

DESCRIPTION

TRACT 35 AND ALL THAT PART OF TRACT 38 LYING NORTH OF A LINE PARALLEL WITH AND 60 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE NORTH RIGHT OF WAY OF STATE ROAD 80, AS SAID RIGHT OF WAY IS SHOWN ON ROAD PLAT BOOK 2, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE ABANDONED 30 FOOT WIDE ROAD RIGHT OF WAY LYING BETWEEN SAID TRACTS 35 AND 38. ALL BEING IN BLOCK 7 OF PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 23.436 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RAY TYLANDER'S, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PONDEROSA INDUSTRIAL PARK AND BEING MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3) 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.

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 2nd DAY OF SEPTEMBER, 1977.

RAY TYLANDER'S, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: R. C. Tylander, President

ATTEST:

Betty M. Tylander, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED R. C. TYLANDER AND BETTY M. TYLANDER, 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 ABOVE NAMED RAY TYLANDER'S INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 2nd DAY OF SEPTEMBER, 1977.

Notary Public signature and seal

MY COMMISSION EXPIRES: 7/29/78

MORTGAGEE'S CONSENT

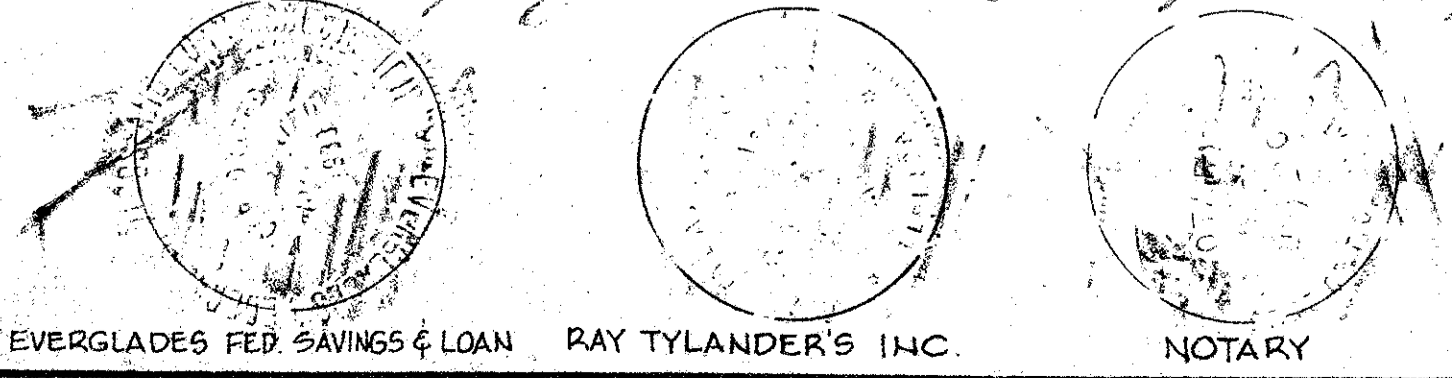
STATE OF FLORIDA )
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) 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 MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2626 AT PAGE(S) 1063 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 BY ITS VICE PRES. AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2ND DAY OF NOVEMBER, 1977.

EVERGLADES FEDERAL SAVINGS AND LOAN ASSOCIATION OF BELLE GLADE

ATTEST: Everglades Fed. Sav. & Loan Association



PONDEROSA INDUSTRIAL PARK

(A PLANNED INDUSTRIAL DEVELOPMENT)

IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF TRACT 35 AND A PORTION OF TRACT 38, BLOCK 7

PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 46

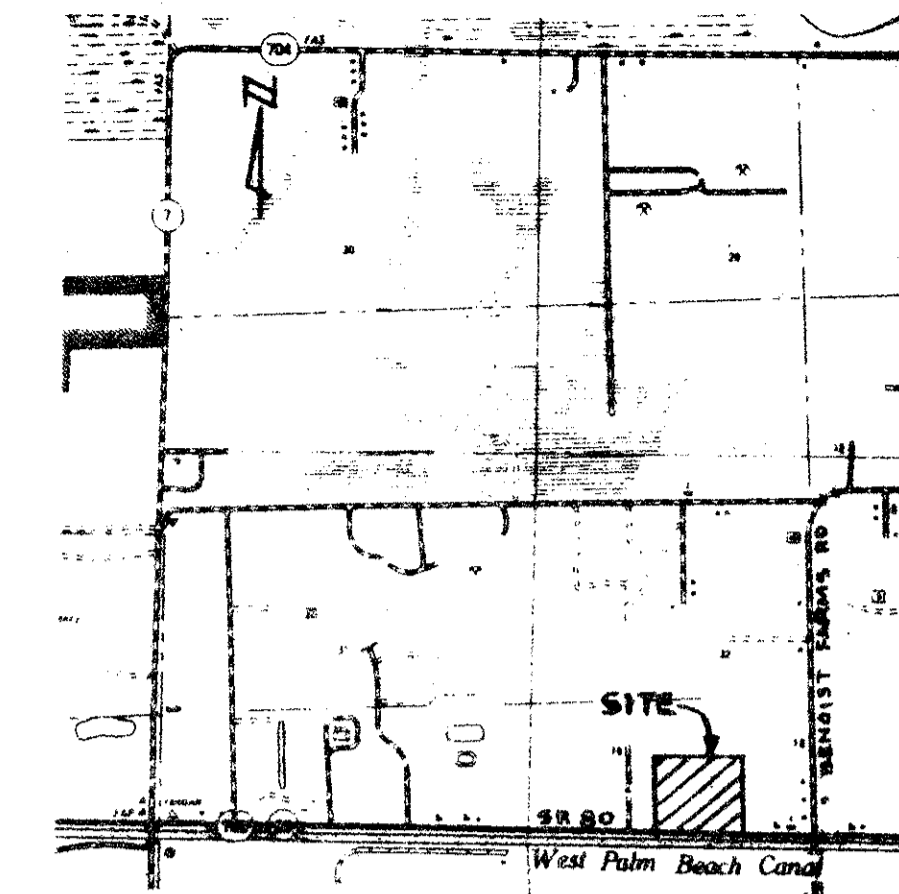
IN 2 SHEETS SHEET NO. 1

SEPTEMBER 1977

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS

West Palm Beach, Florida



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Notary seal and text: This Plat was filed for record at 10:59 a.m. on the 13 day of April 1978 and duly recorded in Plat Book 2, Page 113 + 114.

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN M. BAILEY AND GARY S. BAILEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS THE TRUSTEES OF THE ABOVE NAMED MIAMI ELEVATOR COMPANY EMPLOYEES' PROFIT SHARING TRUST AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEES.

WITNESS MY HAND OFFICIAL SEAL, THIS 1st DAY OF November, A.D., 1977.

Notary Public signature and seal

MY COMMISSION EXPIRES 12-17-78

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) 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 MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2626 AT PAGE(S) 1063 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE THIS 2nd DAY OF SEPTEMBER, 1977.

TODD ROOFING COMPANY, INC. PROFIT SHARING TRUST

WITNESSES:

Notary Public signature and seal

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED R. TODD MARVOS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE TRUSTEE OF THE ABOVE NAMED TODD ROOFING COMPANY, INC. PROFIT SHARING TRUST AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF SEPTEMBER, A.D., 1977.

Notary Public signature and seal

MY COMMISSION EXPIRES 7-29-78

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF

BEFORE ME PERSONALLY APPEARED CHARLES E. TRAMMEL, JR. AND ECHO ST. JOHN PRINCE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED EVERGLADES FEDERAL SAVINGS AND LOAN ASSOCIATION OF BELLE GLADE, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 2nd DAY OF November, A.D., 1977.

Notary Public signature and seal

MY COMMISSION EXPIRES JUNE 6, 1981

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) 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 MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2626 AT PAGE(S) 1063 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEES THIS 1st DAY OF November, 1977.

THE MURPHY CONSTRUCTION COMPANY PROFIT SHARING TRUST

WITNESSES:

Notary Public signature and seal

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) 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 MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2626 AT PAGE(S) 1063 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEES THIS 1st DAY OF NOVEMBER, 1977.

THE MIAMI ELEVATOR COMPANY EMPLOYEES' PROFIT SHARING TRUST

WITNESSES:

Notary Public signature and seal

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C. ADRIAN CARR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I KNOWLEDGE BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF October, 1977.

Notary Public signature and seal

MY COMMISSION EXPIRES: 7-29-78

TITLE CERTIFICATION

I, WILLIAM M. ERWIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO RAY TYLANDER'S INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. (TITLE EXAMINED THRU 3-23-78)

Notary Public signature and seal



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32/43/42

PONDEROSA INDUST. PARK

THIS INSTRUMENT WAS PREPARED BY S. V. HOWARD, MOCK, ROOS & SEARCY, INC., CONSULTING ENGINEERS, 2930 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FLORIDA 33401