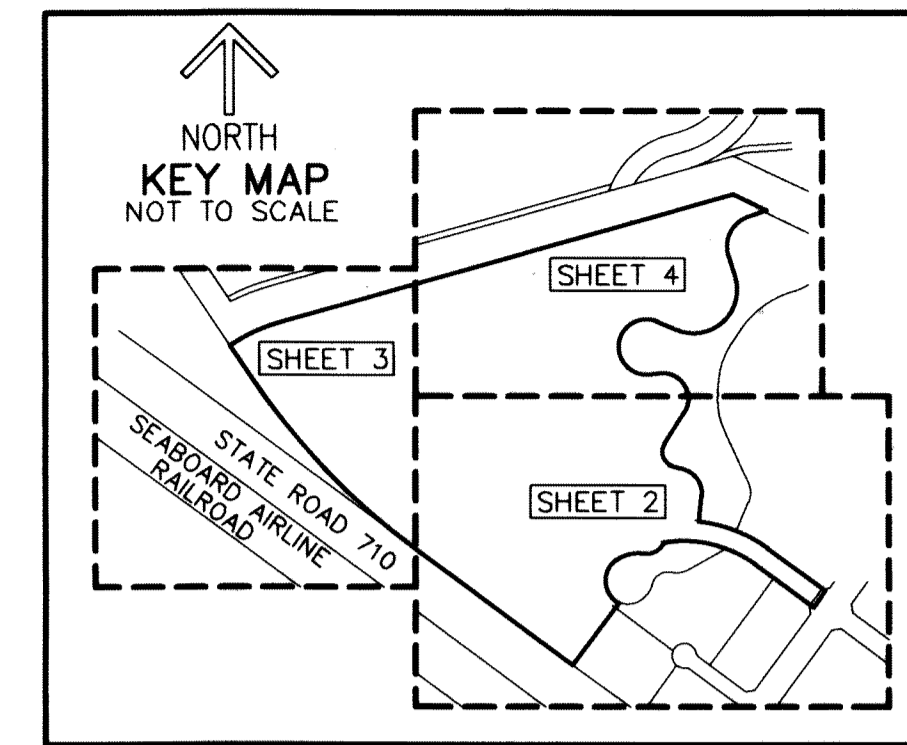


PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 25

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

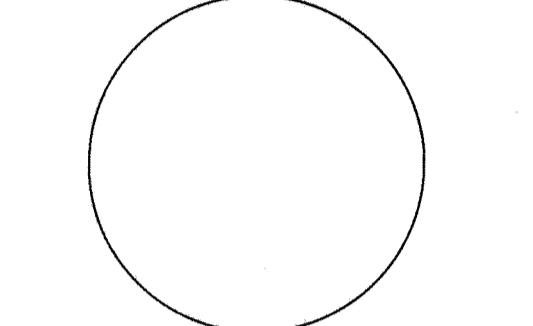


STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORD AT 3:38 P.M.
THIS 31 DAY OF AUGUST
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 15 THROUGH 18

