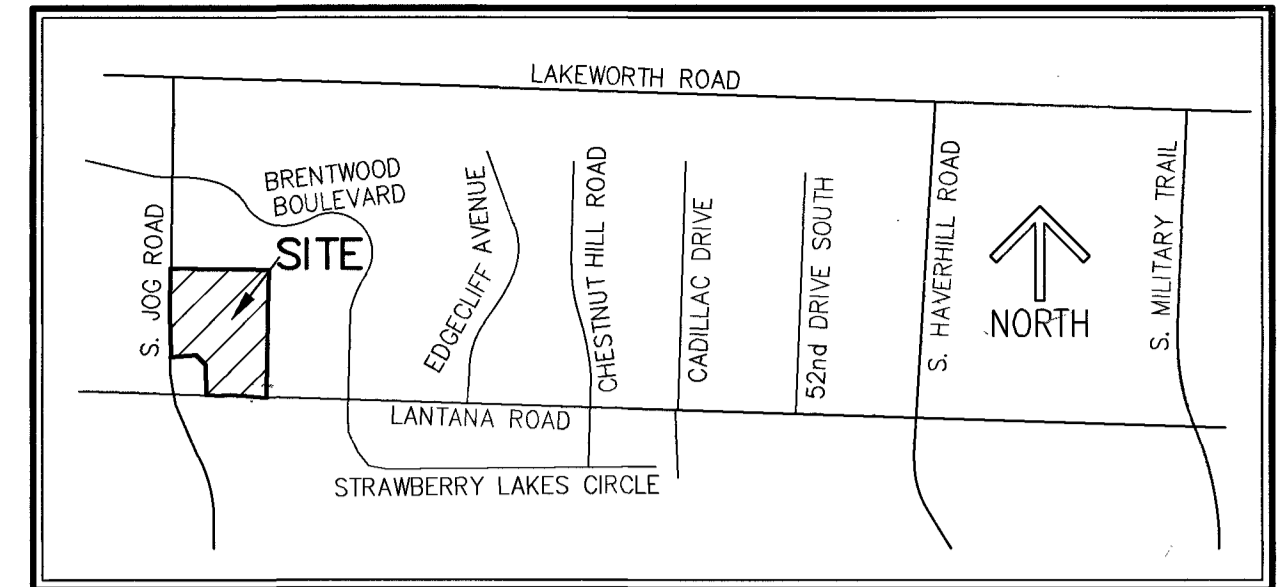


CFN 20230089831 PL BK 135 PG 130

LEE SQUARE MUPD

A REPLAT OF A PORTION OF TRACT "A", LEE SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN RECORDED IN PLAT BOOK 68, PAGES 186 AND 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



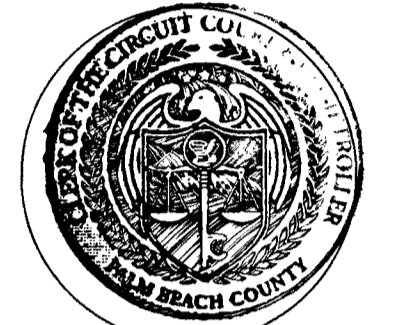
130

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:03 P.M.
THIS 17 DAY OF March
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 135
ON PAGES 130 THROUGH 137

