

PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER

BEING A PORTION OF SECTIONS 32, TOWNSHIP 43S, RANGE 40E
PALM BEACH COUNTY, FLORIDA

109

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 3:32 P.M. THIS 21
DAY OF February 2023, AND DULY
RECORDED IN PLAT BOOK 135
ON PAGES 109 THROUGH 112

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT &
COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT
COURT & COMPTROLLER
[Seal]

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PBA HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER, BEING A PORTION OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS OF LAND LYING IN A PROPERTY DESCRIBED IN O.R.B. 7842, PAGE 1757, OUT OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE SOUTHWEST CORNER OF TRACT VF-100-007 (O.R.B. 21362, PAGE 1081) AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80 BEING 203.00 FEET WIDE, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2515; THENCE NORTH 00°57'24" EAST, 1614.87 FEET ALONG THE WEST LINE OF SAID TRACT VF-100-007 AND BEING 400.00 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF A 500 FOOT SFWMD L8 CANAL; THENCE NORTH 88°23'35" WEST, 617.37 FEET ALONG THE SOUTH LINE OF PARCEL 1 AS DESCRIBED IN (O.R.B. 21362, PAGE 1198) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 01°36'25" WEST, 711.61 FEET TO A POINT; THENCE SOUTH 88°28'42" EAST, 508.52 FEET TO A POINT OF CURVATURE CONCAVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 78.05 FEET WITH A RADIUS OF 50.00 FEET AND A DELTA OF 89°26'06" TO A POINT OF TANGENCY; THENCE SOUTH 00°57'24" WEST, 593.43 FEET BEING 67.40 FEET WEST OF AND PARALLEL TO SAID WEST LINE OF TRACT VF-100-007 TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 79.03 FEET WITH A RADIUS OF 50.00 FEET AND A DELTA OF 90°33'54" TO A POINT OF TANGENCY; THENCE NORTH 88°28'42" WEST, 561.83 FEET BEING 210.70 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80 TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 78.05 FEET WITH A RADIUS OF 50.00 FEET AND A DELTA OF 89°26'06" TO A POINT OF TANGENCY; THENCE NORTH 00°57'24" EAST, 593.43 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 79.03 FEET WITH A RADIUS OF 50.00 FEET AND A DELTA OF 90°33'54" TO A POINT OF TANGENCY; THENCE SOUTH 88°28'42" EAST, 3.31 FEET TO A POINT; THENCE NORTH 01°36'25" EAST, 711.68 FEET TO A POINT ON SAID SOUTH LINE OF PARCEL 1 AS DESCRIBED IN (O.R.B. 21362, PAGE 1198); THENCE SOUTH 88°23'35" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH,

PARCEL 2: COMMENCING AT THE SOUTHWEST CORNER OF TRACT VF-100-007 (O.R.B. 21362, PAGE 1081) AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80 BEING 203.00 FEET WIDE, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2515; THENCE NORTH 88°28'42" WEST, 2147.49 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 88°28'42" WEST, 289.10 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT; THENCE NORTH 00°56'55" EAST, 1148.49 FEET BEING 1975.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 32; THENCE SOUTH 88°23'35" EAST, 377.08 FEET TO A POINT; THENCE NORTH 00°56'55" EAST, 470.00 FEET ALONG THE EAST LINE OF TRACT PBA-1 (O.R.B. 23400, PAGE 1553) TO A POINT AT FOR THE SOUTHEAST CORNER OF TRACT PBA-3 (O.R.B. 23400, PAGE 1553); THENCE SOUTH 88°23'35" EAST, 198.48 FEET ALONG THE SOUTH LINE OF PARCEL 1 AS DESCRIBED IN (O.R.B. 21362, PAGE 1198) TO A POINT; THENCE SOUTH 00°56'55" WEST, 742.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 142.67 FEET WITH A RADIUS OF 395.00 FEET AND A DELTA OF 20°41'41" TO A POINT OF NON-TANGENCY; THENCE SOUTH 45°55'57" WEST, 64.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 224.90 FEET WITH A RADIUS OF 125.00 FEET AND A DELTA OF 103°05'12" TO A POINT OF TANGENCY; THENCE SOUTH 01°31'46" WEST, 589.82 FEET TO THE POINT OF BEGINNING.

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

1. TRACT L-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT L-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 33625, PG. 1821, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. TRACT L-3, AS SHOWN HEREON, IS HEREBY RESERVED FOR PBA HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PBA HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE LAKE MAINTENANCE EASEMENT (LME) AND THE LAKE MAINTENANCE ACCESS EASEMENT (LMAE), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE PUBLIC DRAINAGE EASEMENTS (PDE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACT RW-1, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

9. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AND THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF January 2023.

