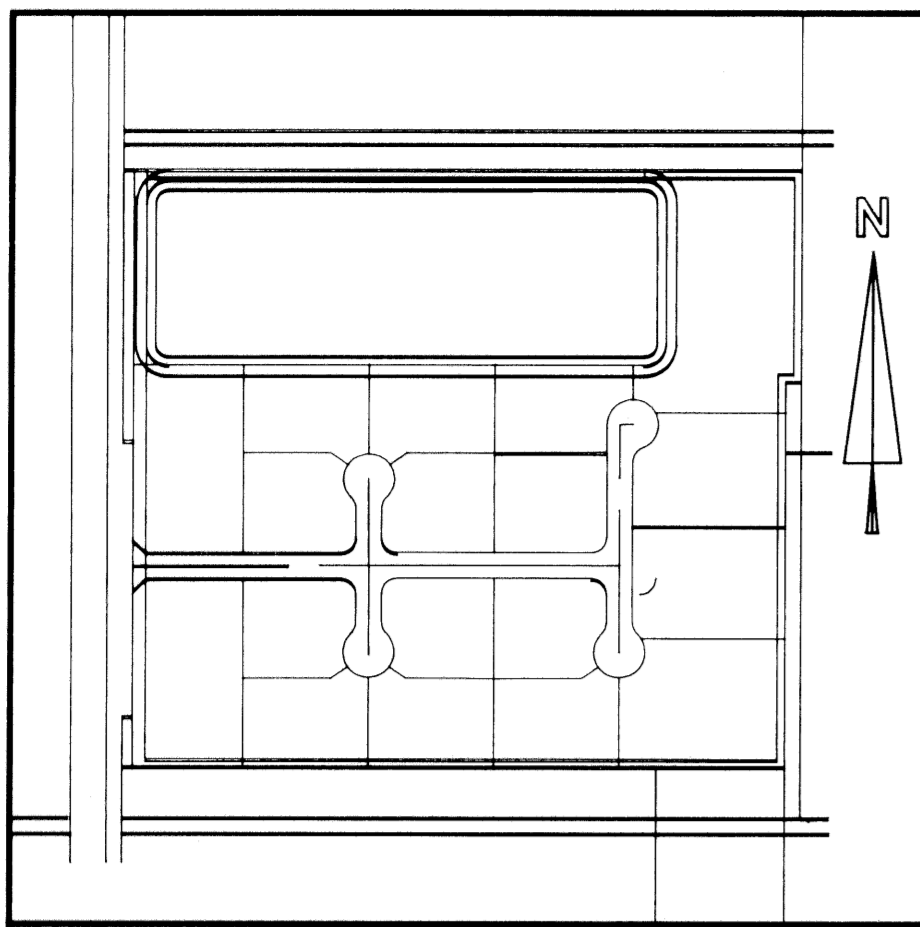


95TH AVENUE INDUSTRIAL PARK

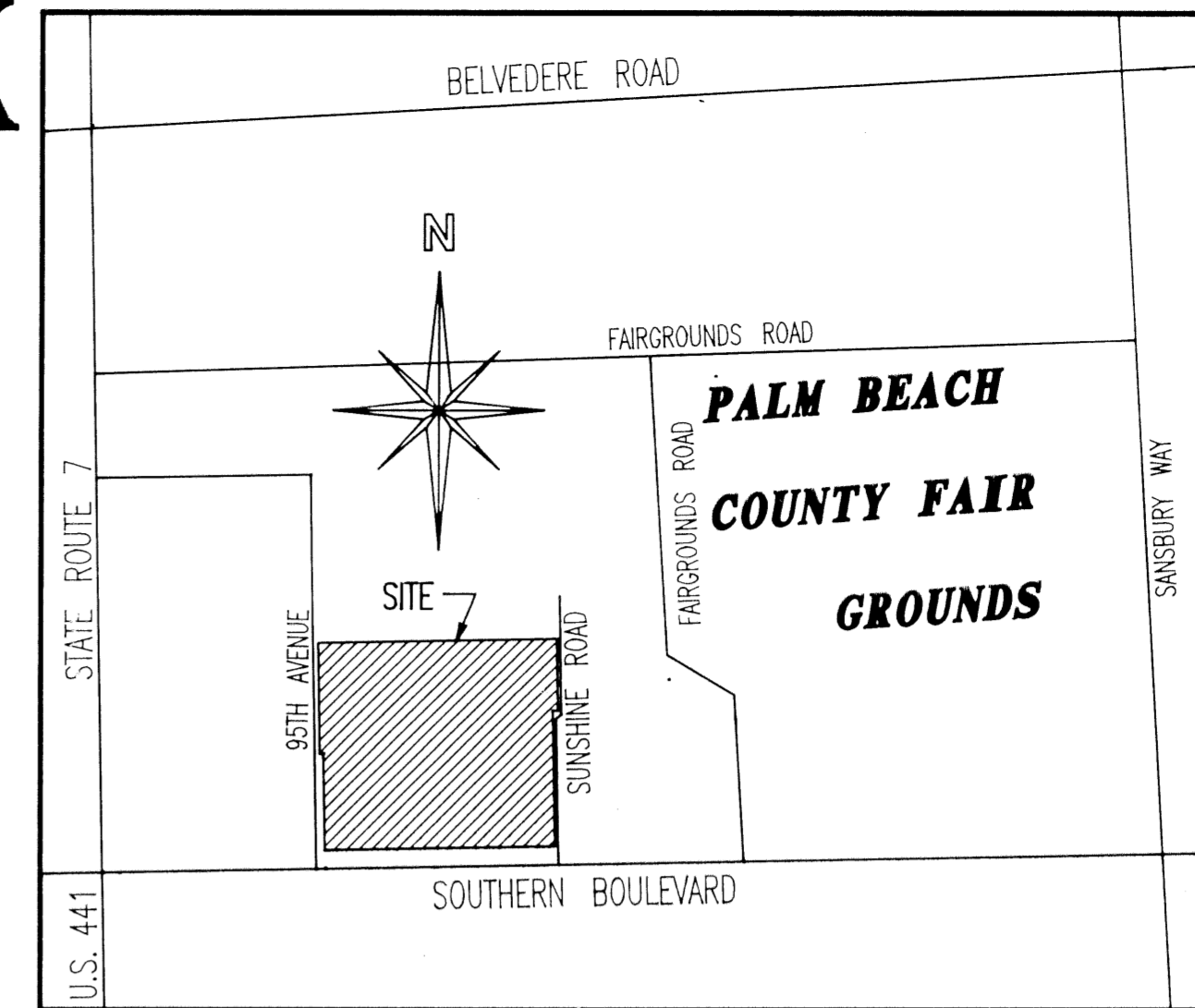
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST
 VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF TRACTS 14 AND 17, BLOCK 8
 PALM BEACH FARMS COMPANY PLAT NO. 3

FEBRUARY, 1996

RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 SHEET 1 OF 3



INDEX MAP (NOT TO SCALE)



LOCATION MAP (SCALE: 1" = 1000')

13

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 3:14
 P.M. this 1 day of April 1996
 and duly recorded at Plat Book No. 77
 on Pages 13 thru 15.
 Dorothy H. Wilken, Clerk of the Circuit Court
 by Leigh A. Standley, P.C.



DEDICATION

State of Florida
 County of Palm Beach

Know all men by these presents that Ranger Construction Industries, Inc., a Florida corporation, owner of the land shown hereon as 95TH AVENUE INDUSTRIAL PARK, located in Section 31, Township 43 South, Range 42 East, Village of Royal Palm Beach, Palm Beach County, Florida, being a portion of Tracts 14 and 17, Block 8, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the aforesaid Tract 17, Block 8, thence North 01°01'16" West (the West line of said Section 31 is assumed to bear North 01°33'58" East, and all other bearings mentioned herein are relative thereto) along the West line of said Tract 17, Block 8, a distance of 100.00 feet; thence North 89°02'12" East, along a line 100.00 feet North of and parallel to the South line of said Tract 17, Block 8, a distance of 20.00 feet to the Point of Beginning; thence, from said Point of Beginning North 01°01'16" West along a line parallel to and 20.00 feet East of the West line of said Tract 17, Block 8, also being the East line of a parcel of land granted to the Village of