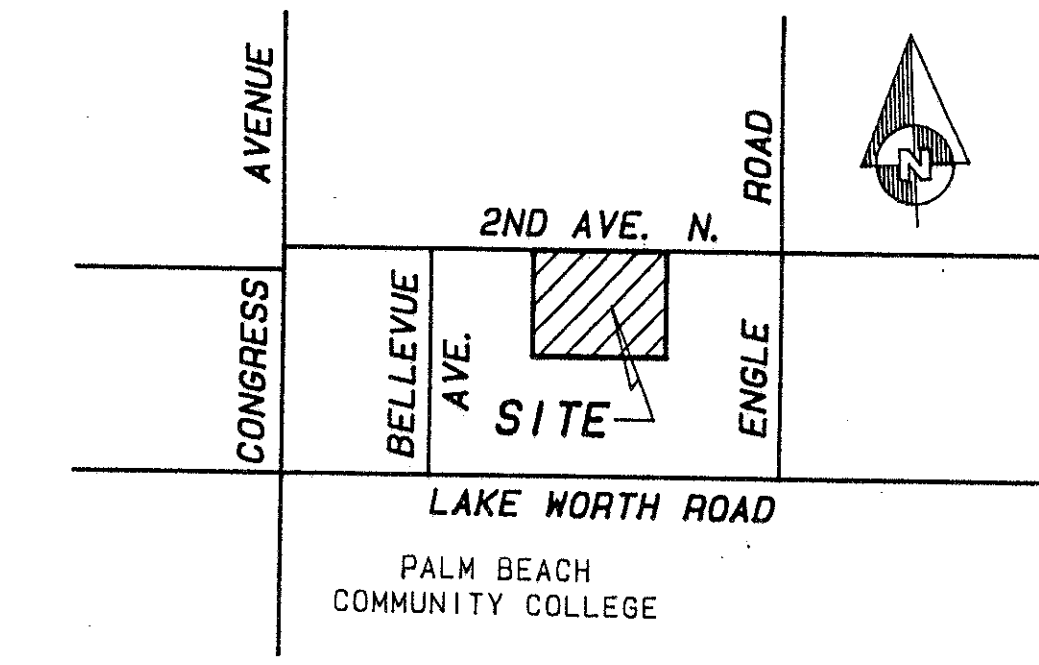


# MERLCO INDUSTRIAL PARK

A REPLAT OF A PORTION OF TRACTS 106 AND 107, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.  
MAY 1996



**97**

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 11:04 AM  
on the 16 day of JULY 1996  
and duly recorded in Plat Book No. 77  
on page 97  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MERLCO, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MERLCO INDUSTRIAL PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 106 AND 107, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20, THENCE SOUTH 87 DEGREES 40 MINUTES 08 SECONDS EAST (ALL BEARINGS BASED ON AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 843.10 FEET, THENCE NORTH 01 DEGREES 17 MINUTES 01 SECONDS EAST, A DISTANCE OF 340.05 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 01 SECONDS EAST, A DISTANCE OF 301.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH, A DISTANCE OF 421.68 FEET, THENCE SOUTH 01 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 301.50 FEET, THENCE NORTH 87 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 418.26 FEET AND BACK TO THE POINT OF BEGINNING.

CONTAINING 126,527 SQUARE FEET OR 2.904 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

THE 5 FOOT BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF PARCEL A AND PARCEL B, THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT REVERSION TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS 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, MERLCO, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF JUNE, 1996.

