

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 19, 2021       Consent       Regular  
 Workshop       Public Hearing

Department:      Engineering and Public Works  
Submitted By:      Engineering and Public Works  
Submitted For:      Land Development Division

I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to adopt:** a Resolution abandoning all of the plat and all public interest in the plat of Palm Beach Park of Commerce P.I.P.D. – Plat 22, as recorded in Plat Book 130, Pages 196 through 198 (Abandonment Site), Public Records of Palm Beach County (County).

**SUMMARY:** Adoption of this Resolution will eliminate all platted tracts and easements created by the plat of Palm Beach Park of Commerce P.I.P.D. – Plat 22, allowing YTG Palm Beach GC, LP, to record a future plat dedicating the southern portion of the Abandonment Site as additional right-of-way (Venture Way), as required by Northern Palm Beach County Improvement District (NPBCID). All reviewing agencies have approved this abandonment. The Abandonment Site is located on the west side of Park of Commerce Boulevard, 760 feet northeast of the Beeline Highway. District 1 (YBH)

**Background Justification:** The Master Plan of the Palm Beach Park of Commerce Planned Industrial Development District (Master Plan) was recently amended to re-designate pods from commercial zoning district to light industrial and general industrial and to reconfigure the Master Plan. A variance to eliminate the requirement for continuous non-vehicular circulation in a planned development district and cross access to adjacent internal properties was also approved by the County’s Zoning Commission. NPBCID requires all parcels within the Master Plan to have a direct connection to an internal roadway within the Master Plan. The recordation of Palm Beach Park of Commerce P.I.P.D. – Plat 22 resulted in an adjacent parcel only having access to Beeline Highway. This plat abandonment is now required to allow future development to establish Venture Way to satisfy the NPBCID requirements. The Engineering Department advertised this public hearing on Sunday, October 3, 2021.

Hearings for abandonments pursuant to Section 171.101, Florida Statutes, are quasi-judicial hearings and are subject to the Palm Beach County Procedures for Conduct of Quasi-Judicial Hearings.

**Privilege Fee Statement:** In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, the Abandonment Site is not subject to a privilege fee as it contains no public right-of-way.

**Attachments:**

- 1. Location Sketch
- 2. Resolution with Exhibit ‘A’

Recommended by: <sup>2</sup>YBH/TEL David Z. [Signature]      9/10/2021  
County Engineer      Date

Approved By: [Signature]      9/23/21  
Assistant County Administrator      Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
<b>NET FISCAL IMPACT</b>	<b>\$ **</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
# ADDITIONAL FTE POSITIONS (Cumulative)					

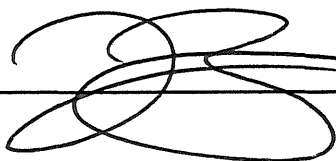
Is Item Included in Current Budget? Yes No  
 Does this item include the use of federal funds? Yes No X

**Budget Account No:**

Fund Dept Unit Object

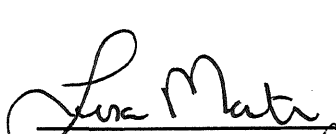
Recommended Sources of Funds/Summary of Fiscal Impact:

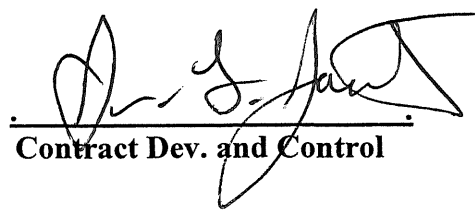
\*\*This item has no fiscal impact. The abandonment site is not subject to a privilege fee as easements are exempt.

