

CHEVRON 51345

BEING A REPLAT OF A PORTION OF TRACT 120 OF THE PLAT OF SUBDIVISION OF S.E. 1/4 AND W. 1/2 OF S.W. 1/4 OF SEC. 16, TOWNSHIP 46S, RANGE 42E. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

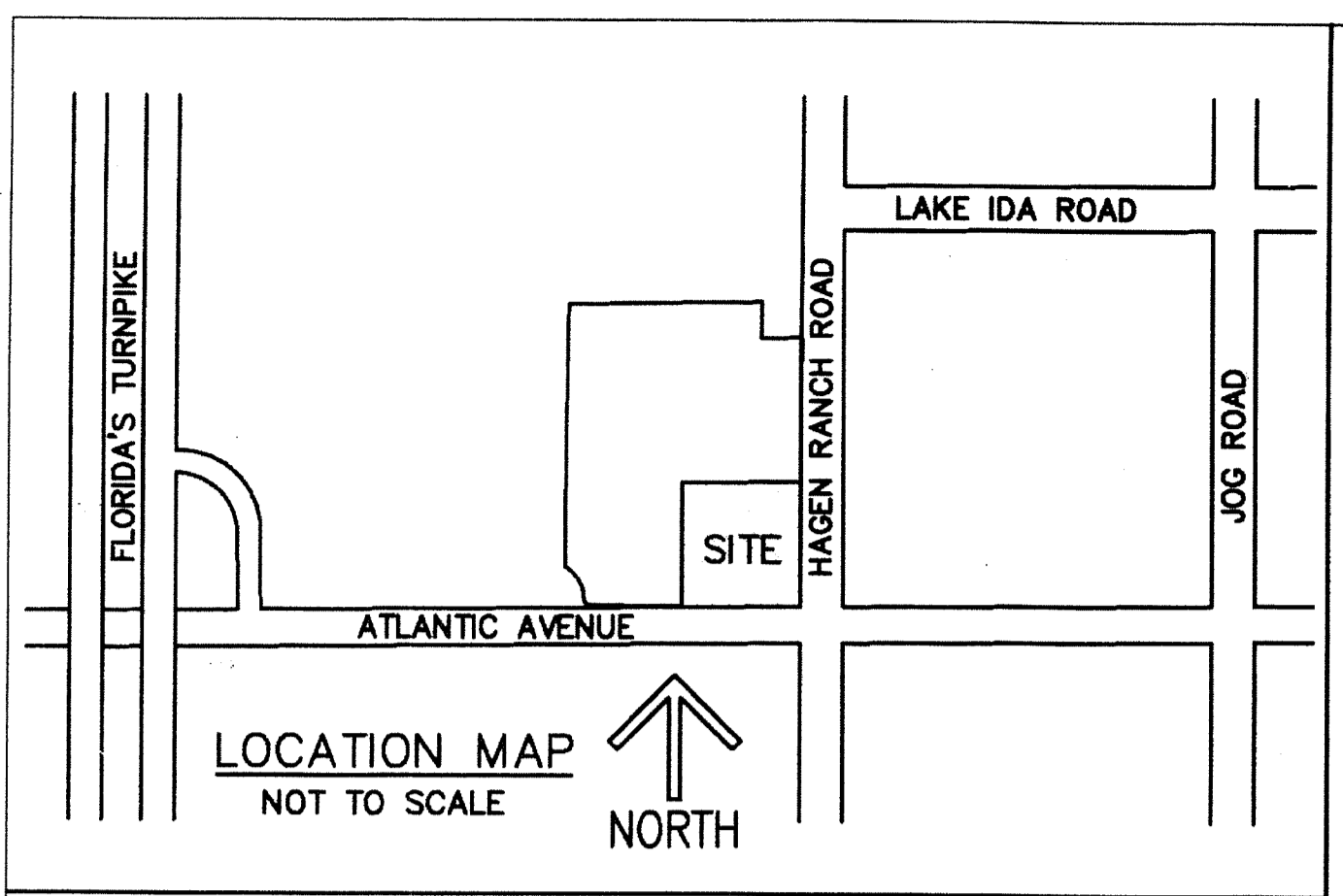
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

TABULAR DATA	
TOTAL AREA THIS PLAT	3.3202 ACRES
AREA OF PARCEL A	1.4262 ACRES
AREA OF PARCEL B	1.9211 ACRES
AREA OF TRACT W	0.5353 ACRES
AREA OF TRACT RW (ADDITIONAL RIGHT-OF-WAY)	0.0376 ACRES
ZONING: CG GENERAL COMMERCIAL	
PETITION NO. PDD-1981-0067	

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:20 PM
THIS 13th DAY OF September
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK 122 ON
PAGES 62 AND 63