MERLCO, INC., A FLORIDA CORPORATION  
ATTEST: *[Signature]* BETSY STOCKDILL, VICE PRESIDENT  
*[Signature]* ROME N. STOCKDILL, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ROME N. STOCKDILL AND BETSY STOCKDILL WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MERLCO, INC., A FLORIDA CORPORATION, AND 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 17th DAY OF JUNE, 1996.  
MY COMMISSION EXPIRES 02/13/99  
*[Signature]* Patricia M. Kitching, NOTARY PUBLIC, CC438461

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREIN 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8626 AT PAGE 1490, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

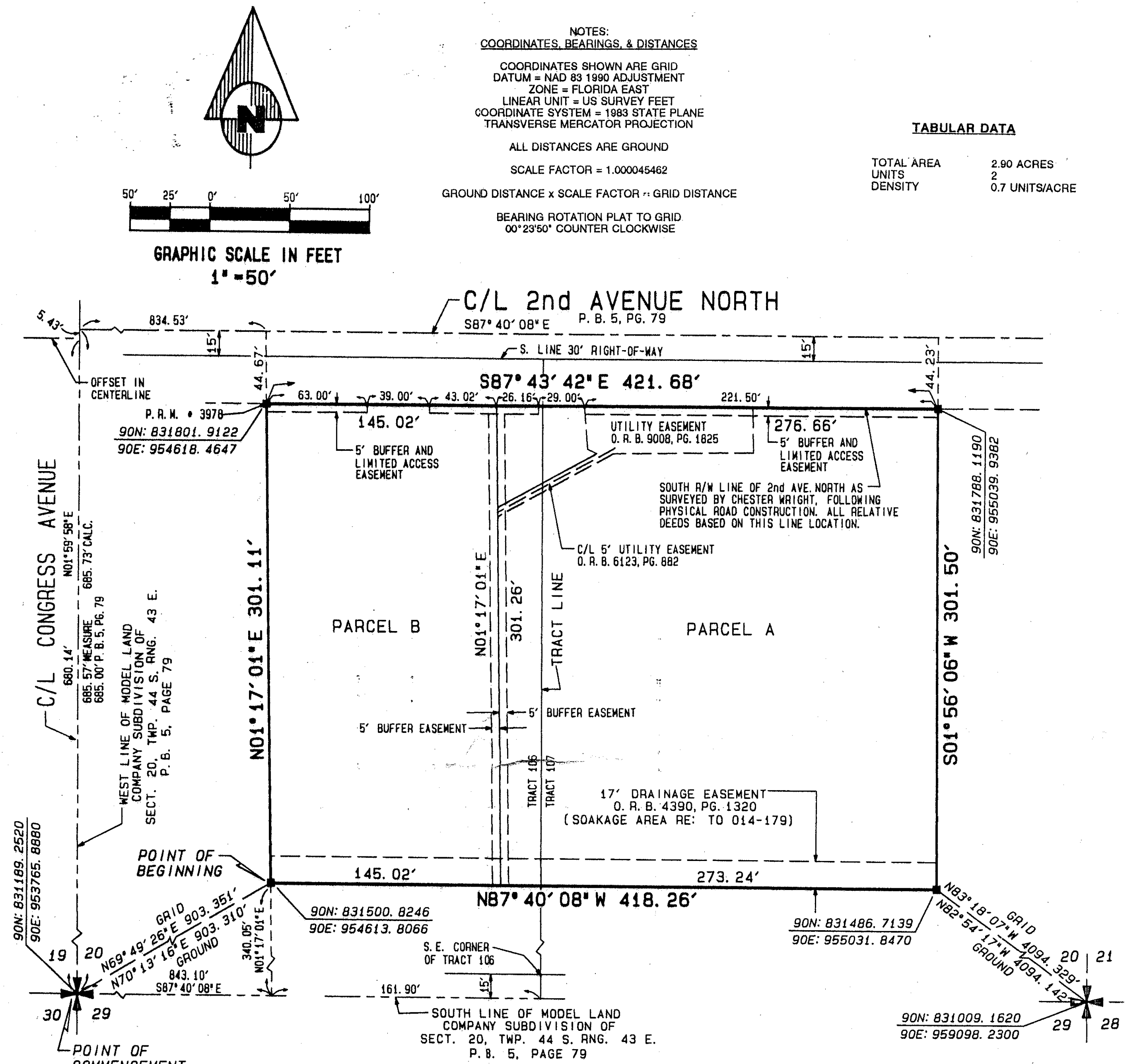
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF JUNE, 1996.