C. Departmental Fiscal Review: 

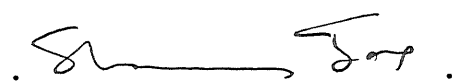
**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

 9/14/21  
 OFMB 9/13/21 8/9/14

 9/21/21  
 Contract Dev. and Control

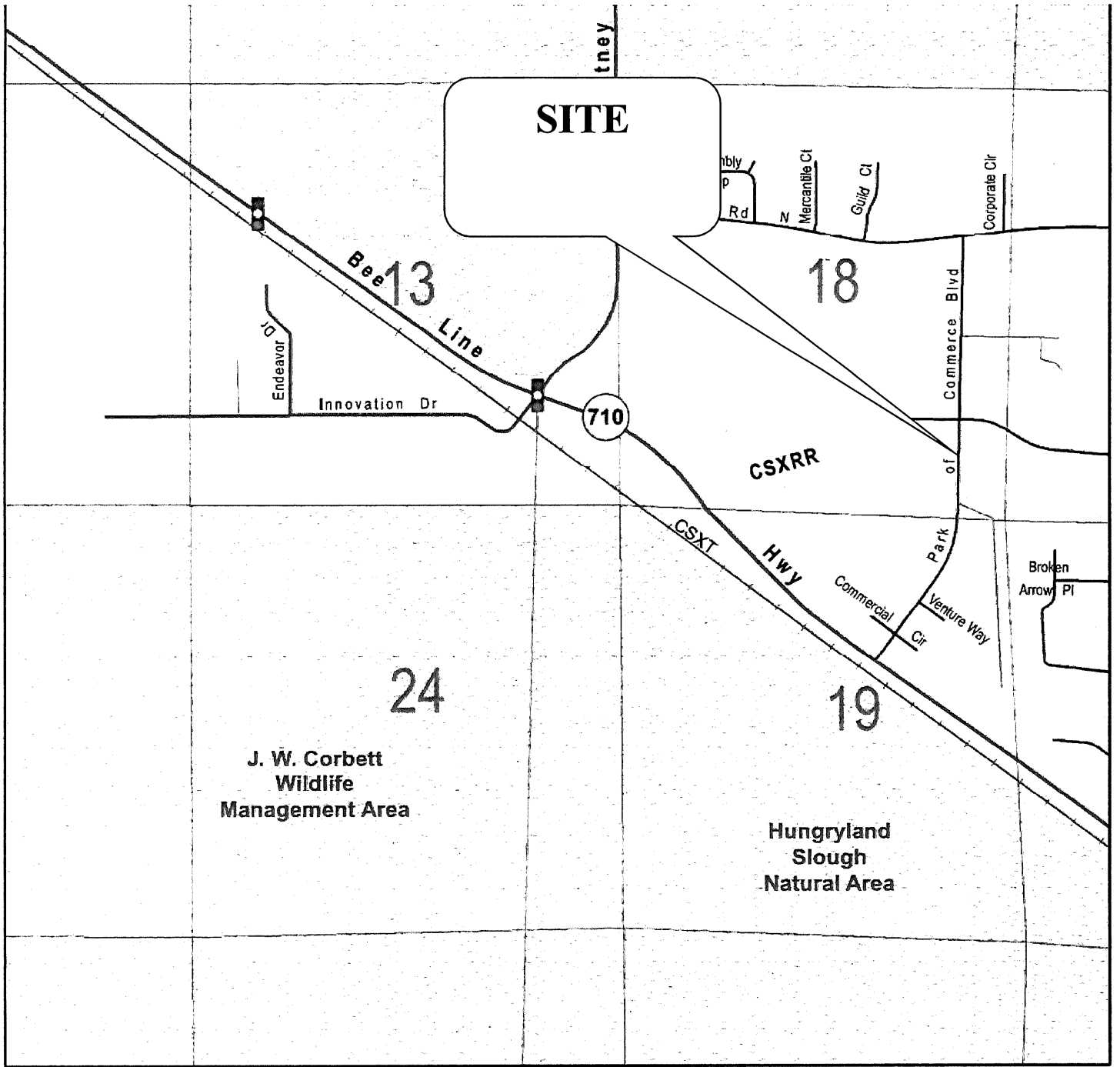
**B. Approved as to Form and Legal Sufficiency:**

  
 Assistant County Attorney  
 for Liz Nerman

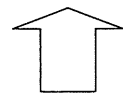
**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

This summary is not to be used as a basis for payment.



