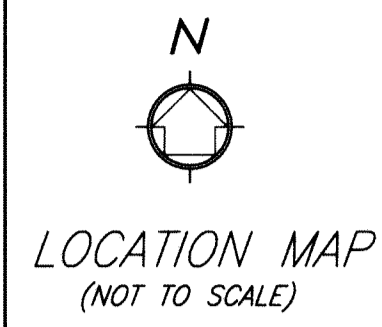
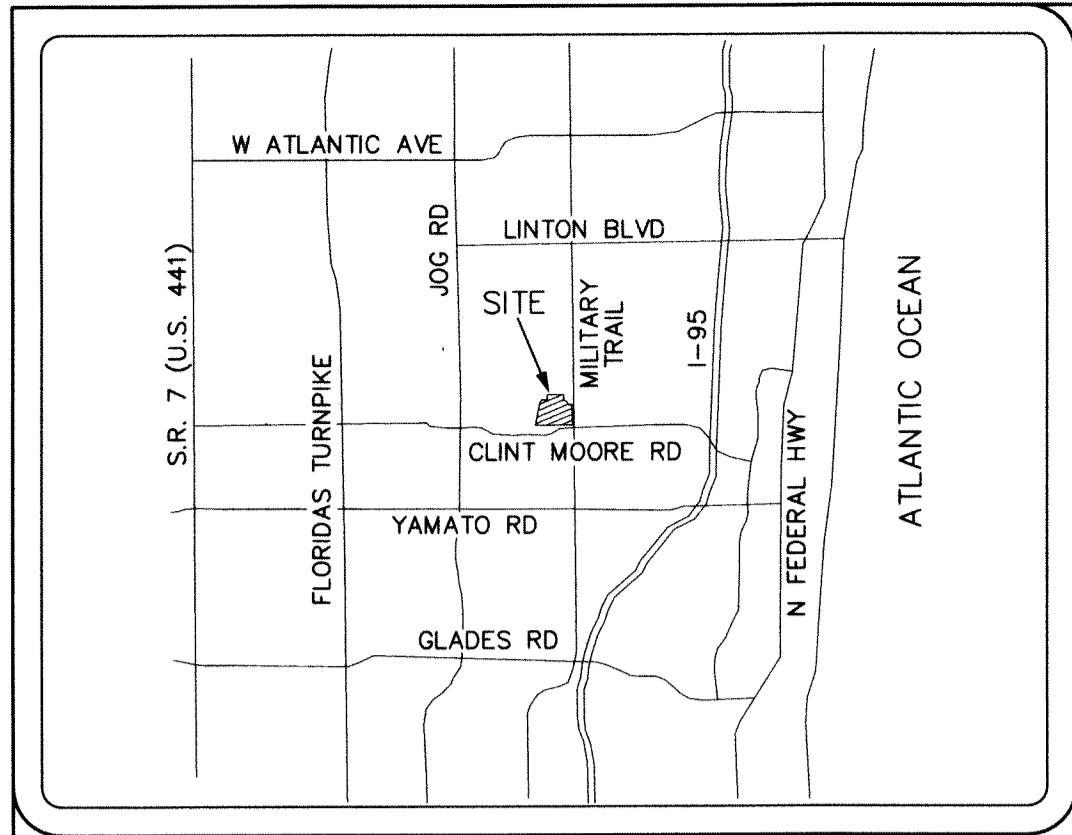


# POLO CLUB SHOPS REPLAT 2 MUPD

BEING A REPLAT OF THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND A PORTION OF OLD CLINT MOORE ROAD AS RECORDED IN DEED BOOK 784, PAGE 153, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR RECORD AT 1:12 P.M.  
THIS 2 DAY OF February A.D. 2020 AND DULY RECORDED IN PLAT BOOK 131 ON PAGES 151 THROUGH 153  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
By: Devin McCann  
DEPUTY CLERK

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner, JT PCS GP, L.P., a Delaware limited partnership authorized to do business in Florida, this 10th day of November, 2020.

Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida

By: JT PCS GP, L.P., a Delaware limited partnership authorized to do business in Florida its general partner

By: Eric Hines  
Eric Hines, Authorized Signor

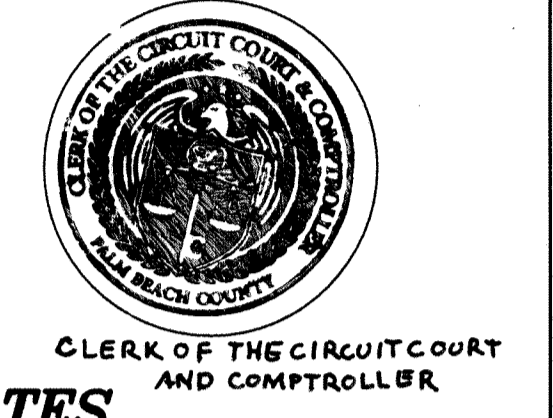
### ACKNOWLEDGEMENT

State of New York }  
County of Suffolk } SS

The foregoing instrument was acknowledgment before me by means of  physical presence or  online notarization, this 13th day of Nov, 2020, by PAUL KESICKI as VICE PRESIDENT for TD Bank, N.A., on behalf of the corporation, who is  personally known to me or has produced NYS DRIVER LICENSE as identification.

My commission expires: 12/17/2022

Caroline MacArthur  
Signature  
CAROLINE MACARTHUR  
(Printed Name) - Notary Public  
(Seal)



### SURVEYOR AND MAPPER'S NOTES

- 1.) 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.
- 2.) The bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (1990 adjustment). The basis of bearing for this survey is the South line of Section 35, Township 46 South, Range 42 East having a bearing of S89°06'02"W.
- 3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). All distances are ground distances in U.S. Survey Feet unless otherwise noted.  
Scale Factor = 1.0000356  
Grid Distance = (Ground Distance) x (Scale Factor)
- 4.) In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall subordinate to these with their priorities being determined by use rights granted.
- 5.) No building or any kind 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 encroachment.
- 6.) All lines intersecting circular curves are radial unless otherwise noted.
- 7.) The building setbacks shall be as required by current Palm Beach County Zoning Regulations.
- 8.) Limited access easements as shown and dedicated on the Palm Beach County recorded plat "THE POLO CLUB SHOPS" (Plat Book 59, Page 41) are released by the recording of this plat.
- 9.) It is the intent of this replat to release and extinguish all easements or tracts in favor of private entities that were previously platted, unless otherwise noted.

### DEDICATION AND RESERVATION

Know all men by these presents that Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida, owner of the land shown hereon as Polo Club Shops Replat 2 MUPD, being a replat of the POLO CLUB SHOPS REPLAT as recorded in Plat Book 113, pages 151 and 152 and a portion of Old Clint Moore Road as recorded in Deed Book 784, page 153, both of the Public Records of Palm Beach County, Florida, lying in Section 35, Township 46 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence South 89°06'02" West along the south line of Section 35, a distance 75.00 feet to the point of beginning; thence South 89°06'02" West continuing along said south line a distance of 941.40 feet; thence North 00°53'58" West, a distance of 25.00 feet to the southwest corner of Parcel A as described in "POLO CLUB SHOPS REPLAT", Plat Book 113, page 151 and 152, of the public records of Palm beach County, Florida. The following four calls being along the westerly line of said plat are as follows; thence North 10°28'56" East, a distance of 509.20'; thence North 21°23'31" East, a distance of 153.36 feet; thence North 88°51'56" East, a distance of 150.00 feet; thence North 01°08'04" West, a distance 130.00 feet to a point on the south Right-of-Way line of Champion Boulevard and being the Northwest corner of said plat; thence North 88°51'56" East, along said south Right-of-Way line and northerly line of said plat, a distance of 420.00 feet to the northeast corner of said plat. The following seven calls being along the easterly line of said plat; thence South 01°08'04" East, a distance of 130.00 feet; thence South 54°15'52" East, a distance of 100.00 feet; thence South 29°12'25" East, a distance of 85.00 feet; thence North 88°51'56" East, a distance of 78.00 feet; thence South 01°08'04" East, a distance of 204.50 feet; thence North 88°51'56" East, a distance of 12.00 feet to a point on the west Right-of-Way line of Military Trail; thence South 01°08'04" East along said line, a distance of 329.79 feet to the Point of Beginning.

Containing: 14.179 acres or 617617.50 square feet, more or less.  
Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tract A, as shown hereon is hereby reserved for Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach County.
- 2. Tract RW-1, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for Public street purposes.
- 3. The Mass Transit Easement as shown hereon is dedicated in perpetuity, by Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida, to the Board of County Commissioners of Palm Beach County, its successors and assigns (hereafter "County"), for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida, its successors and assigns (hereafter "Owner"), shall maintain the easement area until such time as the County constructs improvements in the easement area for its intended use and purposes, at which time the County will assume maintenance of the easement area so long as the improvements are located thereon and County uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to the Owner upon County's temporary or permanent cessation of use of the improvements or removal of the improvements.
- 4. The utility easement as 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

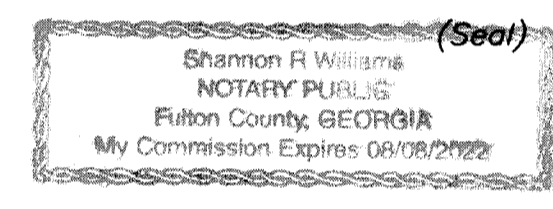
### ACKNOWLEDGEMENT

State of Georgia }  
County of Fulton } SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of November, 2020, by Eric Hines as an authorized signer of JT PCS GP, L.P., a Delaware limited partnership authorized to do business in Florida, on behalf of the limited partnership, who is  personally known to me or has produced \_\_\_\_\_ as identification.

