

# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 30

BEING A REPLAT OF LOTS 32G AND 33G, PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 172-176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 18, 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

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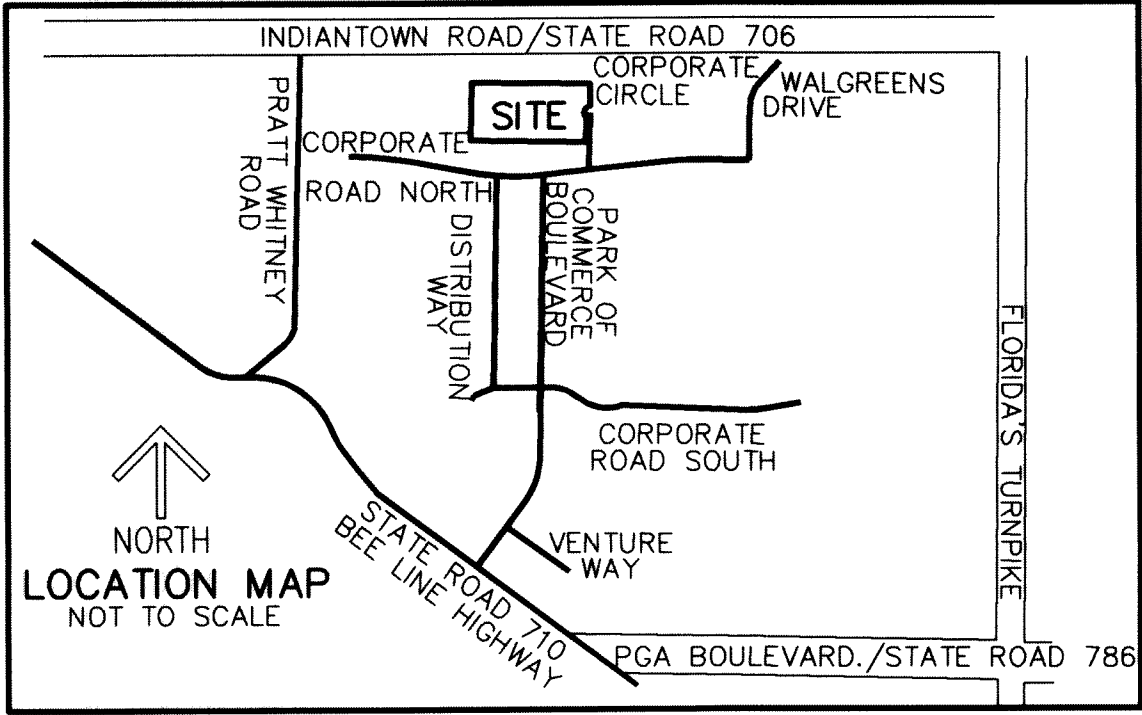
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:31 P.M.  
THIS 21 DAY OF April  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 134 ON  
PAGES 5 THROUGH 10

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

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WOODMONT TOWER, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 30, BEING A REPLAT OF LOTS 32G AND 33G, PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 172-176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 32G AND 33G, PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 172-176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 727,076 SQUARE FEET, 16.6914 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 WOODMONT TOWER, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, 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 WOODMONT TOWER, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED NEW JERSEY LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF April 2022.

### 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; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 33268 AT PAGES 1610 THROUGH 1617 INCLUSIVE AND OFFICIAL RECORD BOOK 33268 ON PAGES 1610 THROUGH 1625 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.  
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 21st DAY OF April 2022.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT 16  
ATTEST: *[Signature]* SUSAN P. SCHEFF, ASSISTANT SECRETARY, BOARD OF SUPERVISORS  
BY: *[Signature]* MATTHEW J. BOYKIN, PRESIDENT, BOARD OF SUPERVISORS

### 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 SOUTH 89°08'21" EAST ALONG THE NORTH LINE OF SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 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. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 7. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE INGRESS/EGRESS EASEMENTS, WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS OR WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, INCLUDING THOSE EXISTING EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 33268 PAGE 1610, AND OFFICIAL RECORD BOOK 33268 PAGE 1610, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

### 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: 4-20-2022  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEVEN DANIELS, 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 WOODMONT TOWER, LLC, A NEW JERSEY 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: APRIL 19, 2022  
*[Signature]* STEVEN DANIELS  
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 24 DAY OF June 2022; AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

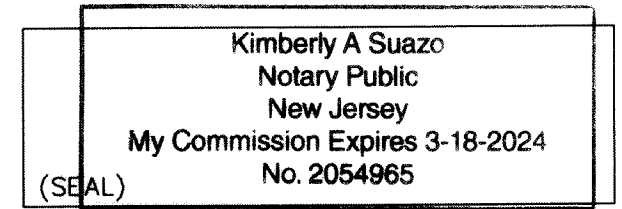
BY: *[Signature]* DAVID L. RICKS, P.E.  
COUNTY ENGINEER

WITNESS: *[Signature]* Ariana Ruiz  
PRINT NAME: Ariana Ruiz  
WITNESS: *[Signature]* Christine Marsh  
PRINT NAME: Christine Marsh  
WOODMONT TOWER, LLC,  
A NEW JERSEY LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA,  
BY: *[Signature]* ERIC WITMONDT  
MANAGER

### ACKNOWLEDGEMENT:

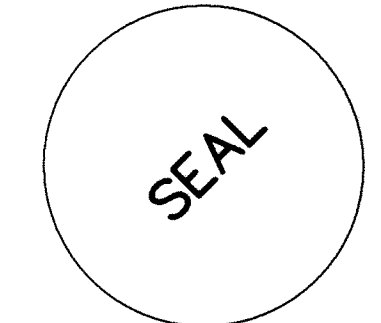
STATE OF New Jersey  
COUNTY OF Essex

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 6th DAY OF April 2022, BY ERIC WITMONDT, AS MANAGER FOR WOODMONT TOWER, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

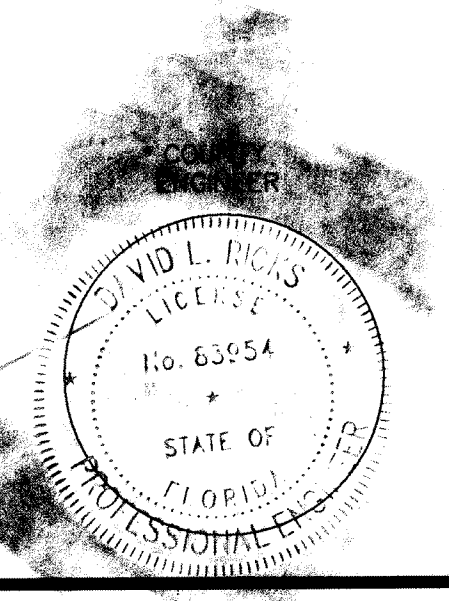
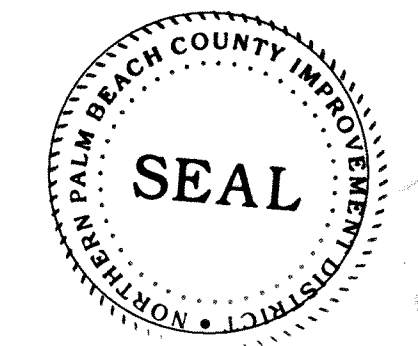


*[Signature]* Kimberly A. Suazo  
NOTARY PUBLIC  
Kimberly A. Suazo  
PRINT NAME  
MY COMMISSION EXPIRES: 03-18-2024  
COMMISSION NUMBER: 2054965

WOODMONT TOWER, LLC



NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT



SURVEYOR