SUNTRUST BANK/SOUTH FLORIDA, N.A.  
ATTEST: *[Signature]* JEFFREY S. WOLFE, VICE PRESIDENT  
BY: *[Signature]* PAUL BERRYMAN, SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED PAUL BERRYMAN AND JEFFREY S. WOLFE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SUNTRUST BANK/SOUTH FLORIDA, N.A., AND 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 17th DAY OF JUNE, 1996.  
MY COMMISSION EXPIRES: 02/13/99  
*[Signature]* Patricia M. Kitching, NOTARY PUBLIC, CC438461



### NOTES:

COORDINATES, BEARINGS, & DISTANCES  
COORDINATES SHOWN 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 = 1.000045462  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
BEARING ROTATION PLAT TO GRID  
02°29'50" COUNTER CLOCKWISE

### TABULAR DATA

TOTAL AREA	2.90 ACRES
UNITS	2
DENSITY	0.7 UNITS/ACRE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, BRUCE W. PARRISH, JR., 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 IS VESTED TO MERLCO, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATED: 6/3/96  
*[Signature]* BRUCE W. PARRISH, JR., ATTORNEY-AT-LAW, LICENSED IN FLORIDA

### COUNTY APPROVALS

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 16 DAY OF JULY, 1996.  
*[Signature]* GEORGE T. WEBB, P.E., COUNTY ENGINEER

### LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- C/L = CENTERLINE
- = DENOTES SET P.R.M. UNLESS OTHERWISE NOTED
- = DENOTES FOUND P.R.M. AS NOTED
- SECT. = SECTION
- TYP. = TOWNSHIP
- RGE. = RANGE

### SURVEYOR'S CERTIFICATE

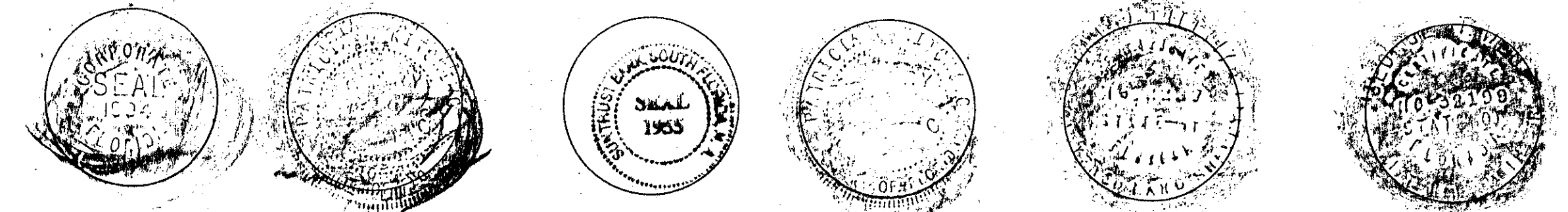
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
*[Signature]* PAUL FOTORNY, P.L.S., LICENSE NO. 2297, STATE OF FLORIDA

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.87° 40'08" E. ALONG THE SOUTH LINE OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED. P.L.S. # 2297
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.

SUBDIVISION \* MERLCO INDUSTRIAL PARK  
BOOK 77 PAGE 97  
FLOOD ZONE \* B FLOOD MAP # 165E  
QUAD \* 18 ZONING \* IL  
SE ZIP CODE 33441  
PUD NAME MERLCO INDUSTRIAL PARK

MERLCO NOTARY SUNTRUST BANK NOTARY SURVEYOR COUNTY ENGINEER



0681-000

**Dailey-Fotorny, Inc.**  
land surveyors, planners, engineers  
5650 10th Avenue North, Suite 11 - Lake Worth, Florida 33463-2622  
Phone 407-464-8787