# LOCATION SKETCH



N (Not to scale)

ALL OF THE PLAT OF PALM BEACH PARK OF  
 COMMERCE P.I.P.D. – PLAT 22, AS RECORDED IN PLAT  
 BOOK 130, PAGES 196 THROUGH 198, PUBLIC RECORDS  
 OF PALM BEACH COUNTY, FLORIDA.

**RESOLUTION NO. R2021-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ALL OF THE PLAT AND ANY AND ALL PUBLIC INTEREST IN THE PLAT OF PALM BEACH PARK OF COMMERCE P.I.P.D. – PLAT 22, AS RECORDED IN PLAT BOOK 130, PAGES 196 THROUGH 198, PUBLIC RECORDS OF PALM BEACH COUNTY.**

**WHEREAS**, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 336.09 and 177.101, Florida Statutes, and as provided in Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on October 19, 2021, to consider the abandonment/vacation of all of the plat and any and all public interest in the plat of Palm Beach Park of Commerce P.I.P.D. – Plat 22, as recorded in Plat Book 130, Pages 196 through 198, (Plat), Public Records of Palm Beach County, as shown in **Exhibit A**; and

**WHEREAS**, this petition substantially complies with the terms and conditions of the abandonment as set forth in said Ordinance; and

**WHEREAS**, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on October 3, 2021; and

**WHEREAS**, the BCC, while convened in regular session on October 19, 2021 did hold a meeting on said petition to vacate the Plat; and

**WHEREAS**, the BCC determined that said petition conforms to the Ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

**RESOLUTION NO. R2021-\_\_\_\_\_**

1. The foregoing recitals are hereby reaffirmed and ratified.
  
2. Any and all public interest in and all of the plat of Palm Beach Park of Commerce P.I.P.D. – Plat 22, according to the plat thereof, as recorded in Plat Book 130, Pages 196 through 198, Public Records of Palm Beach County, is hereby abandoned, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the Plat, as shown in **Exhibit A** attached hereto and made a part hereof.

(Remainder of page left intentionally blank)

**RESOLUTION NO. R2021-\_\_\_\_\_**

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

Commissioner Dave Kerner, Mayor

Commissioner Robert S. Weinroth, Vice Mayor

Commissioner Maria G. Marino

Commissioner Gregg K. Weiss

Commissioner Maria Sachs

Commissioner Melissa McKinlay

Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF  
FLORIDA, BY AND THROUGH ITS  
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

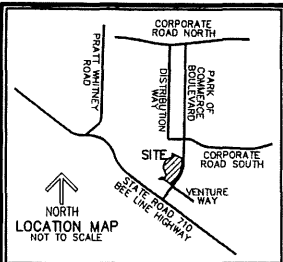
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER

BY: yBH/TEL \_\_\_\_\_  
Yelizaveta B. Herman,  
Assistant County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 22

BEING A REPLAT OF PARCEL 8, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LYING IN SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



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 GEORGIA  
COUNTY OF FULTON)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17 DAY OF July, 2020, BY J. BRADFORD SMITH AS MANAGER OF YTO INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF YTO VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTO FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July, 2020.

*Stephanie Stokes-Groves*  
NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES: April 20, 2021  
COMMISSION NUMBER: N/A

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF GEORGIA  
COUNTY OF FULTON)  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27224 AT PAGE 1, AS AMENDED IN OFFICIAL RECORDS BOOK 30444, PAGE 1853 AND OFFICIAL RECORDS BOOK 30387, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED THEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF July, 2020.

