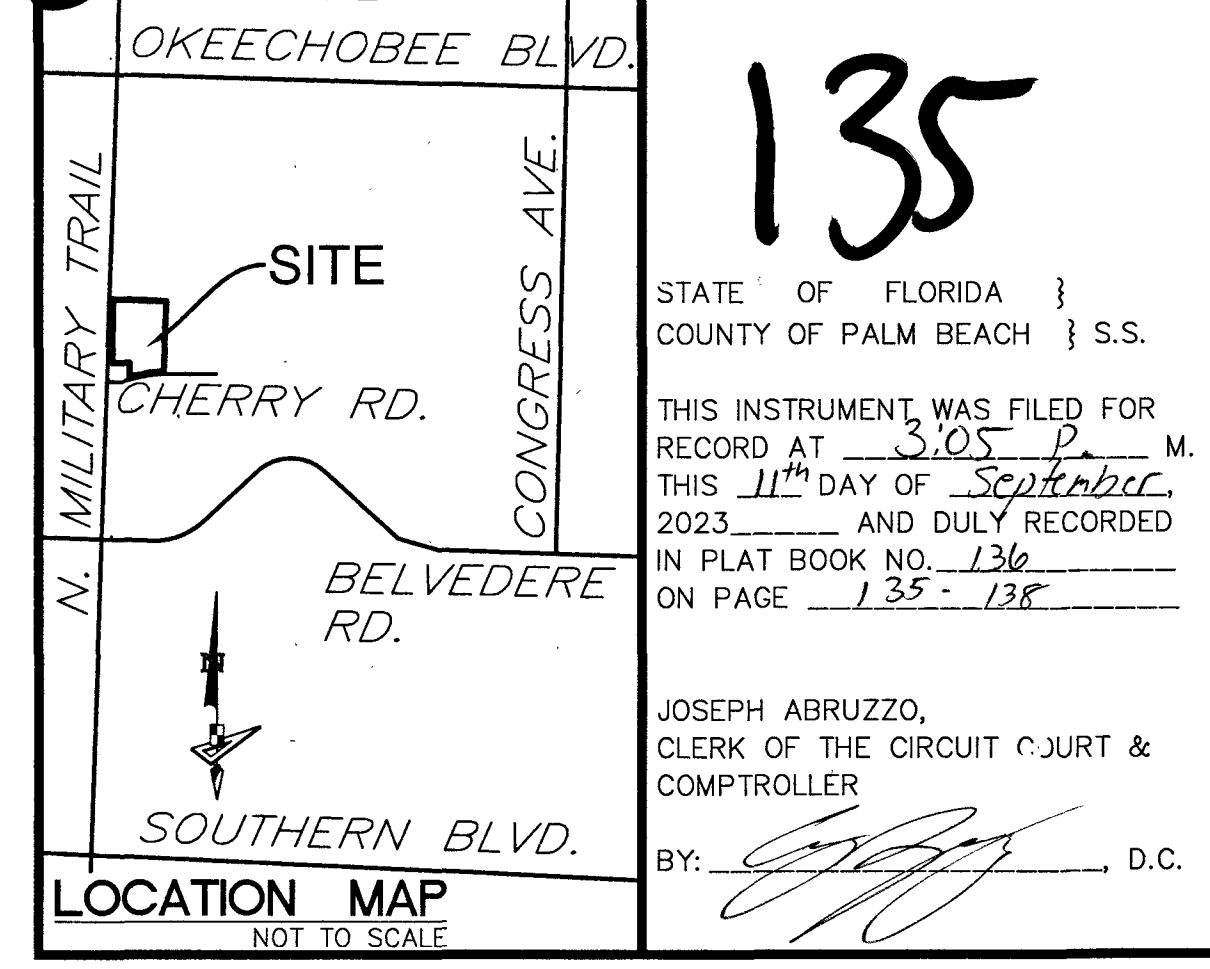


# CHERRY ROAD PLAZA, M.U.P.D.

BEING A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 3:05 P.M. THIS 11<sup>th</sup> DAY OF September 2023 AND DULY RECORDED IN PLAT BOOK NO. 136 ON PAGE 135-138

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]* D.C.

CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL

**SURVEYOR & MAPPER'S NOTES**

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISHED VALUES FOR THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 01°25'21" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.
- TRACT "A" IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2788, PAGE 867 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**STATE PLANE COORDINATE NOTES:**

- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000377
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, COORDINATES SHOWN ARE GRID COORDINATES
- ZONE = FLORIDA EAST ZONE
- DATUM = NAD 83-1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- LINEAR UNIT = U.S. SURVEY FEET
- PLAT BEARINGS = GRID BEARINGS, NO ROTATION

**SURVEYOR & 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.

DATE: June 26, 2023

*[Signature]*  
 LUIS J. ORTIZ, P.S.M.  
 LICENSE NO. LS7006  
 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
 LUIS J. ORTIZ, P.S.M.  
 LS7006 STATE OF FLORIDA  
 GEOPoint SURVEYING, INC.  
 4152 WEST BLUE HERON BOULEVARD, SUITE 106,  
 RIVIERA BEACH, FLORIDA 33404  
 CERTIFICATE OF AUTHORIZATION NO. LB7768

**GeoPoint**  
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 106 www.geopointsurvey.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 1 of 4 Sheets

CHERRY ROAD STORAGE, LLC  
 PALM BEACH IMPORTS, INC.  
 TIP TOP CAR WASH, INC.  
 P.B.T., INC.

