

PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 23

BEING A REPLAT OF A PORTION OF CALBUT GENPAR TRACT A, AS RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LYING IN SECTION 19. TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

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 AND YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 23, BEING A REPLAT OF A PORTION OF CALBUT GENPAR TRACT A, AS RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13C, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.54°07'11"E. ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORD BOOK 30233, PAGE 1838 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.48 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF WETLANDS PRESERVATION TRACT 13, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE ALONG THE WEST LINE OF SAID WETLANDS PRESERVATION TRACT 13, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; S.18*59'45"E., A DISTANCE OF 349.48 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 30'30'08"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 282.15 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 58'30'07"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 204.21 FEET; THENCE S.46°59'44"E., A DISTANCE OF 329.38 FEET; THENCE S.02°48'45"E. ALONG THE WEST LINE OF CANAL TRACT 8, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 728.08 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 (BEE LINE HIGHWAY), AS RECORDED IN ROAD PLAT BOOK 7, PAGES 58 THROUGH 62 OF SAID PUBLIC RECORDS; THENCE N.53*39'52"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,566.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.36°20'08"E. ALONG THE EASTERLY LINES OF LOT 4C, COMMERCIAL CIRCLE AND LOT 9C, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 755.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF VENTURE WAY, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE S.53*39'52"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE N.36'20'08"E. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VENTURE WAY, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,007,636 SQUARE FEET/23.1321 ACRES MORE OR LESS.

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

DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR 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

> 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

BROOFORD SMITH

MANAGER

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

> YTG PALM BEACH GC, 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

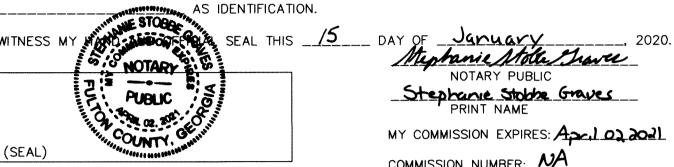
YTG INVESTORS, LLC

J. BRADFORD SMITH MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA) Georgia COUNTY OF PALM BEACH) Fulton

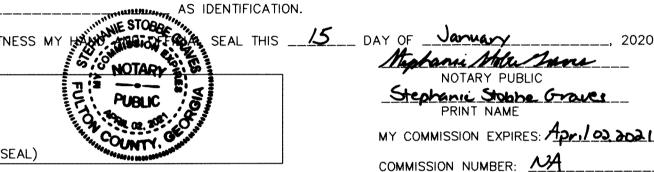
SMITH AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA. MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILTY COMPANY, WHO IS u PERSONALLY KNOWN TO ME OR HAS PRODUCED



ACKNOWLEDGEMENT: STATE OF FLORIDA) GEORGIA

COUNTY OF PALM BEACH) Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _1.5 __ DAY OF _January_____, 2020, 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, GENERAL PARTNER OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILTY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF GEORGIA) COUNTY OF CORB

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

Service Vice Presents To BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF JANGEY, 2020.

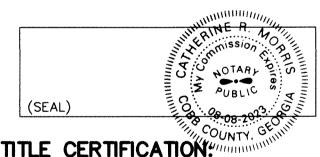
WITNESS Janie (3/ avanaah PRINT NAME: NONCY (Y LOW) ATLANTIC CAPITAL BANK A GEORGIA STATE BANK AUTHORIZED TO DO BUSINESS IN FLORIDA

Kalut in NAME Robert Sipr TITLE Senio - Vice President

ACKNOWLEDGEMENT STATE OF FLORIDA) Georgia County

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF V PHYSICAL PRESENCE OR ONLINE, NOTARIZATION, THIS 31ST DAY OF TANUARY, 2020, BY ROBERT SIDE AS SENIOR VICE PRESIDENT OF ATLANTIC CAPITAL BANK, A GEORGIA STATE BANK, ON BEHALF OF THE GEORGIA STATE BANK, WHO IS V PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 315+ DAY OF TARLARY _____, 2020.

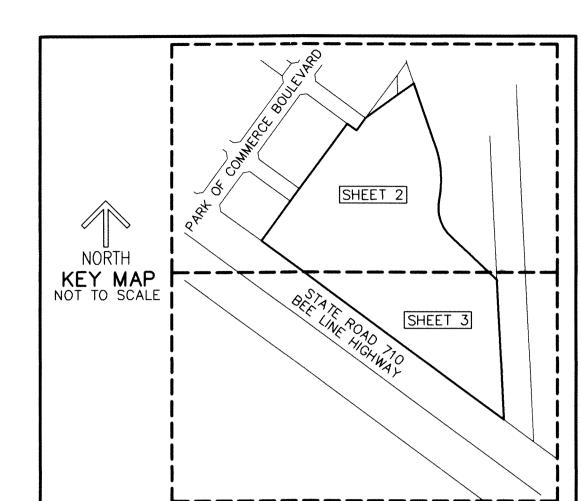


Catherine R. Moris CAtherine R. Morris COMMISSION NUMBER:

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH)

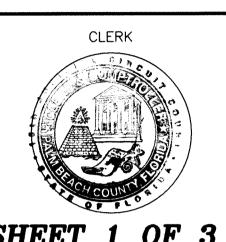
I, RACHEL HERLACHE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND YTG PALM BEACH GC, 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 THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

RACHEL HERLACHE ATTORNEY AT LAW



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3.50 PM.
THIS 30 DAY OF APELL A.D. 2020 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 60 THROUGH

SHARON R. BOCK CLERK AND COMPTROLLER DEPUTY CLERK



COUNTY APPROVAL:

COUNTY OF PALM BEACH)

HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE: STATE OF FLORIDA

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; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S FXISTING WATER MANAGEMENT MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 5864 AT PAGE 1313. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

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 ______ DAY OF

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT 16 The Talle MATTHEW J. BOYKIN O'NEAL BARDIN, JR. ASSISTANT SECRETARY PRESIDENT BOARD OF SUPERVISORS BOARD OF SUPERVISORS

SURVEYOR AND MAPPER'S NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, INCLUDING FLOWAGE EASEMENTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT MAINTENANCE 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. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S02°48'45"E. ALONG THE WEST LINE OF CANAL TRACT 8, PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO. 1, AS RECORDED IN PLAT BOOK 156, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE ROTATION ANGLE TO NAD 83 1990 GRID ADJUSTMENT IS COUNTERCLOCKWISE 00'00'06"

5. "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

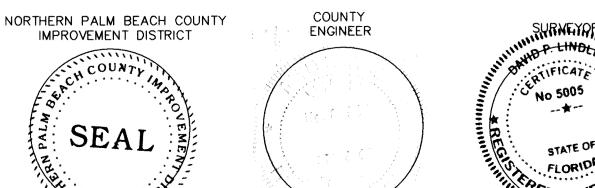
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. 6. CONTROL PERMANENT REFERENCE MONUMENTS (CONTROL PRM'S) COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE 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 CONTROL PRM'S SHOWN ON THE ATTACHED MAP.

LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. 8. IT IS THE INTENT OF THIS PLAT TO RELEASE THE 5 FOOT LIMITED ACCESS EASEMENT AND 25 FOOT BUFFER ZONE PREVIOUSLY RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF PALM

BEACH COUNTY, FLORIDA. 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.





No 5005

SITE DATA CONTROL NUMBER 1981-00190