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK



5415-000

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH FLORIDA COMMERCIAL PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC, OWNER OF THE LAND SHOWN HEREON AS CHEVRON 51345, BEING A REPLAT OF A PORTION OF TRACT 120 OF THE PLAT OF SUBDIVISION OF S.E. 1/4 AND W. 1/2 OF S.W. 1/4 OF SEC. 16, TOWNSHIP 46S, RANGE 42E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE S.89°22'44"W. ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 335.15 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16; THENCE N.00°17'18"E. ALONG SAID WEST LINE, A DISTANCE OF 90.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 806 (ATLANTIC AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 10613, PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE CONTINUE N.00°17'18"E. ALONG SAID WEST LINE, A DISTANCE OF 461.27 FEET; THENCE N.89°20'02"E., ALONG A LINE 139.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 318.88 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 12730, PAGE 1302 OF SAID PUBLIC RECORDS; THENCE S.00°14'48"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.19 FEET; THENCE S.01°30'57"W., ALONG THE WEST RIGHT OF WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 13686, PAGE 197 OF SAID PUBLIC RECORDS, A DISTANCE OF 356.11 FEET; THENCE S.45°29'48"W. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 58.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 806 (ATLANTIC AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 10613, PAGE 181 OF SAID PUBLIC RECORDS; THENCE S.89°22'44"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 269.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 144,626 SQUARE FEET OR 3.3202 ACRES MORE OR LESS.

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

- PARCEL A AND PARCEL B** PARCEL A AND PARCEL B, AS SHOWN HEREON ARE HEREBY RESERVED FOR SOUTH FLORIDA COMMERCIAL PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE DECLARATION OF UNITY OF CONTROL AS SET FORTH IN OFFICIAL RECORDS BOOK 28039 PAGE 1659 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS** THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENTS** THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ADDITIONAL RIGHT-OF-WAY** TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- ACCESS EASEMENT** THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER OF PARCEL B, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL A, ITS SUCCESSORS AND ASSIGNS, AND IS SUBJECT TO THE DECLARATION OF UNITY OF CONTROL AS SET FORTH IN OFFICIAL RECORDS BOOK 28039 PAGE 1659 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT** TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR SOUTH FLORIDA COMMERCIAL PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND IS SUBJECT TO THE DECLARATION OF UNITY OF CONTROL AS SET FORTH IN OFFICIAL RECORDS BOOK 28039 PAGE 1659 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED GEORGIA 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 5th DAY OF April, 2016.

SOUTH FLORIDA COMMERCIAL PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA AS SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC

WITNESS: *[Signature]*
PRINT: Scott A. Mays

WITNESS: *[Signature]*
PRINT: Juddy Fawbush

BY: *[Signature]*
MARVIN K. HEWATT, MANAGER

ACKNOWLEDGMENT:

STATE OF Georgia)
COUNTY OF Guineett)

BEFORE ME PERSONALLY APPEARED MARVIN K. HEWATT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTH FLORIDA COMMERCIAL PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO BUSINESS IN FLORIDA AS SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 5th DAY OF April, 2016

MY COMMISSION EXPIRES: December 11, 2018
COMMISSION NUMBER: N/A

[Signature]
NOTARY PUBLIC

[Signature]
Katherine Clark
PRINT NAME

MORTGAGEES JOINDER AND CONSENT:

STATE OF CA)
COUNTY OF ORANGE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 26087, AT PAGE 1542 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 MANAGING DIRECTOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF APRIL, 2016

CITIZENS BANK, NATIONAL ASSOCIATION (FORMERLY KNOWN AS RBS CITIZENS, N.A.)
AS ADMINISTRATIVE AGENT

WITNESS: *[Signature]*
PRINT NAME: Thomas Gore

BY: *[Signature]*
NAME: CHANNING LEFEBVRE
TITLE: MANAGING DIRECTOR

ACKNOWLEDGMENT:

STATE OF CA)
COUNTY OF ORANGE)

BEFORE ME PERSONALLY APPEARED CHANNING LEFEBVRE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED CA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ADMINISTRATIVE AGENT OF CITIZENS BANK, NATIONAL ASSOCIATION (FORMERLY KNOWN AS RBS CITIZENS, N.A.), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF APRIL, 2016

MY COMMISSION EXPIRES: MAY 21, 2017
COMMISSION NUMBER: 2021655

[Signature]
NOTARY PUBLIC

DON S. PARK
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) *SOUTH

I, EVAN MARBIN, 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 SOUTH FLORIDA COMMERCIAL PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC; 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: AUGUST 10, 2016 *[Signature]*
EVAN MARBIN
ATTORNEY AT LAW
LICENSED IN FLORIDA

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 13th DAY OF September, 2016 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]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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 S.89°22'44"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 806 (ATLANTIC AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 10613, PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)
- COORDINATES SHOWN HEREON ARE 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."

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) AND MONUMENTS ACCORDING TO SEC. 177.081(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: 8/11/16 *[Signature]*
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #5591

SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC	SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA, LLC NOTARY	MORTGAGEE	MORTGAGEE NOTARY	COUNTY ENGINEER	SURVEYOR