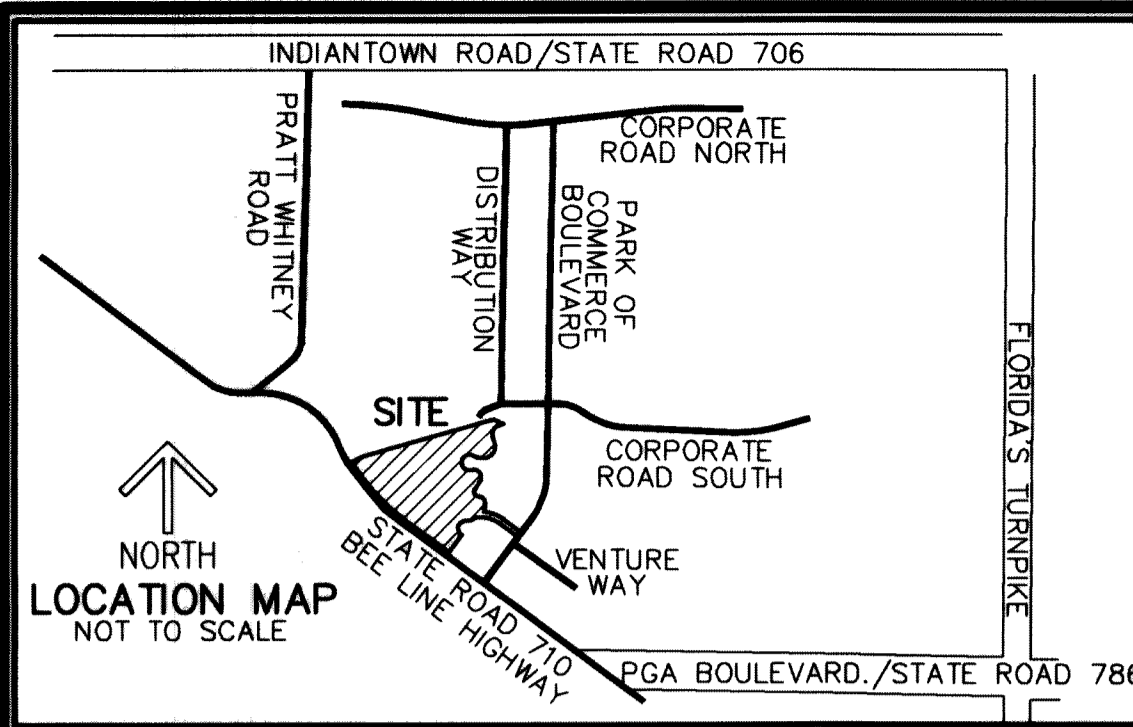
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *Joseph Abruzzo*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 4



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 25, BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6C, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.33°59'52"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 710, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 151 AND ROAD PLAT BOOK 7, PAGE 58, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 772.09 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,808.79 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 980.45 FEET; THENCE N.33°39'52"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.56 FEET TO THE SOUTHWEST CORNER OF CANAL TRACT 2 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AND A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.33°46'53"E., A RADIAL DISTANCE OF 720.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID CANAL TRACT 2, THROUGH A CENTRAL ANGLE OF 18°00'48", A DISTANCE OF 226.45 FEET TO A POINT OF TANGENCY; THENCE N.74°13'55"E. ALONG THE SOUTH LINE OF SAID CANAL TRACT 2, A DISTANCE OF 1,873.70 FEET; THENCE S.64°54'03"E. ALONG THE SOUTH LINE OF SAID CANAL TRACT 2, A DISTANCE OF 146.42 FEET TO THE NORTHWEST CORNER OF WETLANDS PRESERVATION TRACT 11 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE ALONG THE WEST LINE OF SAID WETLANDS PRESERVATION TRACT 11, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: S.70°38'10"W., A DISTANCE OF 78.65 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 88°38'33"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 193.39 FEET TO A POINT OF TANGENCY; THENCE S.18°00'23"E., A DISTANCE OF 83.77 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 131°35'04"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 401.90 FEET TO A POINT OF TANGENCY; THENCE N.66°25'19"W., A DISTANCE OF 80.95 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 208°35'48"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 400.48 FEET TO A POINT OF TANGENCY; THENCE N.84°58'53"E., A DISTANCE OF 49.68 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 127°53'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVATURE TO A POINT OF TANGENCY; THENCE S.32°52'35"W., A DISTANCE OF 148.20 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 107°33'36"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 112.64 FEET TO A POINT OF TANGENCY; THENCE S.74°41'01"E., A DISTANCE OF 43.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 80°39'06"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 140.76 FEET TO A POINT OF TANGENCY; THENCE S.05°58'05"W., A DISTANCE OF 103.90 FEET TO THE SOUTHWEST CORNER OF SAID WETLANDS PRESERVATION TRACT 11; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID WETLANDS PRESERVATION TRACT 11 AND ALONG THE SOUTH LINE OF PARCEL 8 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S.05°58'05"W., HAVING RADIUS OF 558.62 FEET, A CENTRAL ANGLE OF 302°2'03"; AN ARC DISTANCE OF 296.08 FEET TO A POINT OF TANGENCY; THENCE S.53°39'52"E. ALONG SAID SOUTH LINE OF PARCEL 8, A DISTANCE OF 287.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARK OF COMMERCE BOULEVARD, AS SHOWN ON SAID PLAT; THENCE S.36°20'08"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 8C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE N.53°39'52"W. ALONG THE NORTH LINE OF LOT 8C AND LOT 7C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 287.40 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 478.62 FEET AND A CENTRAL ANGLE OF 46°10'48"; THENCE WESTERLY ALONG THE ARC OF THE NORTH LINE OF SAID LOT 7C AND WETLANDS PRESERVATION TRACT 12 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 385.77 FEET TO THE NORTHWEST CORNER OF SAID WETLANDS PRESERVATION TRACT 12 (A RADIAL LINE FROM SAID POINT BEARS S.09°50'40"E.) AND A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.65°48'42"W., A RADIAL DISTANCE OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF THE WEST LINE OF WETLANDS PRESERVATION TRACT 12 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 74°54'26", A DISTANCE OF 98.05 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 45°22'55"; THENCE WESTERLY ALONG THE ARC OF SAID WEST LINE, A DISTANCE OF 118.81 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 115°52'57" (A RADIAL LINE FROM SAID POINT BEARS S.36°17'11"E.); THENCE SOUTHERLY ALONG THE ARC OF SAID WEST LINE, A DISTANCE OF 202.25 FEET TO A POINT OF TANGENCY (A RADIAL LINE FROM SAID POINT BEARS N.27°49'52"E.); THENCE S.36°20'08"W. ALONG THE WEST LINE OF LOTS 6C AND 7C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 307.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,037,933 SQUARE FEET/46.7845 ACRES MORE OR LESS.

