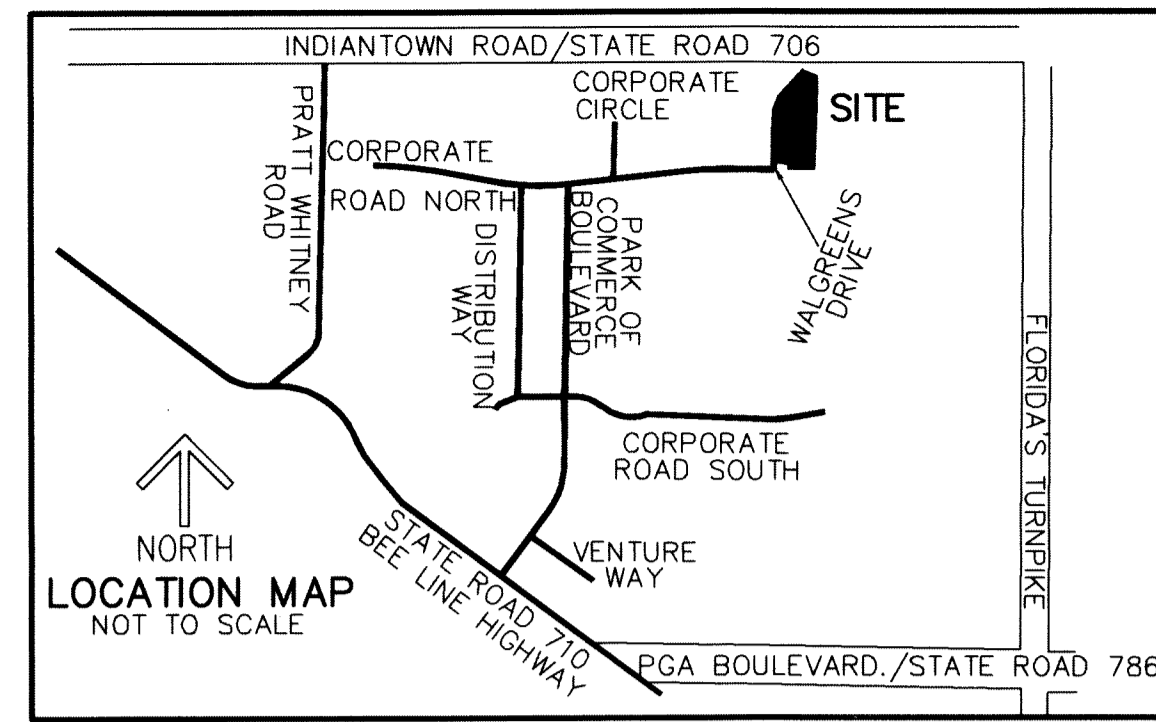


CFN 20220464098 PL BK 134 PG 196

PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 31

A PORTION OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



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

196
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:45 P.M.
THIS 22 DAY OF November
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 196 THROUGH 197
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: Quinn McConi
DEPUTY CLERK

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PB PARK OF COMMERCE JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 31, A PORTION OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 88°56'15" WEST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1962.00 FEET; THENCE SOUTH 01°04'36" WEST, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF WALGREEN'S DRIVE AND TRACT "A", CORPORATE ROAD NORTH AND WAGREEN'S DRIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 91 PAGES 82 THROUGH 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°04'36" WEST ALONG THE EAST LINE OF SAID WAGREEN'S DRIVE, A DISTANCE OF 71.54 FEET TO THE NORTHEAST CORNER OF PARCEL A, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 88 AND 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 07°17'56" WEST ALONG A PORTION OF THE EAST LINE OF SAID WAGREEN'S DRIVE AND THE WEST LINE OF PARCEL A, A DISTANCE OF 64.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 07°17'56" WEST ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 257.30 FEET; THENCE SOUTH 06°33'01" WEST ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 609.18 FEET; THENCE SOUTH 01°04'41" WEST ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 628.02 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF CORPORATE ROAD NORTH AND TRACT "A", SAID PLAT OF CORPORATE ROAD NORTH AND WAGREEN'S DRIVE; THENCE NORTH 88°42'50" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 445.88 FEET; THENCE NORTH 04°15'29" WEST A DISTANCE OF 17.49 FEET; THENCE NORTH 01°50'35" EAST, A DISTANCE OF 20.07 FEET; NORTH 07°50'02 EAST, A DISTANCE OF 25.27 FEET; THENCE NORTH 88°55'19" WEST, A DISTANCE OF 157.96 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF CORPORATE ROAD NORTH AND AFORESAID TRACT "A"; THENCE NORTH 01°17'10" EAST ALONG THE EAST LINE OF SAID CORPORATE ROAD NORTH, A DISTANCE OF 17.99 FEET TO THE EAST LINE OF SAID WAGREEN'S DRIVE; THENCE NORTH 44°21'25" WEST ALONG SAID EAST LINE, A DISTANCE OF 34.96 FEET; THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE, A DISTANCE OF 373.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 37°10'09", AN ARC DISTANCE OF 506.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°10'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 586.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 287.23 FEET, THROUGH A CENTRAL ANGLE OF 07°44'21", AN ARC DISTANCE OF 38.80 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 49.00 FEET, THROUGH A CENTRAL ANGLE OF 86°20'06", AN ARC DISTANCE OF 73.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 86.00 FEET THROUGH A CENTRAL ANGLE OF 104°42'46", AN ARC DISTANCE OF 157.17 FEET TO THE POINT OF BEGINNING CONTAINING 753,146 SQUARE FEET/17.2899 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 PB PARK OF COMMERCE JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PB PARK OF COMMERCE JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF August 2022.

