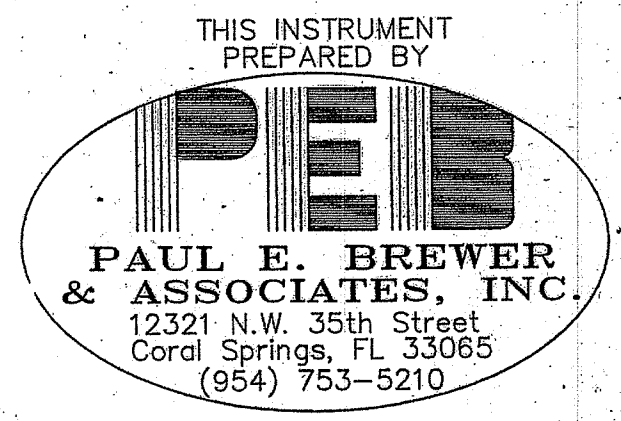


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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:15 PM
THIS 7 DAY OF February
2017 AND DULY RECORDED
IN PLAT BOOK 123 ON
PAGES 3 THROUGH 5
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: Jennifer McCulloch



SHEET 1 OF 3

MANGONE AND SPIRK SELF-STORAGE M.U.P.D.

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DESCRIPTION, DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MILITARY SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MANGONE AND SPIRK SELF-STORAGE M.U.P.D., BEING A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: IN ACCORDANCE WITH LEGAL DESCRIPTION IN FINAL JUDGMENT QUIETING TITLE RECORDED IN (ORB. 9652, PG. 367 P.B.C.R.).

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N00°11'37"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,797.34 FEET; THENCE DEPARTING SAID EAST LINE S89°44'58"W, FOR A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING; THENCE CONTINUING S89°44'58"W, FOR A DISTANCE OF 254.06 FEET; THENCE N89°47'09"W, FOR A DISTANCE OF 343.15 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N00°13'53"W ALONG SAID WEST LINE FOR A DISTANCE OF 528.51 FEET TO A POINT THAT IS 421.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N89°54'02"E PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 FOR A DISTANCE OF 597.56 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE S00°11'37"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 529.71 FEET TO THE POINT OF BEGINNING. CONTAINING 7.264 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N00°11'37"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,797.34 FEET; THENCE DEPARTING SAID EAST LINE S89°44'58"W, FOR A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE N00°11'37"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 294.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE S89°54'02"W PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 FOR A DISTANCE OF 232.21 FEET; THENCE N00°11'37"W, PARALLEL WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL FOR A DISTANCE OF 197.00 FEET; THENCE S89°54'02"W [N89°54'02"E] FOR A DISTANCE OF 131.00 FEET; THENCE S80°08'04"E FOR A DISTANCE OF 52.01 FEET; THENCE S89°54'02"W [N89°54'02"E] FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE S00°11'37"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.035 ACRES MORE OR LESS.

NOTE: THERE ARE TWO SCRIVENERS' ERRORS IN THE LESS OUT PORTION OF THE JUDGEMENT LEGAL DESCRIPTION ABOVE. THEY ARE SHOWN WITH THE STRIKETHROUGH LINES ON THE INCORRECT BEARING DIRECTIONS AND THE BRACKETS AROUND THE CORRECT BEARING DIRECTIONS. IN BOTH CASES, THE LINES ARE PARALLEL WITH THE NORTH LINE OF THE PARCEL WITH THE INTENT OF RETURNING EASTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL.

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

1. PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY MILITARY SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MILITARY SELF STORAGE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. 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.
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

IN WITNESS WHEREOF: MILITARY SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS, 3M PROPERTIES, LLC AND STYRIA, LLC AND ITS COMPANY SEAL TO BE FIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF DECEMBER, 2016

MILITARY SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
3M PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: [Signature]
MARIO MANGONE, MANAGER

WITNESS [Signature]
Jocelyn Mark
PRINT NAME
WITNESS [Signature]
Donovan Lee
PRINT NAME

WITNESS [Signature]
Jocelyn Mark
PRINT NAME
WITNESS [Signature]
Donovan Lee
PRINT NAME

WITNESS [Signature]
Jocelyn Mark
PRINT NAME
WITNESS [Signature]
Donovan Lee
PRINT NAME

BY: [Signature]
DOMINICK MANGONE, MANAGER

BY: [Signature]
PETER SPIRK, MANAGER

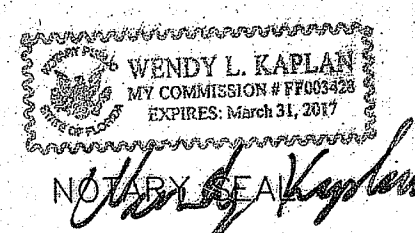
ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
BEFORE ME PERSONALLY APPEARED MARIO MANGONE WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LIC.
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

