRAL INDUSTRIAL PARK, PLAT BOOK 51, PAGES 102 AND 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS SURVEYED.

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

1. THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

2. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, McGHEE REALTY PARTNERSHIP OF PALM BEACH COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, ASBURY REALTY COMPANY, A FLORIDA CORPORATION, THIS 4th DAY OF November, 1994.

McGHEE REALTY PARTNERSHIP OF PALM BEACH COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY ASBURY REALTY COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER

ATTEST: Frank S. McGhee, Corporate Secretary; Thomas R. McGhee, President

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME PERSONALLY APPEARED THOMAS R. MCGHEE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ASBURY REALTY COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AS THE SOLE GENERAL PARTNER OF MCGHEE REALTY PARTNERSHIP OF PALM BEACH COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November 1994.

MY COMMISSION EXPIRES: Trade A.E. Bohman, Notary Public, State of Florida

OFFICIAL SEAL  
Trade A. E. Bohman  
My Commission Expires  
Feb. 18, 1997  
Comm. No. CG 284670

A TEXAS LIMITED PARTNERSHIP  
FORMERLY KNOWN AS LOMAS & NETTLETON  
INSTITUTIONAL MORTGAGE FUND II,  
LTD.

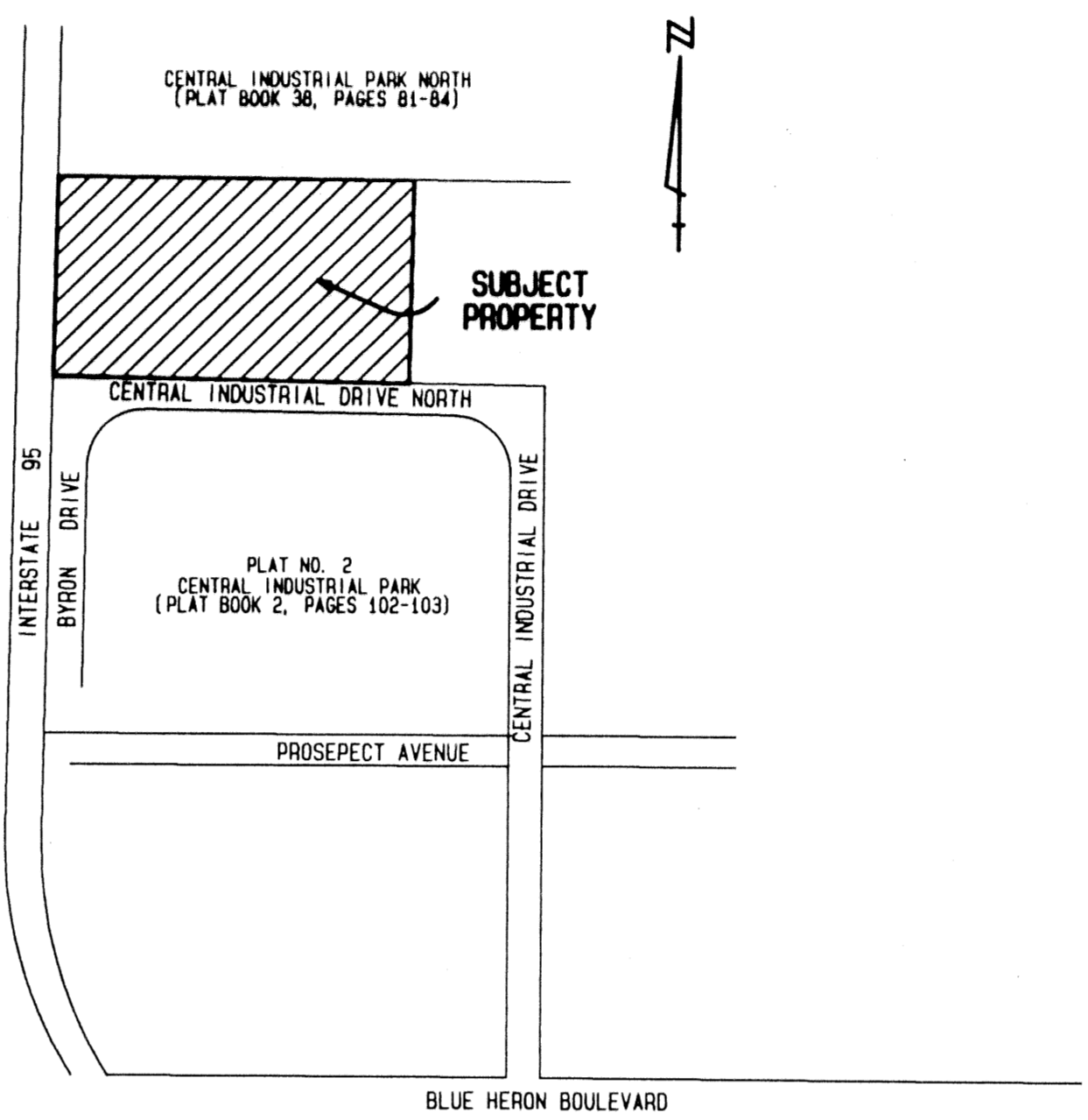
IN WITNESS WHEREOF, INVESCO INSTITUTIONAL MORTGAGE FUND, II, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, INVESCO PARTNERS II, INC., A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 7th DAY OF November, 1994.

