

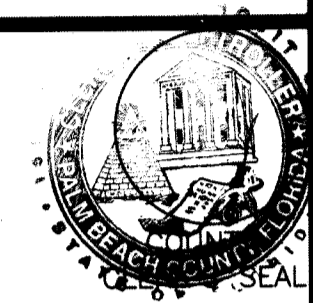
# BURLINGTON SELF STORAGE OF LAKE WORTH

LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT 13, PLAT OF SEC. 36-T.44 S. R.42 E., RECORDED IN PLAT BOOK 3 PAGE 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

156

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:16 AM.  
THIS 11<sup>th</sup> DAY OF February, A.D. 2019, AND DULY RECORDED IN PLAT BOOK 27, ON PAGES 156 AND 157  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



### DEDICATION AND RESERVATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BURLINGTON SELF STORAGE OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BURLINGTON SELF STORAGE OF LAKE WORTH, LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT 13, PLAT OF SEC. 36-T.44 S. R.42 E., RECORDED IN PLAT BOOK 3 PAGE 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (S.W.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, LYING IN THE SOUTH ONE-HALF (S.1/2) OF TRACT 13, PLAT OF SEC. 36-T.44 S. R.42 E., RECORDED IN PLAT BOOK 3 PAGE 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST BOUNDARY OF THE PLAT OF LANTANA PALMS, P.L.D., RECORDED IN PLAT BOOK 77, PAGE 91, OF SAID PUBLIC RECORDS, WITH THE NORTH RIGHT-OF-WAY OF LANTANA ROAD, RECORDED IN OFFICIAL RECORD BOOK 5385, PAGE 1016, OF SAID PUBLIC RECORDS, LYING 54.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4) OF SECTION 36;  
THENCE ALONG SAID EAST BOUNDARY, N02°04'13"E FOR 637.38 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF (S.1/2) OF SAID TRACT 13;  
THENCE ALONG SAID NORTH LINE, S88°18'09"E FOR 311.60 FEET TO THE WEST RIGHT-OF-WAY OF DESOTO ROAD, RECORDED IN DEED BOOK 982, PAGE 19, OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID WEST RIGHT-OF-WAY, S02°01'00"W FOR 611.30 FEET TO THE NORTH RIGHT-OF-WAY OF LANTANA ROAD, RECORDED IN OFFICIAL RECORD BOOK 5709, PAGE 840, OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY, S46°45'29"W FOR 35.52 FEET;  
THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY, AND THE NORTH RIGHT-OF-WAY OF SAID ROAD RECORDED IN SAID OFFICIAL RECORD BOOK 5385, PAGE 1016, N88°30'01"W FOR 287.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.55 ACRES, MORE OR LESS.

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

#### 1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR BURLINGTON SELF STORAGE OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BURLINGTON SELF STORAGE OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. TRACT R:

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

#### 3. GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.  
THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.  
IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

#### 4. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY BURLINGTON SELF STORAGE OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING.  
THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES.  
THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF January, 2019.

BURLINGTON SELF STORAGE OF LAKE WORTH, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
CHRISTOPHER M. CAPOZZOLI, MANAGER

WITNESS: *[Signature]*  
CHRISTOPHER CAPOZZOLI, JR.  
(PRINT NAME)

WITNESS: *[Signature]*  
ADAM BRONKOWSKI  
(PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED CHRISTOPHER M. CAPOZZOLI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BURLINGTON SELF STORAGE OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 (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 18 DAY OF January, 2019.

MY COMMISSION EXPIRES: 12-17-2020  
#66046089

*[Signature]*  
Molly E. Brown  
Molly E. Brown (PRINT NAME)  
NOTARY PUBLIC  
(SEAL)

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF Massachusetts  
COUNTY OF Middlesex

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 RECORD BOOK 30195 AT PAGE 646, 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF January, 2019.