INSTRUMENT AS MANAGER OF 3M PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF DECEMBER, 2016

NOTARY PUBLIC, STATE OF FLORIDA
WENDY KAPLAN
PRINT NAME
MY COMMISSION EXPIRES 3/31/2017 COMMISSION # FF003428



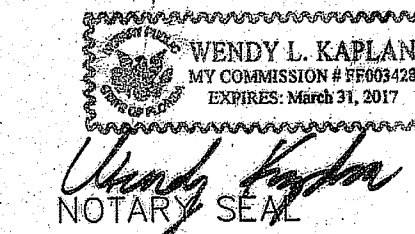
ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
BEFORE ME PERSONALLY APPEARED DOMINICK MANGONE WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

INSTRUMENT AS MANAGER OF 3M PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF DECEMBER, 2016

NOTARY PUBLIC, STATE OF FLORIDA
WENDY KAPLAN
PRINT NAME
MY COMMISSION EXPIRES 3/31/2017 COMMISSION # FF003428



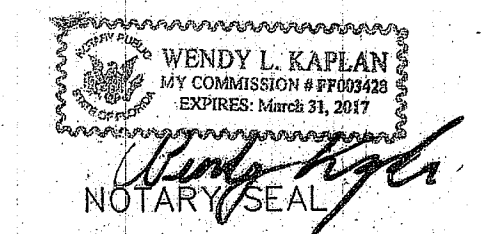
ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
BEFORE ME PERSONALLY APPEARED PETER SPIRK WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

INSTRUMENT AS MANAGER OF STYRIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF DECEMBER, 2016

NOTARY PUBLIC, STATE OF FLORIDA
WENDY KAPLAN
PRINT NAME
MY COMMISSION EXPIRES 3/31/2017 COMMISSION # FF003428



TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I, SAMUEL J. CARTER 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 IN MILITARY SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12/5/16

[Signature]
FLORIDA BAR NO. 345105

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 7th DAY OF February, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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.

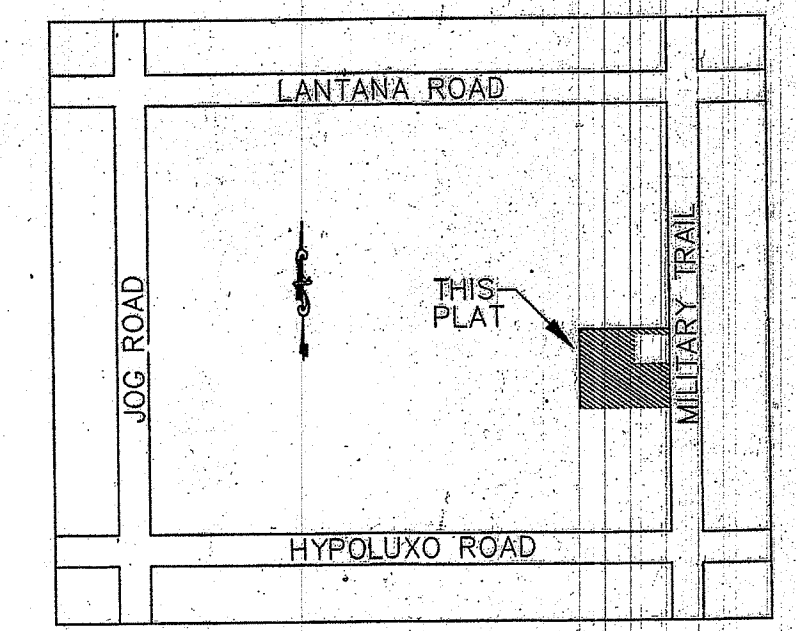
[Signature]
PAUL E. BREWER, DATE Aug. 3, 2016
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 3240
L.B. NO. 2794

STYRIA, LLC	3M PROPERTIES LLC,	MORTGAGEE	COUNTY ENGINEER	SURVEYOR
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 1-45S-42E HAVING A GRID BEARING IF NORTH 00°11'37" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE COORDINATES SHOWN HEREON ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.000037471 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL CASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
5. ALL SET PRM'S #3240 ARE ONE OF THE FOLLOWING: 4" SQUARE CONCRETE MONUMENT, 24" LONG, WITH BRASS DISC STAMPED "PEB PRM, 3240". NAIL & DISC STAMPED "PEB PRM, 3240" SET IN CONCRETE OR ASPHALT.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



CONTROL NO. 1987-134