Royal Palm Beach, as recorded in Official Record Book 7286, Page 723, Public Records of Palm Beach County, Florida, a distance of 541.00 feet; thence South 89°02'12" West, along the North line of said granted parcel, a distance of 20.00 feet to a point on the West line of said Tract 17, Block 8; thence North 01°01'16" West, along the West line of said Tracts 17 and 14, Block 8, a distance of 629.26 feet to a point 50.00 feet South of the Northwest corner of said Tract 14, Block 8; thence North 89°02'12" East along a line 50.00 feet South of and parallel to, the North line of said Tract 14, Block 8, said line also being the South line of the 80.00 foot required right of way for the Lake Worth Drainage District Canal L-4, as described in Official Record Book 1732, Page 612, Public Records of Palm Beach County, Florida, a distance of 1319.93 feet to a point on the East line of said Tract 14, Block 8, lying 50.00 feet South of the Northeast corner of said Tract 14, Block 8; thence South 01°00'00" East, along the East line of said Tract 14, Block 8, a distance of 410.03 feet to the Northeast corner of that certain parcel of land dedicated for road right of way for Sunshine Road, as same is recorded in Deed Book 913, Page 618, Public Records of Palm Beach County, Florida; thence South 89°02'12" West, a distance of 30.00 feet; thence South 01°00'00" East, along a line 30.00 feet West of, and parallel to, the East line of said Tracts 14 and 17, Block 8, being the West line of said Sunshine Road, a distance of 760.23 feet to a point on a line 100.00 feet North of and parallel to, the South line of said Tract 17, Block 8; thence South 89°02'12" West, along said parallel line, a distance of 1269.50 feet, more or less, to the Point of Beginning.

