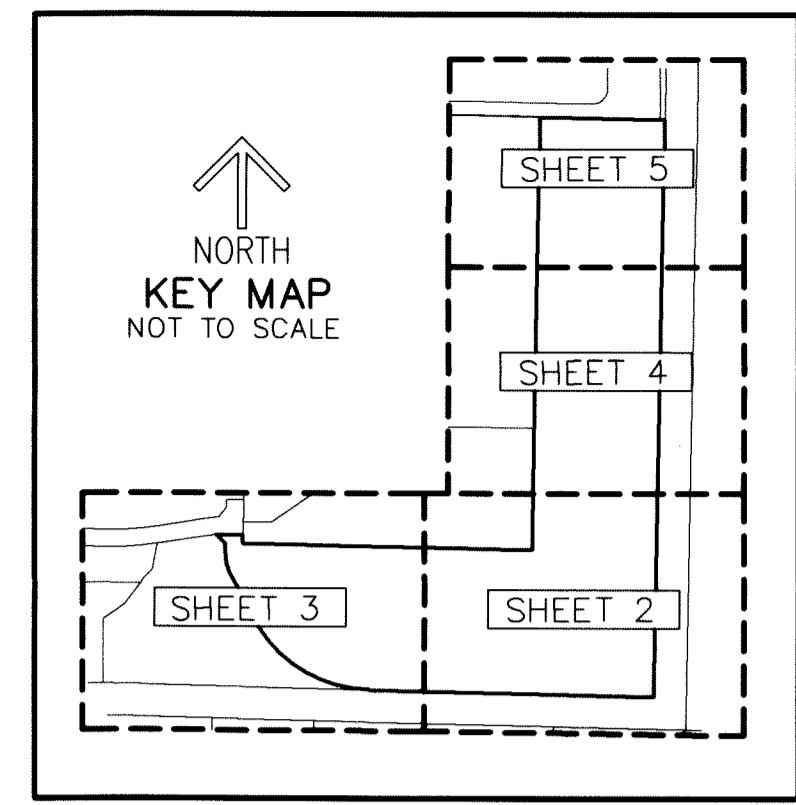
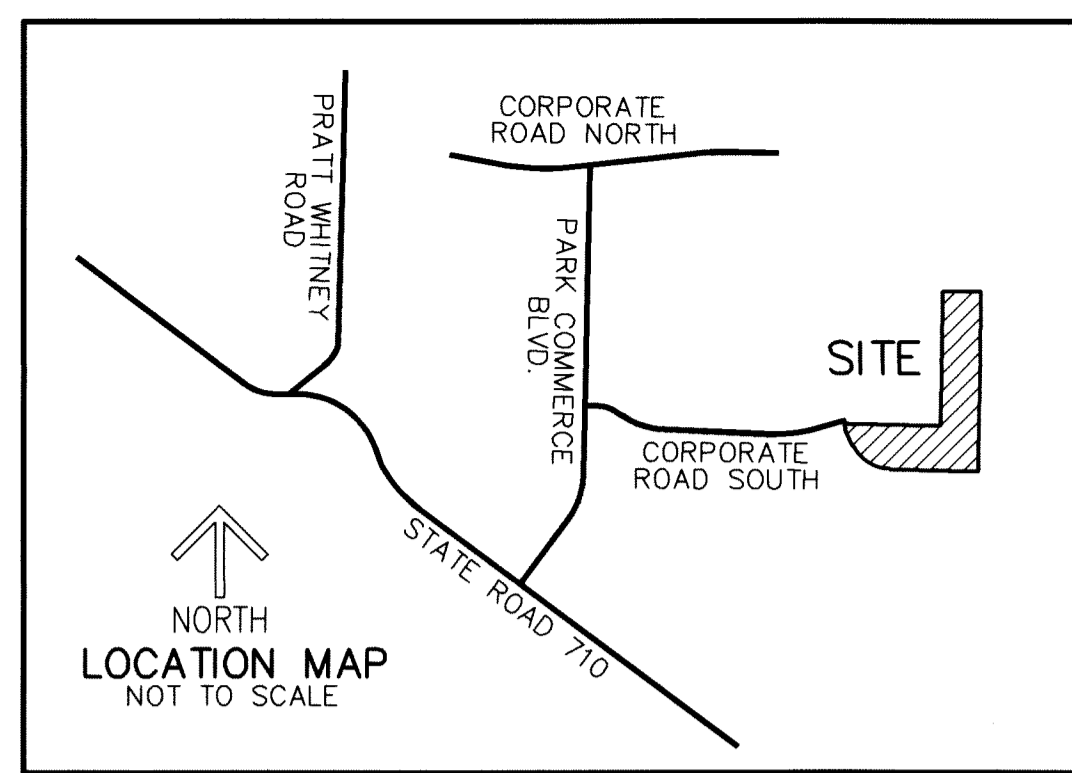