WITNESS: *[Signature]*
Beert Olofson
(PRINT NAME)
WITNESS: *[Signature]*
James W. Richie
(PRINT NAME)

PBA HOLDINGS, INC.
A FLORIDA CORPORATION
BY: *[Signature]*
ENRIQUE A. TOMEU, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF January 2023, BY ENRIQUE A. TOMEU AS PRESIDENT FOR PBA HOLDINGS, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January 2023.
MY COMMISSION EXPIRES: April 19, 2025 (DATE)

BY: *[Signature]*
Alicia Joseph
PRINT NAME: Alicia Joseph
COMMISSION NUMBER: HH118672

NOTARY STAMP
ALICIA JOSEPH
Commission # HH-118672
Expires April 19, 2025
Bonded The Notary History Services

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9th DAY OF January 2023.

WITNESS: *[Signature]*
Beert Olofson
(PRINT NAME)
WITNESS: *[Signature]*
James W. Richie
(PRINT NAME)

BY: *[Signature]*
ENRIQUE A. TOMEU, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

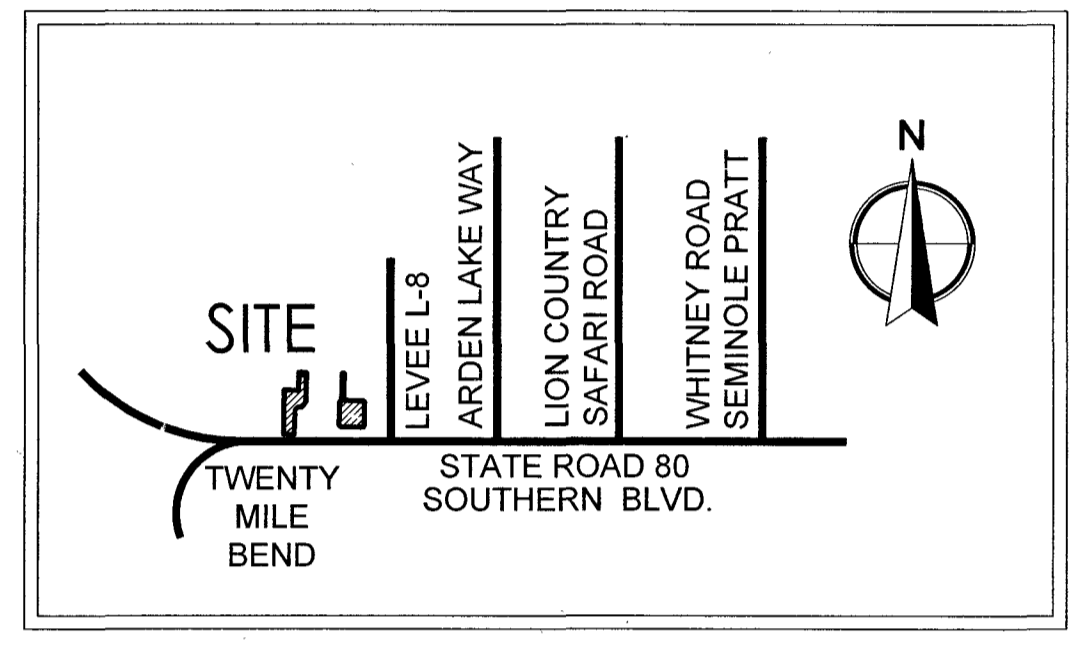
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF January 2023, BY ENRIQUE A. TOMEU AS PRESIDENT FOR CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January 2023.
MY COMMISSION EXPIRES: April 19, 2025 (DATE)

BY: *[Signature]*
Alicia Joseph
PRINT NAME: Alicia Joseph
COMMISSION NUMBER: HH118672

NOTARY STAMP
ALICIA JOSEPH
Commission # HH-118672
Expires April 19, 2025
Bonded The Notary History Services

LOCATION MAP



SITE DATA

CONTROL NAME	PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER
CONTROL NUMBER	1989-00052

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, MARK H. DAHLMEIER, 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 PBA HOLDINGS, INC., A FLORIDA CORPORATION; 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.

DATE: 01/09/2023
BY: *[Signature]*
MARK H. DAHLMEIER
ATTORNEY-AT-LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. 366950

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 21 day of February 2023, 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.