ATLANTIC CAPITAL BANK, N.A.,  
A NATIONAL BANK,  
SUCCESSOR TO ATLANTIC CAPITAL BANK  
BY: *Troy Sipo*  
NAME: Troy Sipo  
TITLE: Senior Vice President

### ACKNOWLEDGEMENT:

STATE OF GEORGIA  
COUNTY OF FULTON)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17 DAY OF July, 2020, BY *Troy Sipo* AS *Senior Vice President* OF ATLANTIC CAPITAL BANK, N.A., A NATIONAL BANK, ON BEHALF OF THE NATIONAL BANK, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July, 2020.

*Stephanie Stokes-Groves*  
NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES: April 20, 2021  
COMMISSION NUMBER: N/A

### TITLE CERTIFICATION:

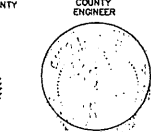
STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
I, RACHEL HERLACHE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE ABOVE DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN YTO PALM BEACH CO, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED 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 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: 7/17/2020  
*Rachel Herlache*  
RACHEL HERLACHE  
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 17 DAY OF AUGUST, 2020, 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, P.E.*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:07 AM ON  
THE 23 DAY OF AUGUST,  
A.D. 2020 AND DULY RECORDED  
IN PLAT BOOK 138 ON  
PAGES 194 THROUGH 198

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Debra M. Kent*  
DEPUTY CLERK

CLERK



SHEET 1 OF 3

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENT LIE; AND HEREBY ACCEPTS THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE AND WATER MANAGEMENT MAINTENANCE EASEMENTS, AS RECORDED IN PLAT BOOK 56 AT PAGES 172 THROUGH 178 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYDIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY ONEAL BARDON, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 17 DAY OF August, 2020.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
PLANT DEVELOPMENT 18  
ATTEST: *Oneal Bardon, Jr.*  
ONEAL BARDON, JR.  
ASSISTANT SECRETARY,  
BOARD OF SUPERVISORS  
BY: *Matthew J. Boydin*  
MATTHEW J. BOYDIN  
PRESIDENT,  
BOARD OF SUPERVISORS

### SURVEYOR AND MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, INCLUDING FLOWAGE EASEMENTS, WATER MANAGEMENT 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF 5.013615°W ALONG THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "RAILS END" AND "POWER", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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.
- 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.
- LINE'S INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

### 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 (PRM'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: 7-1-2020  
*David P. Lindley*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
L# 83591

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT YTO PALM BEACH CO, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 22, BEING A REPLAT OF PARCEL 8, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LYING IN SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 8, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S64°34'03"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 337.88 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 8; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF PARK OF COMMERCE BOULEVARD, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, THE FOLLOWING SIX (6) COURSES AND DISTANCES: S01°08'14"W, A DISTANCE OF 181.82 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,392.39 FEET AND A CENTRAL ANGLE OF 153°13"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 377.17 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,152.66 FEET AND A CENTRAL ANGLE OF 194°04'; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 395.88 FEET; THENCE S36°20'08"W, A DISTANCE OF 358.77 FEET; THENCE S81°20'08"W, A DISTANCE OF 35.36 FEET; THENCE S36°20'08"W, A DISTANCE OF 84.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 8C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE N53°39'52"W, ALONG THE NORTH LINE OF LOT 8C AND LOT 7C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 287.40 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 478.82 FEET AND A CENTRAL ANGLE OF 48°04'48"; THENCE WESTERLY ALONG THE ARC OF SAID LOT 7C AND WETLANDS PRESERVATION TRACT 12 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 384.77 FEET TO THE NORTHWEST CORNER OF SAID WETLANDS PRESERVATION TRACT 12 (A RADIAL LINE FROM SAID POINT BEARS S09°50'44"E; THENCE N59°05'58"E, A DISTANCE OF 183.20 FEET TO THE SOUTHWEST CORNER OF WETLANDS PRESERVATION TRACT 11 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 AND THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S05°58'05"W, A RADIAL DISTANCE OF 558.82 FEET; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID WETLANDS PRESERVATION TRACT 11, THROUGH A CENTRAL ANGLE OF 172°33'24", A DISTANCE OF 189.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8; THENCE ALONG THE EAST LINE OF SAID WETLANDS PRESERVATION TRACT 11, THE FOLLOWING NINE COURSES AND DISTANCES: N23°11'28"E, A DISTANCE OF 125.89 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 47°57'25"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 83.70 FEET; THENCE N24°45'37"W, A DISTANCE OF 229.08 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 23°30'09"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 158.92 FEET; THENCE N05°12'12"E, A DISTANCE OF 53.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 28°05'20"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 152.31 FEET; THENCE N34°17'32"E, A DISTANCE OF 71.85 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 41°32'16"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 271.86 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 101°38'20"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 286.09 FEET TO THE POINT OF BEGINNING (A RADIAL LINE FROM SAID POINT BEARS S64°11'28"W).