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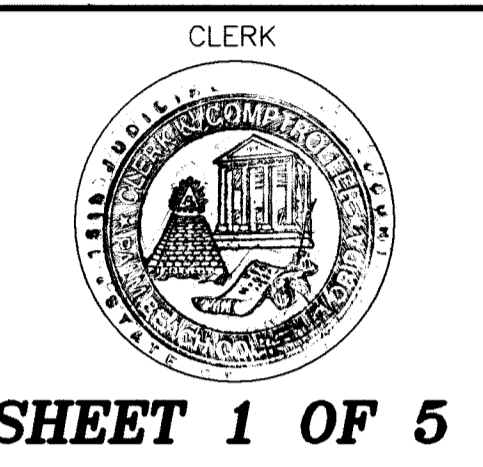
PALM BEACH PARK OF COMMERCE P.I.P.D. PLAT NO. 17

BEING A REPLAT OF A PORTION OF CALBUT GENPAR TRACT A, AS RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 AND A PORTION OF DONALD ROSS ROAD, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4, AS RECORDED IN PLAT BOOK 68, PAGES 88 AND 89 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 17, 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



181
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:10 AM
THIS 18th DAY OF February
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 129 ON
PAGES 181 AND 185
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



DEDICATION AND RESERVATION:
KNOW ALL MEN BY THESE PRESENTS THAT YTG PALM BEACH IL NR, 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 NO. 17, BEING A REPLAT OF A PORTION OF CALBUT GENPAR TRACT A, AS RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 AND A PORTION OF DONALD ROSS ROAD, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4, AS RECORDED IN PLAT BOOK 68, PAGES 88 AND 89 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID CALBUT GENPAR TRACT A, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N.43°47'51"W. A DISTANCE OF 212.59 FEET TO THE POINT OF BEGINNING; THENCE N.88°40'23"W. ALONG THE NORTH LINE OF CANAL TRACT 9, AS RECORDED IN OFFICIAL RECORD BOOK 6297, PAGE 1252 AND OFFICIAL RECORD BOOK 6326, PAGE 113 OF SAID PUBLIC RECORDS, SAID LINE LYING 150.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID CALBUT GENPAR TRACT A AND SAID SECTION 17, A DISTANCE OF 1,323.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 634.02 FEET AND A CENTRAL ANGLE OF 61°39'31"; THENCE NORTHWESTERLY ALONG THE ARC OF THE EAST LINE OF WETLAND PRESERVATION TRACT C-9, AS RECORDED IN OFFICIAL RECORD BOOK 7518, PAGE 1612 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 682.30 FEET TO A POINT OF TANGENCY; THENCE N.27°00'52"W. ALONG SAID EAST LINE, A DISTANCE OF 223.21 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 172.20 FEET AND A CENTRAL ANGLE OF 28°05'33"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 84.43 FEET TO A POINT OF TANGENCY; THENCE N.01°04'41"E. ALONG SAID EAST LINE, A DISTANCE OF 52.33 FEET TO THE SOUTHWEST CORNER OF DONALD ROSS ROAD, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4, AS RECORDED IN PLAT BOOK 68, PAGES 88 AND 89 OF SAID PUBLIC RECORDS; THENCE N.48°55'19"W. ALONG THE RIGHT-OF-WAY LINE OF SAID DONALD ROSS ROAD, A DISTANCE OF 61.28 FEET; THENCE N.81°04'04"E, A DISTANCE OF 128.90 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL B, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4 AND THE RIGHT-OF-WAY LINE OF SAID DONALD ROSS ROAD; THENCE S.01°04'41"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 61.77 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4; THENCE S.88°55'19"E. THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 1,345.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE N.01°04'41"E. ALONG THE EAST LINE OF PARCEL A AND B OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4, A DISTANCE OF 2,009.95 FEET TO THE NORTHEAST CORNER OF PARCEL A OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4; THENCE S.88°53'24"E. ALONG THE SOUTH LINE OF WALGREENS DISTRIBUTION CENTER, AS RECORDED IN PLAT BOOK 91, PAGES 127 THROUGH 129 OF SAID PUBLIC RECORDS, A DISTANCE OF 580.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S.01°04'41"W. ALONG THE WEST LINE OF CANAL TRACT 9, AS RECORDED IN OFFICIAL RECORD BOOK 6326, PAGE 113 AND OFFICIAL RECORD BOOK 6297, PAGE 1252 OF SAID PUBLIC RECORDS, SAID LINE LYING 150.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2,681.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,398,984 SQUARE FEET/55.0731 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 YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. BRADFORD SMITH, AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG 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 16th DAY OF December, 2019.