My commission expires: August 8, 2022

Shannon Williams  
Signature  
Shannon R. Williams  
(Printed Name) - Notary Public



### SITE DATA:

POLO CLUB SHOPS REPLAT 2 MUPD (AKA POLO CLUB SHOPS REPLAT)  
Control Number: 1986-00090

### COUNTY APPROVAL

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 23 day of JANUARY, 2020 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: David L. Ricks  
David L. Ricks, P.E.  
County Engineer  
Palm Beach County, Florida

### SURVEYOR AND MAPPER'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 Section 177.091(9), Florida Statutes, 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.

This 10th day of November, 2020

Eric R. Matthews  
Eric R. Matthews, P.S.M.  
Professional Surveyor and Mapper,  
License No. 6717, State of Florida

### TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } SS

We, First Title, LLC, a title insurance company, as duly authorized to do business in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Jamestown PCS, L.P., a Delaware limited partnership authorized to do business in Florida; 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.

Date: November 16, 2020 By: Pete Gumina  
(Pete Gumina - Officer)  
Insurance Agent # 22304

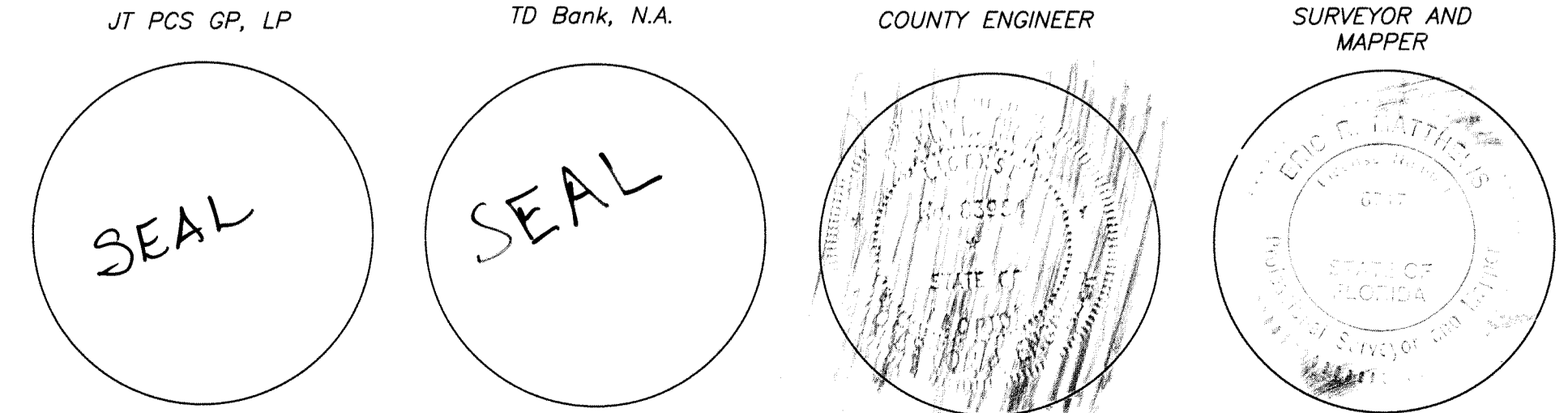
### MORTGAGEE'S JOINDER AND CONSENT

State of New York }  
County of Suffolk } SS

The undersigned hereby certifies that it is the holder of a mortgage, 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 which is recorded in Official Record Book 31781 at page 827 of the Public Records of PALM BEACH COUNTY, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by PAUL KESICKI and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13 day of NOVEMBER, 2020.

Witness: Penelope Kelley  
Print Name: Penelope Kelley  
Witness: Don Druey  
Print Name: DANA DRUEY  
By: Paul Kesicki  
Signature: Paul Kesicki, Vice President  
Print Name/Title



SHEET 1 OF 3 SHEETS  
**WGI**  
2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055  
THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WANTMAN GROUP, INC.