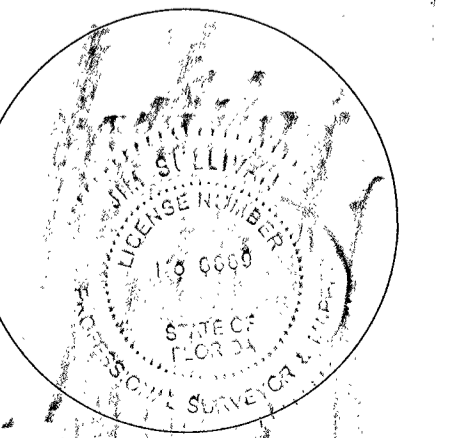
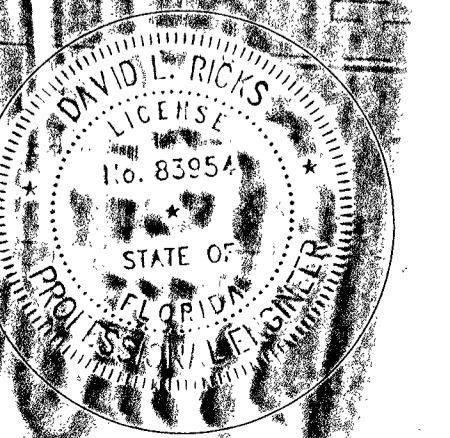
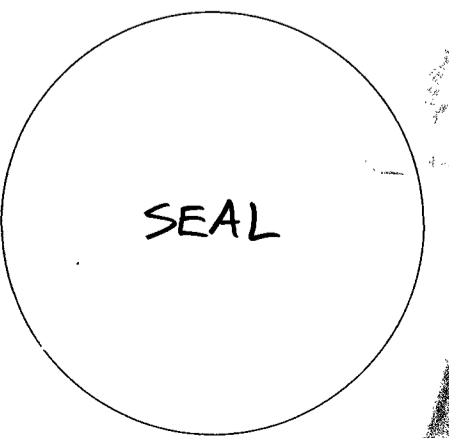
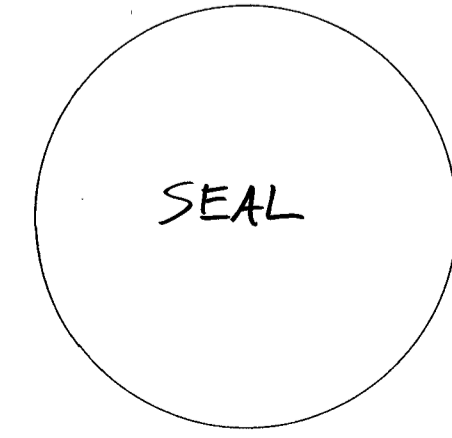
By: *[Signature]*
David L. Ricks, P.E.
County Engineer

PBA HOLDINGS, INC.

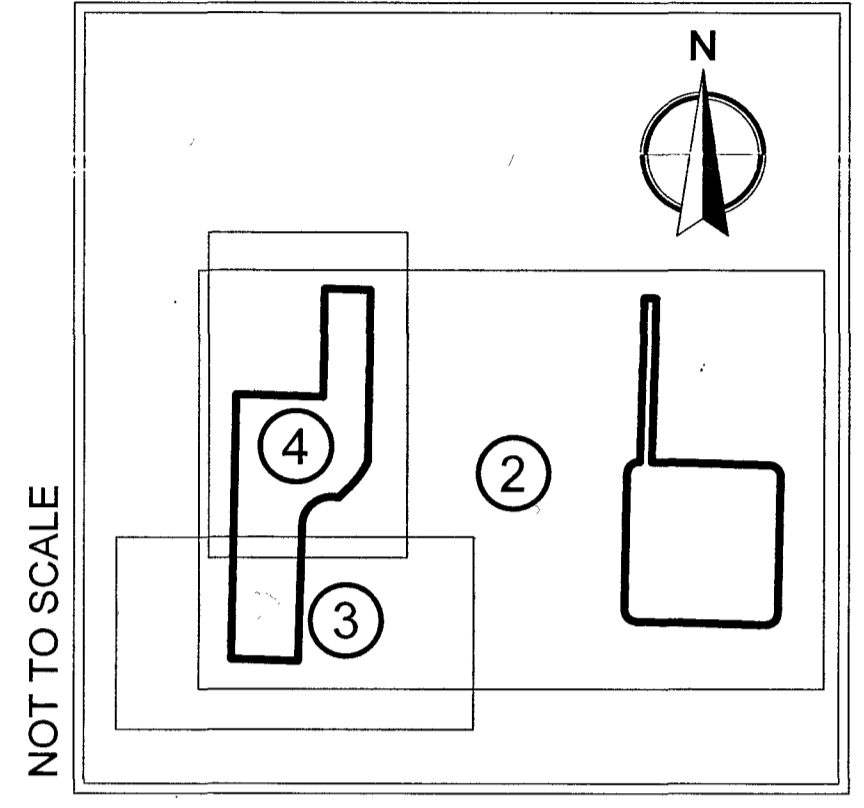
CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC.

PALM BEACH COUNTY ENGINEER

PROFESSIONAL SURVEYOR AND MAPPER



SHEET MAP



SURVEYOR & MAPPER'S NOTES

- 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.
- THE BEARINGS SHOWN UPON THIS PLAT ARE GRID BEARINGS BASED UPON THE NORTH AMERICAN DATUM (NAD) 1983 (1990 ADJUSTMENT) USING THE NORTH LINE OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BEING NORTH 88°20'18" WEST AS PUBLISHED BY PALM BEACH COUNTY SURVEY DIVISION.
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. SCALE FACTOR = 0.99998948 GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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.
- 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 ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHT-OF-WAYS WHICH AFFECT THE PROPERTY, ARE BLANKET IN NATURE AND CANNOT BE PLOTTED: SUBJECT TO ACCESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12795, PAGE 1933.

SURVEYOR & MAPPER 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 THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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 4th DAY OF January 2023
[Signature]
JIM SULLIVAN, P.E.S.M.
LICENSE NO. LS6889
STATE OF FLORIDA

SHEET 1 OF 4

THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7065

CFN 20230057397 PL BK 135 PG 109