YTG PALM BEACH IL NR, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: YTG FLORIDA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER
BY: YTG VENTURES, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS MANAGER
BY: YTG INVESTORS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER
WITNESS: *[Signature]*
PRINT NAME: OSPIN UTT
WITNESS: *[Signature]*
PRINT NAME: Luke Zemis
BY: *[Signature]*
J. BRADFORD SMITH
MANAGER

ACKNOWLEDGMENT:
STATE OF FLORIDA) Georgia
COUNTY OF PALM BEACH) Fulton

BEFORE ME PERSONALLY APPEARED J. BRADFORD SMITH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG PALM BEACH IL NR, LP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS YTG MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 16th DAY OF December, 2019.
MY COMMISSION EXPIRES: April 02, 2021
COMMISSION NUMBER: N/A
PRINT NAME: Stephanie Graves

MORTGAGEE'S JOINDER AND CONSENT:
STATE OF GEORGIA
COUNTY OF FULTON)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27224, AT PAGE 1 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 Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF December, 2019.

ATLANTIC CAPITAL BANK
A GEORGIA STATE BANK
AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: *[Signature]*
PRINT NAME: Breanna S. Bedsole
BY: *[Signature]*
NAME: Robert Sipe
TITLE: Senior Vice President
WITNESS: *[Signature]*
PRINT NAME: Nancy G. Lewis

ACKNOWLEDGMENT:
STATE OF GEORGIA
COUNTY OF FULTON)

BEFORE ME PERSONALLY APPEARED Robert Sipe, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF ATLANTIC CAPITAL BANK, A GEORGIA STATE BANK, 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 BANK 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 19th DAY OF December, 2019.
MY COMMISSION EXPIRES: 8/8/2023
COMMISSION NUMBER: Catherine R. Morris
NOTARY PUBLIC
PRINT NAME

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 HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN YTG PALM BEACH IL NR, 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: December 23, 2019
[Signature]
Rachel Herlache
ATTORNEY AT LAW

SURVEYOR AND MAPPER'S 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 EASEMENTS, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.01°04'41"E. ALONG THE EAST LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 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 TWO CONTROL PRM'S SHOWN ON THE ATTACHED MAP.
- "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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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 14th DAY OF February, 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: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 18th DAY OF January, 2020.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 16
ATTEST: *[Signature]*
O'NEAL BARDIN, JR.
ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: *[Signature]*
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

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 (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: 12-17-19
[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