CONTAINING 884,038 SQUARE FEET/20.2947 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 FOR YTO PALM BEACH CO, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ASSIGNS, AS SHOWN HEREON, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

### WATER MANAGEMENT EASEMENT

THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREON BEING THE PERPETUAL MAINTENANCE OBLIGATION OF YTO PALM BEACH CO, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEE'S SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THIS EASEMENT AREA.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. BRADFORD SMITH, AS MANAGER OF YTO INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF YTO VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTO FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF July, 2020.

YTO PALM BEACH CO, LP,  
A DELAWARE LIMITED PARTNERSHIP,  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: *J. Bradford Smith*  
J. BRADFORD SMITH  
MANAGER  
BY: YTO FLORIDA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA,  
ITS GENERAL PARTNER  
BY: YTO VENTURES, LP,  
A DELAWARE LIMITED PARTNERSHIP,  
AUTHORIZED TO DO BUSINESS IN FLORIDA,  
ITS MANAGER  
BY: YTO INVESTORS, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER  
BY: *Susan Witt*  
SUSAN WITT  
PRINT NAME  
BY: *J. Bradford Smith*  
J. BRADFORD SMITH  
MANAGER  
YTO INVESTORS, LLC  
SEAL

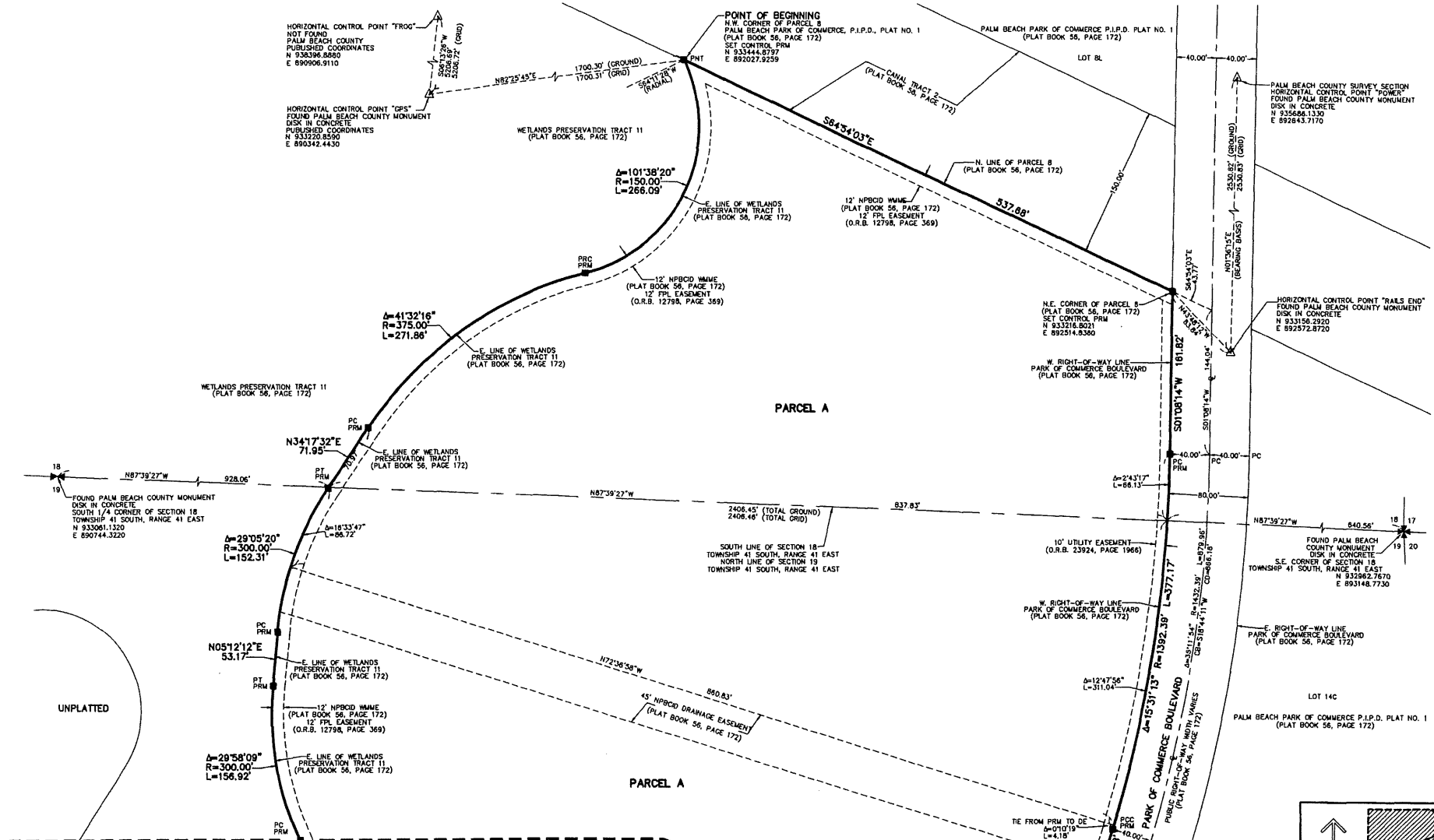
EXHIBIT A

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

# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 22

BEING A REPLAT OF PARCEL 8, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1,  
 AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST,  
 LYING IN SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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 SHEET 2 OF 3



- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - FPL - FLORIDA POWER & LIGHT COMPANY
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - NPCBD - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
  - OR.B - OFFICIAL RECORD BOOK
  - P.I.P.D. - PLANNED INDUSTRIAL PARK DEVELOPMENT
  - PC - POINT OF CURVATURE
  - PCC - POINT OF COMPOUND CURVATURE
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - PT - POINT OF TANGENCY
  - R - RADIUS
  - UE - UTILITY EASEMENT
  - W.M.E. - WATER MANAGEMENT MAINTENANCE EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT SET 4" x 4" 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1980 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GRID UNLESS OTHERWISE NOTED  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

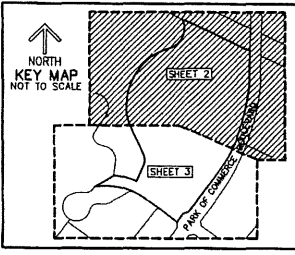
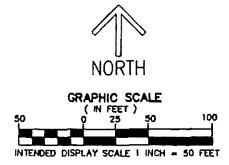


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 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991

# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 22

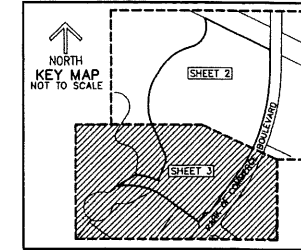
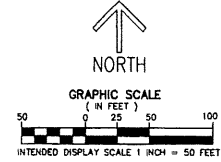
BEING A REPLAT OF PARCEL B, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1,  
 AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST,  
 LYING IN SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

### LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- FPL - FLORIDA POWER & LIGHT COMPANY
- L - LINE LENGTH
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- NPBCD - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- O.R.B. - OFFICIAL RECORD BOOK
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### NOTES

COORDINATES, BEARINGS AND DISTANCES  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.00000225  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.