Containing 34.68 acres, more or less.

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

The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for construction, operation, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, by any public utility, cable television or security service. The property owner shall maintain the property on, over or under which the utility easements are located.

Drainage Easements, as shown hereon, are hereby dedicated to 95th Avenue Industrial Park Property Owners Association, Inc., its successors and/or assigns, in perpetuity for drainage purposes and the construction and maintenance of drainage facilities. All drainage facilities located therein shall be the perpetual maintenance obligation of the 95th Avenue Industrial Park Property Owners Association, Inc., its successors and/or assigns, without recourse to the Village of Royal Palm Beach.

The streets and roadways, as shown hereon, are hereby dedicated and conveyed in fee simple to the Village of Royal Palm Beach for the perpetual use of the public, for access, utility and drainage purposes.

The 20 foot Lake Maintenance Easement, as shown hereon, is hereby dedicated to the 95th Avenue Industrial Park Property Owners Association, Inc., its successors and/or assigns, for the construction, repair and maintenance of, drainage and water management facilities and proper purposes and is the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the Village of Royal Palm Beach.

The Water Management Tract shown hereon as Tract "W" is hereby dedicated to, and is the perpetual maintenance obligation of the 95th Avenue Industrial Park Property Owners Association, Inc., its successors and/or assigns, for the construction, operation, repair and maintenance of drainage and water management facilities and related purposes without recourse to the Village of Royal Palm Beach.

Parcel "A", as shown hereon, is hereby dedicated in perpetuity to the Village of Royal Palm Beach as additional right of way for 95th Avenue.

Parcel "B", as shown hereon, is hereby dedicated as a Lake Maintenance Easement to the 95th Avenue Industrial Park Property Owners Association, Inc., its successors and/or assigns, for access to water management and drainage facilities located within the adjacent water management tract for purposes of performing any and all construction, operation, repair and maintenance activities pursuant to the maintenance obligations of said association, its successors and/or assigns, without recourse to the Village of Royal Palm Beach.

Landscape Buffer Easements, as shown hereon, are dedicated to the 95th Avenue Industrial Park Property Owners Association, Inc., its successors and/or assigns, for landscape and buffer purposes, and are the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the Village of Royal Palm Beach.

In witness whereof, Ranger Construction Industries, Inc., a Florida corporation, has caused these presents to be signed and sealed by its respective officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 29th day of March, 1996.

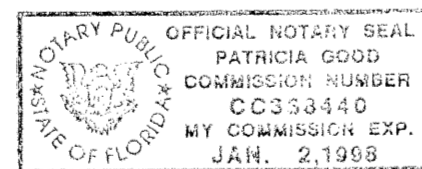
Ranger Construction Industries, Inc., a Florida corporation

By: Leo A. Vecellio, Jr.
 Leo A. Vecellio, Jr., President
 Attest: John A. Defrehn
 John A. Defrehn, Secretary/Treasurer

ACKNOWLEDGEMENT

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged before me this 29th day of March, 1996 by Leo A. Vecellio, Jr. and John A. Defrehn, the President and Secretary/Treasurer of Ranger Construction Industries, Inc., a Florida corporation, on behalf of the corporation. Such persons are personally known to me or have provided a Florida driver's license as identification and did not take oath.



(NOTARIAL SEAL)

JOINDER AND CONSENT DEDICATION

95th Avenue Industrial Park Property Owners Association, Inc., a Florida not-for-profit corporation, does hereby execute this Plat for the purpose of evidencing its consent to the dedication in its favor of the Easements and Parcels as shown hereon, and does further accept its maintenance and other obligations to be performed by it as set forth in this Plat.