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 3

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT REVENUE PROPERTIES LANTANA INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, REVENUE PROPERTIES LANTANA OUTPARCELS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND, SPILAN PARCEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LEE SQUARE MUPD, A REPLAT OF A PORTION OF TRACT "A", LEE SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN RECORDED IN PLAT BOOK 68, PAGES 186 AND 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N.88°32'18"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3903, PAGE 117 OF SAID PUBLIC RECORDS, A DISTANCE OF 307.57 FEET; THENCE N.83°55'26"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 240 OF SAID PUBLIC RECORDS, A DISTANCE OF 217.47 FEET; THENCE N.86°33'34"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 240 OF SAID PUBLIC RECORDS, A DISTANCE OF 130.21 FEET; THENCE N.85°47'25"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 240 OF SAID PUBLIC RECORDS, A DISTANCE OF 75.35 FEET; THENCE S.01°35'31"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 240 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.01 FEET; THENCE N.85°47'25"W, A DISTANCE OF 175.33 FEET; THENCE N.88°32'18"W, A DISTANCE OF 156.12 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID TRACT "A"; THENCE N.01°35'31"E. ALONG A BOUNDARY LINE OF SAID OFFICIAL RECORD BOOK 26851, PAGE 917, A DISTANCE OF 164.47 FEET; THENCE N.28°24'29"W. ALONG A BOUNDARY LINE OF SAID OFFICIAL RECORD BOOK 26851, PAGE 917, A DISTANCE OF 85.78 FEET; THENCE N.88°24'29"W. ALONG A BOUNDARY LINE OF SAID OFFICIAL RECORD BOOK 26851, PAGE 917, A DISTANCE OF 167.27 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6334, PAGE 1320 OF SAID PUBLIC RECORDS AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.86°54'26"E, A RADIAL DISTANCE OF 1,566.02 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 0°03'21.4", A DISTANCE OF 14.68 FEET; THENCE N.01°57'35"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 310 OF SAID PUBLIC RECORDS, A DISTANCE OF 140.67 FEET; THENCE N.001°9'08"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 310 OF SAID PUBLIC RECORDS, A DISTANCE OF 205.82 FEET; THENCE N.88°24'29"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6956, PAGE 310 OF SAID PUBLIC RECORDS, A DISTANCE OF 6.00 FEET; THENCE N.001°9'08"E. THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6334, PAGE 1320 OF SAID PUBLIC RECORDS, A DISTANCE OF 244.35 FEET; THENCE N.01°35'31"E. THE EAST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3903, PAGE 117 OF SAID PUBLIC RECORDS, A DISTANCE OF 448.99 FEET; THENCE S.88°32'18"E. ALONG THE SOUTH LINE OF LEE'S CROSSING PLAT NO. 1, AS RECORDED IN PLAT BOOK 41, PAGE 3 OF SAID PUBLIC RECORDS, A DISTANCE OF 1287.44 FEET; THENCE S.01°35'31"W. ALONG THE WEST LINE OF HOMES OF LEE'S CROSSING PLAT NO. 9, AS RECORDED IN PLAT BOOK 53, PAGE 164 OF SAID PUBLIC RECORDS, A DISTANCE OF 1317.61 FEET TO THE POINT OF BEGINNING, THE PREVIOUS EIGHT COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID TRACT "A".

SAID LANDS BEING SITUATED IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,619,021 SQUARE FEET/37.1676 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 C, AS SHOWN HEREON IS HEREBY RESERVED FOR THE REVENUE PROPERTIES LANTANA INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, REVENUE PROPERTIES LANTANA OUTPARCELS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID REVENUE PROPERTIES LANTANA INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, REVENUE PROPERTIES LANTANA OUTPARCELS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCELS CF AND MF, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SPILAN PARCEL, 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 SAID SPILAN PARCEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF December 2022

WITNESS: *[Signature]*
PRINT NAME: John Walsit
WITNESS: *[Signature]*
PRINT NAME: Gary Stern

REVENUE PROPERTIES LANTANA, INC.
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: *[Signature]*
JOHN TALANO
VICE PRESIDENT

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF December 2022

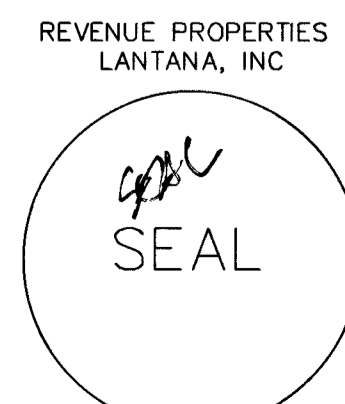
WITNESS: *[Signature]*
PRINT NAME: John Walsit
WITNESS: *[Signature]*
PRINT NAME: Gary Stern

REVENUE PROPERTIES LANTANA OUTPARCELS LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
JOHN TALANO
MANAGER

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF December 2022

WITNESS: *[Signature]*
PRINT NAME: John Walsit
WITNESS: *[Signature]*
PRINT NAME: Gary Stern

SPILAN PARCEL, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
JOHN TALANO
VICE PRESIDENT