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SHEET 3 OF 3

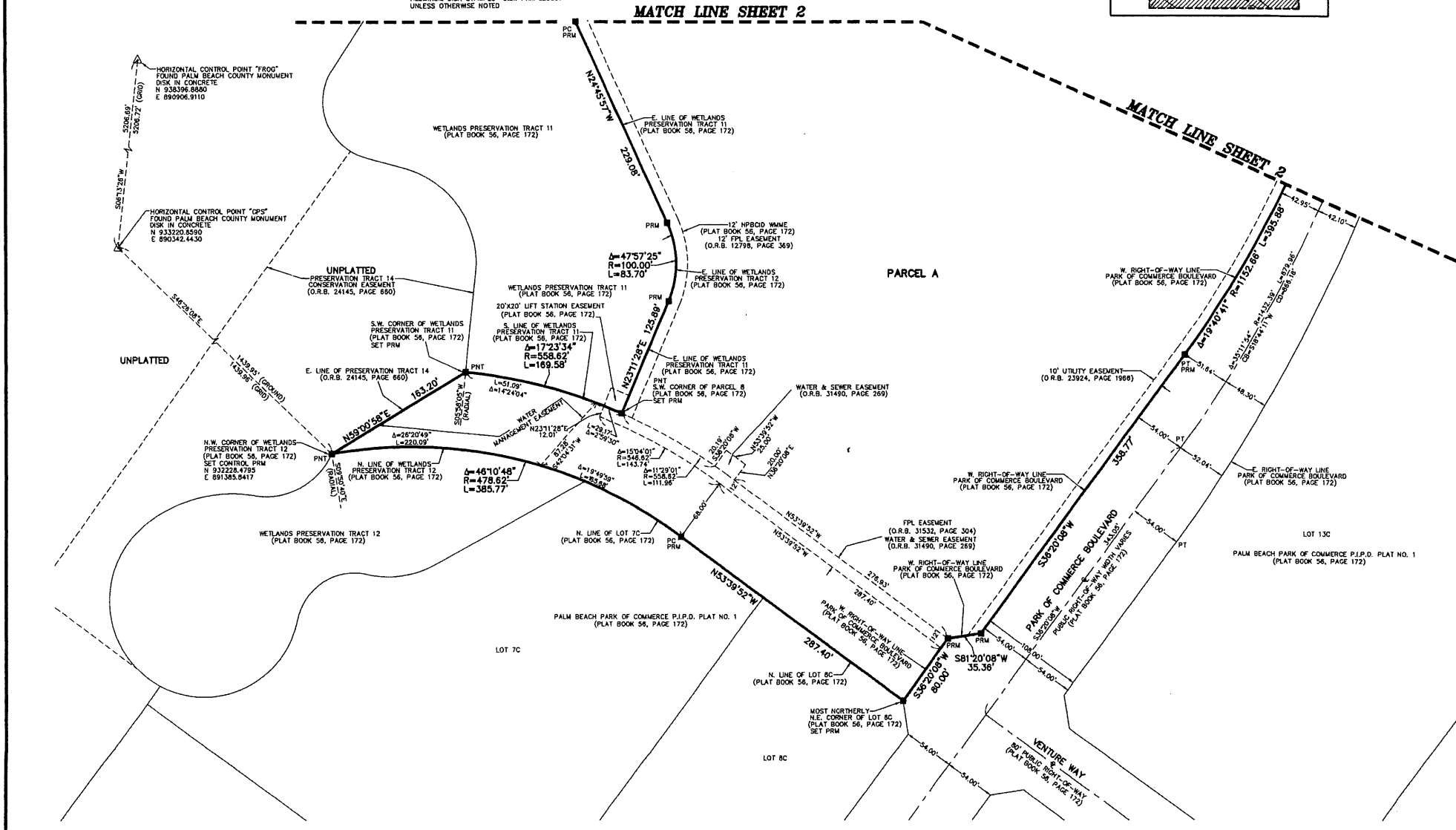


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