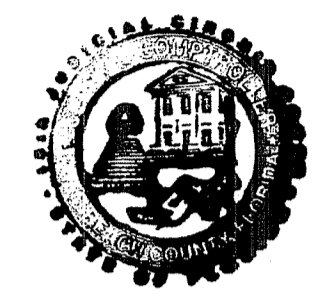


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:42 AM
THIS 18 DAY OF February
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK 121 ON
PAGES 52 AND 53

SHARON R. BOCK
CLERK AND COMPTROLLER

By: *Maria R. Hader*
DEPUTY CLERK

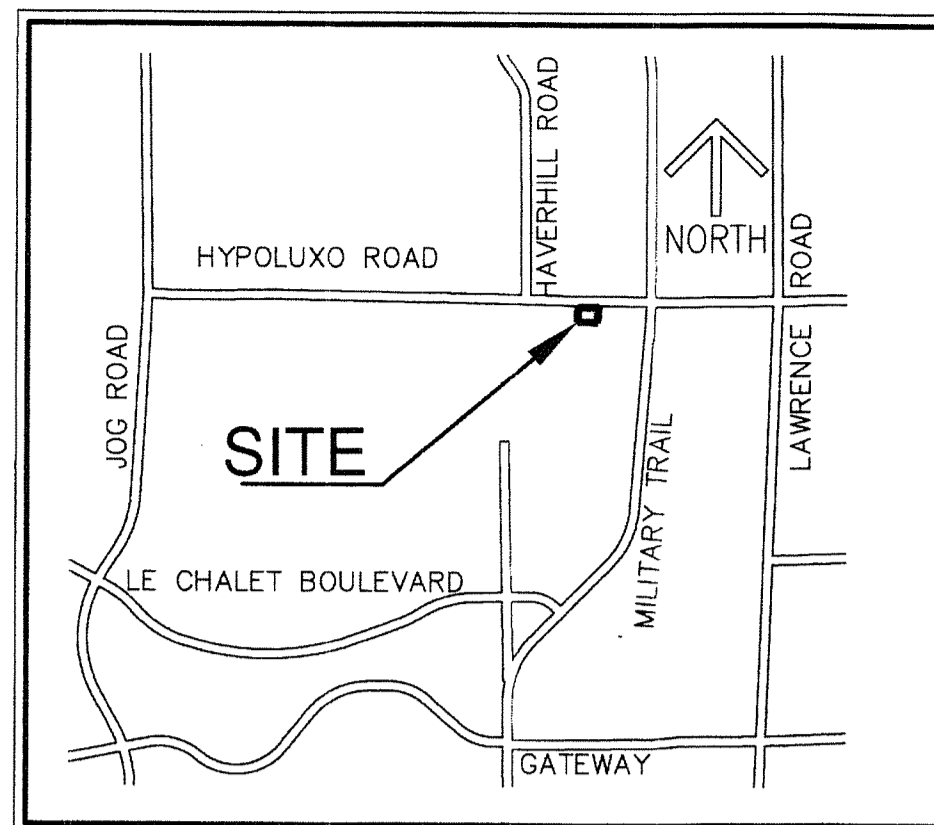


DAZCO CENTER

A REPLAT OF A PORTION OF THE AMENDED PLAT OF SEC. 12 TWP. 45 S. R.42E. MARY A. LYMAN ET AL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 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

TABULAR DATA	
TOTAL AREA THIS PLAT	3.0386 ACRES
USE: COMMERCIAL	
CONTROL NO. 2003-40	



5039-000

LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 4730 HYPOLUXO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS DAZCO CENTER, A REPLAT OF A PORTION OF THE AMENDED PLAT OF SEC. 12 TWP. 45 S. R.42E. MARY A. LYMAN ET AL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL MF, TOSCANA ISLES P.U.D. - PLAT 1, AS RECORDED IN PLAT BOOK 116, PAGES 133 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N02°19'29"E ALONG THE NORTHERLY PROJECTION OF A BOUNDARY LINE OF SAID PARCEL MF, A DISTANCE OF 27.01 FEET TO A POINT OF INTERSECTION WITH A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S88°50'23"E ALONG SAID PARALLEL LINE, A DISTANCE OF 388.90 TO A POINT OF INTERSECTION WITH THE WEST LINE OF HYPOLUXO VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 189 AND 190 OF SAID PUBLIC RECORDS; THENCE S02°52'11"W ALONG SAID WEST LINE, A DISTANCE OF 340.70 FEET TO THE NORTHEAST CORNER OF AFORESAID PARCEL MF; THENCE ALONG THE BOUNDARY OF SAID PARCEL MF, BY THE FOLLOWING TWO COURSES AND DISTANCES; THENCE N89°12'21"W, A DISTANCE OF 385.72 FEET; THENCE N02°19'29"E, A DISTANCE OF 316.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 132,362 SQUARE FEET/3.0386 ACRES, MORE OR LESS.

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

1. PARCEL A

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY 4730 HYPOLUXO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 4730 HYPOLUXO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 7511, PAGE 1952 AND OFFICIAL RECORD BOOK 28004, PAGE 1246, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 18th DAY OF February, 2016

WITNESS: *[Signature]*
PRINT NAME: **DAVID LINDLEY**
BY: *[Signature]*
4730 HYPOLUXO, LLC
A FLORIDA LIMITED LIABILITY COMPANY
DAVID DASZKAL
MANAGER

WITNESS: *[Signature]*
PRINT NAME: **ALEX DASZKAL**

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED DAVID DASZKAL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 4730 HYPOLUXO, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

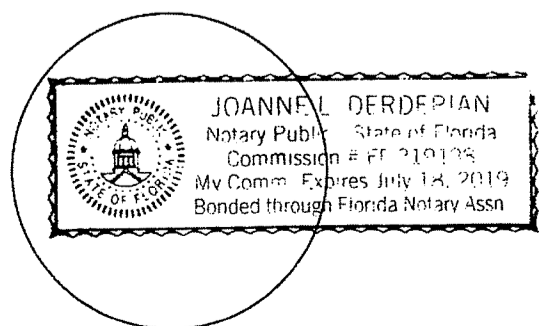
WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF February, 2016

MY COMMISSION EXPIRES: 7/18/19
[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: FF219198
[Signature]
PRINT NAME

4730 HYPOLUXO, LLC

4730 HYPOLUXO, LLC
NOTARY



SURVEY NOTES:

- 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 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 AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.89°12'21"W, ALONG A NORTH LINE OF PARCEL MF, TOSCANA ISLES P.U.D. - PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 133 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "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.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Cristofer A. Bennardo 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 4730 HYPOLUXO, 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 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: February 5, 2016

[Signature]
NAME: Cristofer A. Bennardo

SURVEYOR'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: 2-8-16

[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

COUNTY ENGINEER:

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 18th DAY OF February, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.071(2), F.S.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