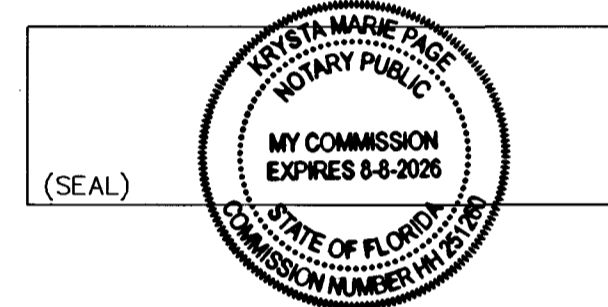
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF December 2022 BY JOHN TALANO AS VICE PRESIDENT OF REVENUE PROPERTIES LANTANA INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF December 2022

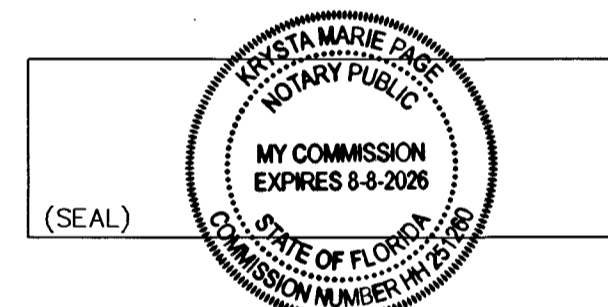


[Signature]
Krysta Marie Page
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 8-8-2026
COMMISSION NUMBER: HH 251260

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF December 2022 BY JOHN TALANO AS MANAGER OF REVENUE PROPERTIES LANTANA OUTPARCELS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

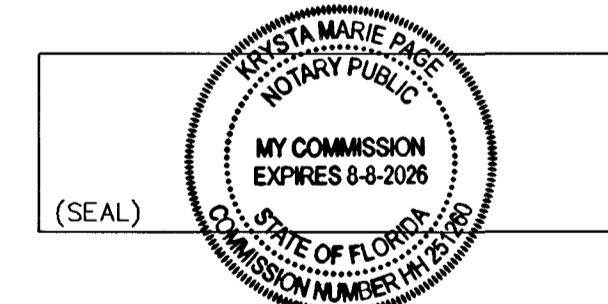


[Signature]
Krysta Marie Page
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 8-8-2026
COMMISSION NUMBER: HH 251260

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF December 2022 BY JOHN TALANO AS VICE PRESIDENT OF SPIPOWER, INC., AN ALABAMA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGING MEMBER OF SPILAN PARCEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
Krysta Marie Page
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 8-8-2026
COMMISSION NUMBER: HH 251260

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 17 DAY OF MARCH 2023 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

[Signature]
Richard W. Carlson, Jr., Esq.
A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN REVENUE PROPERTIES LANTANA INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, REVENUE PROPERTIES LANTANA OUTPARCELS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SPILAN PARCEL, 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: FEBRUARY 16 2023
[Signature]
Richard W. Carlson, Jr., Esq.
Richard W. Carlson, Jr., Esq.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR AND MAPPER'S NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS AND WATER MANAGEMENT MAINTENANCE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°32'18"E ALONG SOUTH LINE OF SE 1/4 OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
5. "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.
6. CONTROL PERMANENT REFERENCE MONUMENTS (CONTROL PRM'S) COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET. THIS WAS ACCOMPLISHED BY CONDUCTING A STATIC GPS SURVEY ON THE CONTROL PRM'S SHOWN ON THE ATTACHED MAP.
7. THE LIMITED ACCESS EASEMENTS RECORDED IN PLAT BOOK 68, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE RELEASED BY THE RECORDATION OF THIS PLAT AND ARE NO LONGER IN EFFECT.
8. THE LANDSCAPE BUFFER EASEMENTS RECORDED IN PLAT BOOK 68, PAGE 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE RELEASED BY THE RECORDATION OF THIS PLAT AND ARE NO LONGER IN EFFECT.
9. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
10. PROPERTY IS SUBJECT TO THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS AND MAINTENANCE OF LEE'S SQUARE RECORDED IN OFFICIAL RECORDS BOOK 6955, PAGE 1384 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS BLANKET IN NATURE.

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 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.

DATED: 12-8-2022
[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