IN WITNESS WHEREOF, TIP TOP CAR WASH, INC., A FLORIDA 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 29 DAY OF June, 2023.

WITNESS: *[Signature]*  
 PRINT NAME: Sergio Machado  
 WITNESS: *[Signature]*  
 PRINT NAME: Scott A. Bancik

TIP TOP CAR WASH, INC., A FLORIDA CORPORATION  
 BY: *[Signature]*  
 MARK SEDELNIK, PRESIDENT

**ACKNOWLEDGMENTS**

STATE OF Florida  
 COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 29 DAY OF June, 2023, BY Mark Sedelnik AS President FOR TIP TOP CAR WASH INC. ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/14/2026

*[Signature]*  
 SIGNATURE  
 Victoria Dykes-Barnaby  
 (PRINTED NAME) - NOTARY PUBLIC

(SEAL)

IN WITNESS WHEREOF, CHERRY ROAD STORAGE LLC, AN INDIANA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 28 DAY OF June, 2023.

WITNESS: *[Signature]*  
 PRINT NAME: Angela Thomas  
 WITNESS: *[Signature]*  
 PRINT NAME: Sergio Machado

CHERRY ROAD STORAGE LLC, AN INDIANA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA  
 BY: *[Signature]*  
 NEAL PATEL, MANAGER

**ACKNOWLEDGMENTS**

STATE OF Florida  
 COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 28 DAY OF June, 2023, BY Neal Patel AS Manager FOR Cherry Road Storage LLC ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/14/2026

*[Signature]*  
 SIGNATURE  
 Victoria Dykes-Barnaby  
 (PRINTED NAME) - NOTARY PUBLIC

(SEAL)

IN WITNESS WHEREOF, PALM BEACH PRE-OWNED, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF July, 2023.

WITNESS: *[Signature]*  
 PRINT NAME: Diocelina Gonzalez  
 WITNESS: *[Signature]*  
 PRINT NAME: ENTELA SHAHOLLI

PALM BEACH PRE-OWNED, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 BY: PALM BEACH IMPORTS, INC., A FLORIDA CORPORATION, ITS MANAGER  
 BY: *[Signature]*  
 BRIAN SHACK, ASSISTANT SECRETARY

**ACKNOWLEDGMENTS**

STATE OF Florida  
 COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 5 DAY OF July, 2023, BY Brian Shack, Assistant Secretary FOR PALM BEACH IMPORTS, INC., MANAGER FOR PALM BEACH PRE-OWNED, LLC, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 23, 2024

*[Signature]*  
 SIGNATURE  
 Vanessa Franco  
 (PRINTED NAME) - NOTARY PUBLIC

(SEAL)

**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 8 DAY OF June, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

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

**SITE DATA**

ZONING CONTROL NUMBER: 1977-041

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT CHERRY ROAD STORAGE LLC, AN INDIANA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; PALM BEACH PRE-OWNED, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TIP TOP CAR WASH, INC., A FLORIDA CORPORATION AND P.B.T., INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS CHERRY ROAD PLAZA, M.U.P.D., BEING A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION (OVERALL MUPD CHERRY ROAD PLAZA)**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N.19°47'58"E., A DISTANCE OF 2132.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 25, ALSO THE POINT OF BEGINNING; THENCE S.01°27'34"W. ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 25, A DISTANCE OF 63.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHERRY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHERRY ROAD FOR THE FOLLOWING FOUR (4) COURSES: 1) N.88°54'06"W., A DISTANCE OF 20.65 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 829.97 FEET; 2) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'45", A DISTANCE OF 202.50 FEET; 3) S.77°07'03"W., A DISTANCE OF 117.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 769.97 FEET; 4) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'51", A DISTANCE OF 35.35 FEET; THENCE N.01°25'21"E., A DISTANCE OF 125.07 FEET; THENCE N.88°46'01"W., A DISTANCE OF 120.00 FEET; THENCE N.01°25'21"E., A DISTANCE OF 150.03 FEET; THENCE N.88°46'01"W., A DISTANCE OF 123.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN OFFICIAL RECORDS BOOK 3283, PAGE 1114 OF SAID PUBLIC RECORDS; THENCE N.01°25'21"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 524.04 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 25; THENCE S.88°50'51"E. ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 25, A DISTANCE OF 612.87 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 25; THENCE S.01°27'34"W. ALONG SAID EAST LINE OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTH-EAST QUARTER (1/4) OF SAID SECTION 25, A DISTANCE OF 674.93 FEET TO THE POINT OF BEGINNING.**

CONTAINING 426,438 SQUARE FEET OR 9.79 ACRES, MORE OR LESS.

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

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR PALM BEACH PRE-OWNED, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; TIP TOP CAR WASH, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS; CHERRY ROAD STORAGE LLC, AN INDIANA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS; AND P.B.T., INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IF THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHERRY ROAD STORAGE LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 13648, PAGE 1564, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

**EASEMENTS:**

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR CHERRY ROAD STORAGE LLC, AN INDIANA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHERRY ROAD STORAGE LLC, AN INDIANA LIMITED LIABILITY COMPANY, 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 PUBLIC PORTION OF THIS EASEMENT.

Seal  
 Seal  
 Seal

CHERRY ROAD STORAGE, LLC  
 PALM BEACH IMPORTS, INC.  
 TIP TOP CAR WASH, INC.

*[Seal]*  
 COUNTY ENGINEER

*[Seal]*  
 SURVEYOR'S SEAL