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

DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY YTG PALM BEACH GC, LP, 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 SAID YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ROADWAY TRACT R

ROADWAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ROADWAY, INGRESS-EGRESS, UTILITY, DRAINAGE AND OTHER LAWFUL PURPOSES, SAID ROADWAY TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT EASEMENT

THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. BRADFORD SMITH, AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF July 2022.

YTG PALM BEACH GC, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: YTG FLORIDA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER

BY: YTG VENTURES, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS MANAGER

WITNESS: *MD-PL*
PRINT NAME: *M. Dominic Reinector*

WITNESS: *Coltan Candler*
PRINT NAME: *Coltan Candler*

BY: YTG INVESTORS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: *J. Bradford Smith*
J. BRADFORD SMITH
MANAGER

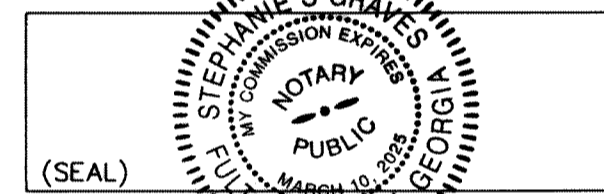
YTG INVESTORS, LLC



ACKNOWLEDGEMENT:

STATE OF GEORGIA
COUNTY OF FULTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 20 DAY OF July 2022, BY J. BRADFORD SMITH, AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Stephanie S. Graves
NOTARY PUBLIC
Stephanie S. Graves
PRINT NAME

MY COMMISSION EXPIRES: *March 6, 2025*
COMMISSION NUMBER: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Jacqueline S. Miller*, 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 IN YTG PALM BEACH GC, LP, 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: *July 22, 2022*

Jacqueline S. Miller
JACQUELINE S. MILLER
ATTORNEY AT LAW

COUNTY APPROVAL:

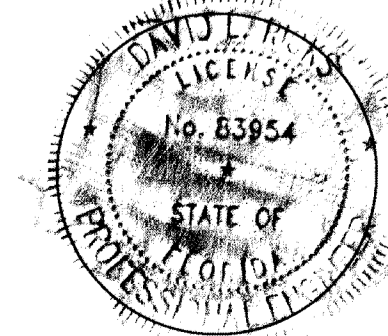
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 31 DAY OF August 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *David L. Ricks, P.E.*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

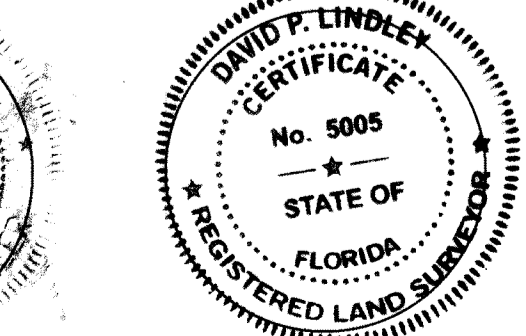
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



COUNTY
ENGINEER



SURVEYORS
CERTIFICATE
No. 5005
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR



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) 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.

DATED: *7-26-2022*

David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591