BELMONT SAVINGS BANK, A MASSACHUSETTS CORPORATION

BY: *[Signature]* EVP  
CARROLL M. LOWENSTEIN JR.  
EXECUTIVE VICE PRESIDENT

WITNESS: *[Signature]* (SIGNATURE)  
Margaret Heck (PRINT NAME)

WITNESS: *[Signature]* (SIGNATURE)  
Christopher Capozzoli (PRINT NAME)

### ACKNOWLEDGMENT

STATE OF MA  
COUNTY OF Middlesex

BEFORE ME PERSONALLY APPEARED CARROLL M. LOWENSTEIN JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MA License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF BELMONT SAVINGS BANK, A MASSACHUSETTS CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 18 DAY OF January, 2019.

MY COMMISSION EXPIRES: 11/3/25

*[Signature]* (SIGNATURE)  
Margaret Heck (PRINT NAME)  
NOTARY PUBLIC

(SEAL)

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, PREMIER TITLE COMPANY, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BURLINGTON SELF STORAGE OF LAKE WORTH, 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 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: 17 January 2019

BY: *[Signature]*  
Bernard R. Baker, III, President  
(PRINT NAME & TITLE OF OFFICER)

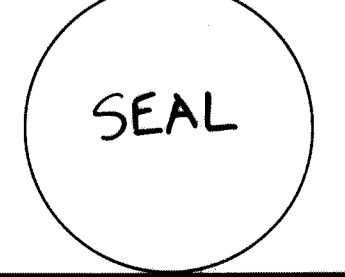
### SURVEYOR & MAPPER'S CERTIFICATE

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) AND MONUMENTS, ACCORDING TO SEC.177.09(1)(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.

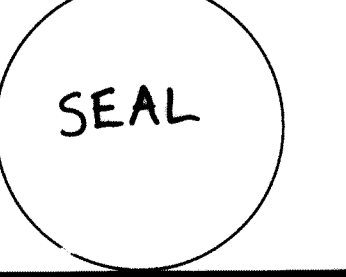
*[Signature]*  
JOHN E. PHILLIPS, III, P.S.M.  
LICENSE NO. 4826  
STATE OF FLORIDA

1/22/19  
DATE

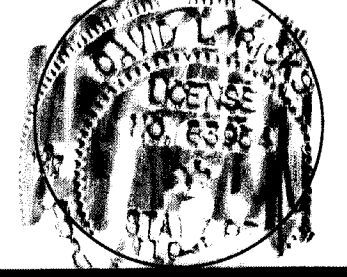
BURLINGTON SELF STORAGE OF LAKE WORTH, LLC  
SEAL  
(IF AVAILABLE)



BELMONT SAVINGS BANK  
SEAL  
(IF AVAILABLE)



COUNTY ENGINEER'S SEAL



SURVEYOR'S SEAL



### COUNTY APPROVAL

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 11<sup>th</sup> DAY OF February, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

### SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S88°30'01"E (GRID, NAD 83-1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36/44/42.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
H. SCALE FACTOR - 1.000038  
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ZONING CONTROL NUMBER: 2005-427
- 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.

### LEGEND:

- ABBREVIATIONS:**
- P.O.B. - POINT OF BEGINNING
  - ORB - OFFICIAL RECORD BOOK
  - D.B. - DEED BOOK
  - P.B. - PLAT BOOK
  - N.O. - NUMBER
  - PG. - PAGE
  - R/W - RIGHT-OF-WAY
  - SEC. - SECTION
  - PBCo or PBC - PALM BEACH COUNTY
  - CL - CENTERLINE
  - NAD - NORTH AMERICAN DATUM
  - (G) - GROUND DIMENSION
  - LB - LICENSED BUSINESS
  - 36/44/42 - SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST
  - U.E. - UTILITY EASEMENT
  - B.E. - BUFFER EASEMENT
  - M.T.E. - MASS TRANSIT EASEMENT
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.L.C. - LIMITED LIABILITY COMPANY
  - P.U.D. - PLANNED UNIT DEVELOPMENT
  - L.S.E. - LINE OF SIGHT EASEMENT
  - P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT

### SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
- MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP, UNLESS NOTED OTHERWISE

### PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3986 FAX