PB PARK OF COMMERCE JV, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Grant Goldman
PRINT NAME: Grant Goldman

BY: AMBROSE PROPERTY GROUP, LLC,
AN INDIANA LIMITED LIABILITY COMPANY
ITS MANAGER,

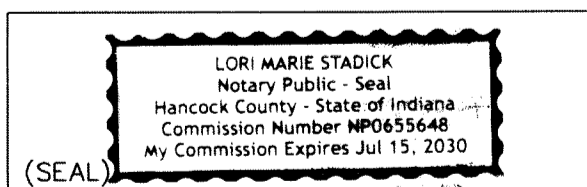
WITNESS: John Elliott Thomason
PRINT NAME: John Elliott Thomason

BY: Asif M. Bade
AASIF M. BADE
MANAGER

ACKNOWLEDGEMENT:

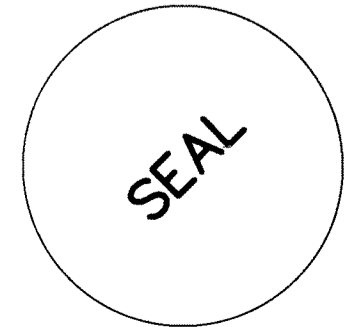
STATE OF Indiana
COUNTY OF Macion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF August 2022, BY AASIF M. BADE, AS MANAGER OF AMBROSE PROPERTY GROUP, LLC, AN INDIANA LIMITED LIABILITY COMPANY, MANAGER OF PB PARK OF COMMERCE JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Lori Marie Stadick
NOTARY PUBLIC
Lori Marie Stadick
PRINT NAME
MY COMMISSION EXPIRES: 7-15-2030
COMMISSION NUMBER: NP0655648

AMBROSE PROPERTY GROUP, LLC



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, STEPHEN J. GRAVE DE PERALTA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PB PARK OF COMMERCE JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: 9-27-2022

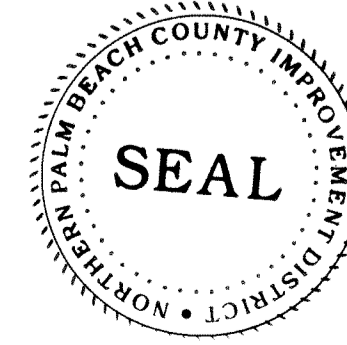
Stephen J. Grave de Peralta
STEPHEN J. GRAVE DE PERALTA
ATTORNEY AT LAW

COUNTY APPROVAL:

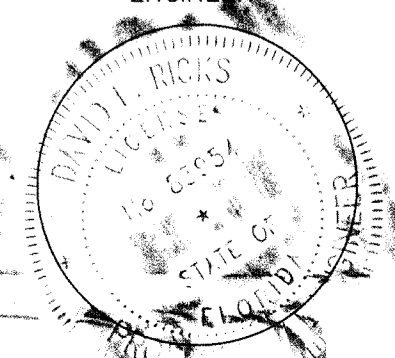
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21 DAY OF August 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

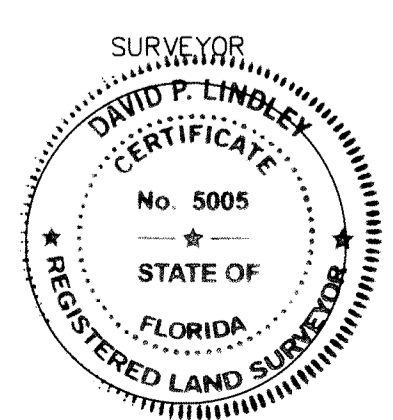
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



COUNTY ENGINEER



SURVEYOR
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: 9/30/2022

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

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT;

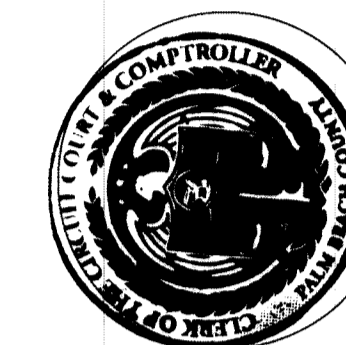
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 16th DAY OF October 2022.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 16

ATTEST: Susan P. Scheff
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: Matthew J. Boykin
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2