

45TH STREET INDUSTRIAL PROPERTIES

LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH,
PALM BEACH COUNTY, FLORIDA.

135

SHEET 2 OF 4

45TH STREET
(STATE ROAD NO. 702)

SHEET 3

SHEET 4



KEY MAP
NOT TO SCALE

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 28827 AT PAGE 1960, AND OFFICIAL RECORD BOOK 29587 AT PAGE 1661, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF June, 2018.

FIRST BANK OF THE PALM BEACHES,
A FLORIDA BANKING ASSOCIATION

WITNESS: [Signature] BY: Janet R. Lapp
PRINTED NAME: Janet M. Aizenholz JANET R. LAPP
VICE PRESIDENT
WITNESS: [Signature]
PRINTED NAME: Joseph B. Shearouse III

MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JANET R. LAPP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST BANK OF THE PALM BEACHES, A FLORIDA BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 29th DAY OF June, 2018.

MY COMMISSION EXPIRES: 6/1/2020 NOTARY: [Signature]
PRINT NAME: Declan A. Beaud
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 69213365

LEGEND

P.O.C. = POINT OF COMMENCEMENT	⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
P.O.B. = POINT OF BEGINNING	⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438
P.C.P. = PERMANENT CONTROL POINT	■ = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
P.R.M. = PERMANENT REFERENCE MONUMENT	□ = DENOTES FOUND P.R.M. (AS SHOWN IF ANY)
O.R.B. = OFFICIAL RECORD BOOK	FD = FOUND
P.B. = PLAT BOOK	OA = OVERALL
PGS. = PAGES	C.M. = CONCRETE MONUMENT
D.B. = DEED BOOK	F.P.L. = FLORIDA POWER AND LIGHT
P.B.C. = PALM BEACH COUNTY	L.E. = LANDSCAPE EASEMENT
R.W. = RIGHT OF WAY	P.E. = PATHWAY EASEMENT
CL = CENTERLINE	M.T.E. = MASS TRANSIT EASEMENT
U.E. = UTILITY EASEMENT	P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT	W.M.E. = WATER MANAGEMENT EASEMENT
R = RADIUS	W.M.A.E. = WATER MANAGEMENT ACCESS EASEMENT
L = ARC LENGTH	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
Δ = CURVE CENTRAL ANGLE	NO. = NUMBER
C.L. = CHORD LENGTH	W.P.B. = WEST PALM BEACH
C.B. = CHORD BEARING	L.M.E. = LAKE MAINTENANCE EASEMENT
L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT	C.A.E. = CROSS ACCESS EASEMENT
R.L. = RADIAL LINE	L.B.E. = LANDSCAPE BUFFER EASEMENT
N = NOTHING, WHEN USED WITH COORDINATES	
E = EASTING, WHEN USED WITH COORDINATES	
L.A.E. = LIMITED ACCESS EASEMENT	
L.S.E. = LIFT STATION EASEMENT	

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATION TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 29th DAY OF June, 2018.

BY: [Signature]
GERALDINE MUCIO, MAYOR

CITY SURVEYOR'S APPROVALS

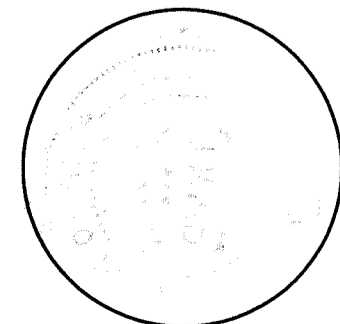
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: [Signature] DATE: 7/18/18
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4169

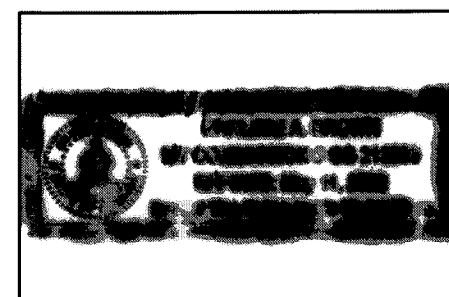
COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1980 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000247
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS ARE GRID NAD 83/90 ADJUSTMENT

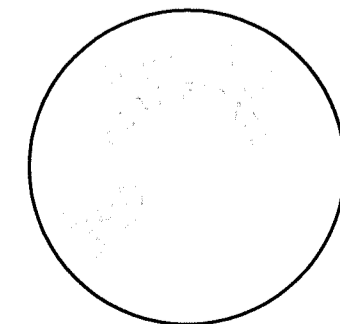
MORTGAGEE
FIRST BANK OF THE PALM
BEACHES



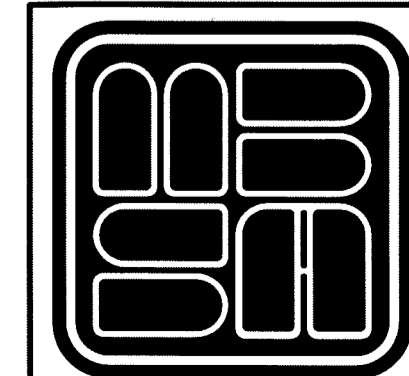
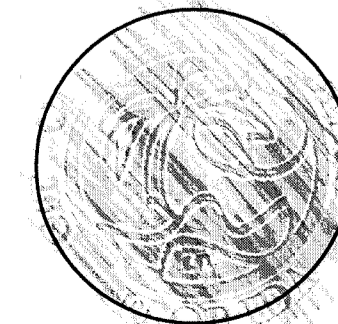
MORTGAGEE
NOTARY



REVIEWING
SURVEYOR



CITY OF WEST
PALM BEACH



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

45TH STREET
INDUSTRIAL PROPERTIES