INVESCO INSTITUTIONAL MORTGAGE FUND, II, LTD., A TEXAS LIMITED PARTNERSHIP  
BY INVESCO PARTNERS II, INC., A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AS GENERAL PARTNER

ATTEST: David N. Farmer, Executive Vice President

ACKNOWLEDGEMENT  
STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME PERSONALLY APPEARED DAVID N. FARMER WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF INVESCO PARTNERS II, INC., A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA ON BEHALF OF THE CORPORATION AS THE SOLE GENERAL PARTNER OF INVESCO INSTITUTIONAL MORTGAGE FUND, II, LTD., A TEXAS LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF November, 1994.

MY COMMISSION EXPIRES: 11/12/1998  
Emily Gump, Notary Public, State of Texas



LOCATION MAP NOT TO SCALE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MCGHEE REALTY PARTNERSHIP OF PALM BEACH COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP AND INVESCO INSTITUTIONAL MORTGAGE FUND, II, LTD., A TEXAS LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 11-9-1994  
Brent M. Hall, Asst. V.P.

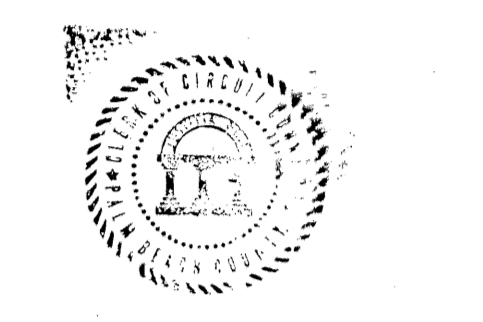
### SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 51, PAGES 102 AND 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 89-59-37 EAST ALONG THE SOUTH LINE OF TRACT C.
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PETITION DR94-43.
- 6. THE COORDINATES SHOWN ON SHEET 2 ARE GRID. DATUM = NAD 83 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = US SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLANE. TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.0000562. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

### SURVEYOR'S CERTIFICATION

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, 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.  
DATE: November 3, 1994 BY: Timothy M. Smith, P.L.S.  
CERTIFICATE NO. 4676

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:10 AM  
THIS 30 DAY OF Dec  
1994 AND DULY RECORDED  
IN PLAT BOOK 74 ON PAGES  
30 AND 31  
DOROTHY H. WILKEN, CLERK  
By: Sally A. Wright, D.C.



### COUNTY APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Dec 1994.

By: Ken Foster, Chair

ATTEST: Dorothy Wilken, Clerk  
Sally Wright, Deputy Clerk

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Dec 1994.

By: George Webb, P.E., County Engineer

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH IN THE OFFICES OF MOCK, ROOS & ASSOC., INC., 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA, 33407.

MOCK, ROOS & ASSOCIATES, INC.  
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113  
SCALE: 1"=50' DATE: APRIL, 1994  
P.A. NO. 94115.01 CAD FILE: SURV94P01 TRACT C  
REPLAT OF TRACT C  
PLAT NO. 2 CENTRAL INDUSTRIAL PARK  
SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST

Central Industrial Park  
Subdivision # Tract 11C  
BOOK 74 PAGE 30  
FLOOD ZONE B  
QUAD # 14  
SE  
PUD NAME SOURCE  
DATE 03-14-94

SEAL ASBURY REALTY COMPANY  
SEAL NOTARY PUBLIC  
SEAL INVESCO PARTNERS II, INC.  
SEAL NOTARY PUBLIC  
SEAL EMILY GARZA  
SEAL COUNTY ENGINEER  
SEAL COUNTY COMMISSIONERS  
SEAL SURVEYOR