Dated this 21 day of March, 1996.

95th Avenue Industrial Park Property Owners Association, Inc., a Florida not-for-profit corporation
 By: Leo F. Vecellio, Jr.
 Leo F. Vecellio, Jr., President

APPROVALS

Village of Royal Palm Beach
 Palm Beach County, Florida

Certificate of Approval by the
 Planning and Zoning Board

This is to certify that on 26th, MARCH, 1996 the Village of Royal Palm Beach Planning and Zoning Commission approved the hereon plat.

By: Ken Chappell
 Chairman

Certificate of Approval by the
 Village Council

This is to certify that on 15th, FEB, 1996 the Village Council of the Village of Royal Palm Beach approved the hereon plat.

By: Anahony R. Moulletti
 Mayor
 Attest: Mary Anne Gould
 Village Clerk

Approval of Village Engineer

I have carefully examined this map and find it conforms with provisions of "The Map Filing Law" and the Village ordinances and requirements thereof.

Date: March 21, 1996 By: Richard J. Tuttle
 Village Engineer

TITLE CERTIFICATION

State of Florida
 County of Palm Beach

I, Drennen L. Whitmire, Jr., Esquire, 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 to be vested in Ranger Construction Industries, Inc.; a Florida corporation; that the current taxes have been paid; and that the property is not encumbered by any mortgages.

Date: March 21, 1996 By: Drennen L. Whitmire, Jr.
 Drennen L. Whitmire, Jr., Esquire
 Ricca & Whitmire, P.A.
 500 South Australian Avenue
 Suite 800
 West Palm Beach, Florida 33401

SURVEYOR'S NOTES

- 1) ☐ denotes Permanent Reference Monument, Professional Surveyor and Mapper No. 3748.
- 2) ○ denotes Permanent Control Point, Professional Surveyor and Mapper No. 3748.
- 3) The building setback lines are as shown hereon.
- 4) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County.
- 5) All lines which intersect curves are radial to those curves, unless otherwise noted.
- 6) There shall be no buildings or any kind of construction placed on utility or drainage easements, landscape buffer easements, lake maintenance easements or lift station easements.
- 7) There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements.
- 8) Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
- 9) In instances where drainage and utility easements intersect, those areas of intersections are drainage and utility easements. Construction, operation, and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation, and maintenance of drainage facilities.
- 10) All bearings shown hereon are based on the west line of Section 31, Township 43 South, Range 41 East, Bearing "North 01 33'58" East".
- 11) AL denotes Arc Length R denotes Radius
 CA denotes Central Angle C/L denotes Centerline

LIST OF SUMMARY INFORMATION

- 1) Total acreage of plat = 34.68 acres.
- 2) Total number of lots = 18.
- 3) Approximate lineal feet of streets = 1760.1 feet (as measured along the centerline)
- 4) Lots vary in size from 175' x 244'+/- to 473' x 283'+/-.
- 5) Lots vary in acreage from 0.933 acres to 3.000 acres.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon entitled "95th Avenue Industrial Park" is a true and correct representation of a survey made under my responsible direction and supervision; that said survey complies with Chapter 61G17, Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set, and that permanent control points (P.C.P.s) will be set under guarantees posted for the required improvements, as required by law; that the survey data complies with all the requirements of Chapter 177 of the Florida statutes, as amended, and ordinances of the Village of Royal Palm Beach, Palm Beach County, Florida.

This 29th day of FEBRUARY, 1996.

Peter T. Krick
 Peter T. Krick
 Professional Surveyor and Mapper
 Florida Certificate No. 3748

This instrument was prepared under the responsible direction of Peter T. Krick, Professional Surveyor and Mapper, in the office of K&N SURVEYOR'S, INC., 9040 Belvedere Road, Suite 100, West Palm Beach, Florida 33411.

SEALS

RANGER	VILLAGE ENGINEER	VILLAGE OF ROYAL PALM BEACH	PROPERTY OWNERS ASSOCIATION	SURVEYOR

K & N SURVEYORS, INC. LB #4852
 P.O. BOX 210334
 West Palm Beach, FL, 33421-0334
 9040 Belvedere Rd., West Palm Beach, FL, 33411 Tele (407) 798-5005
95TH AVENUE INDUSTRIAL PARK

SUBDIVISION OF 95TH AVENUE INDUSTRIAL PARK
 BOOK 77, PAGE 13
 FLOOD ZONE B
 QUAD 46
 ZIP CODE 33411
 DEDICATED TO VILLAGE OF ROYAL PALM BEACH