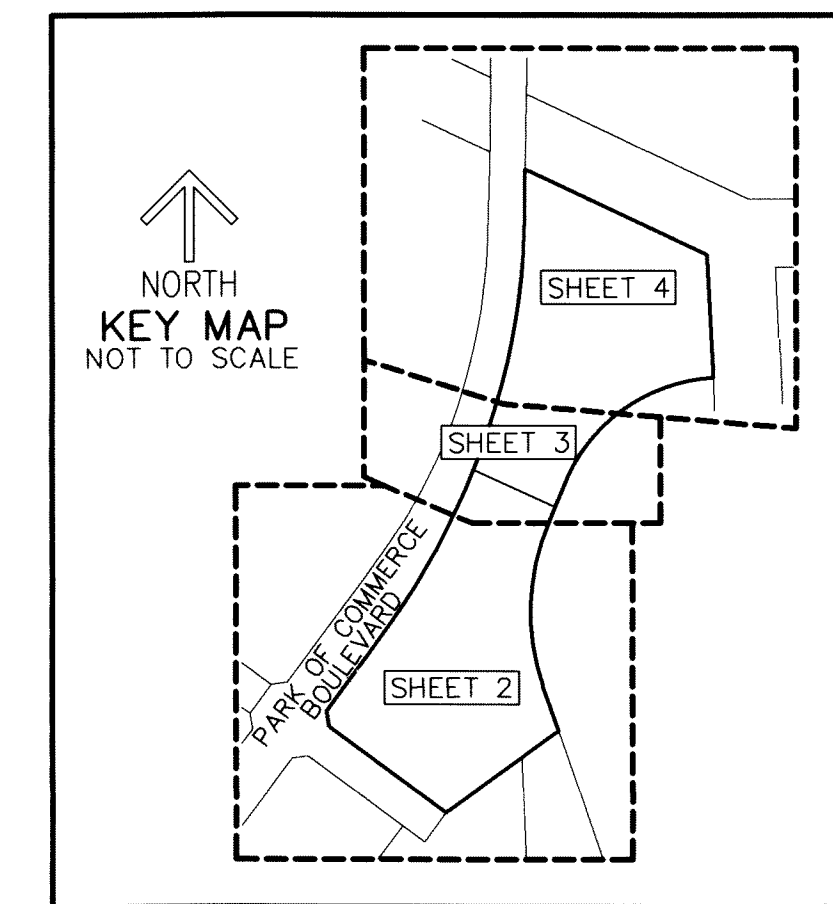
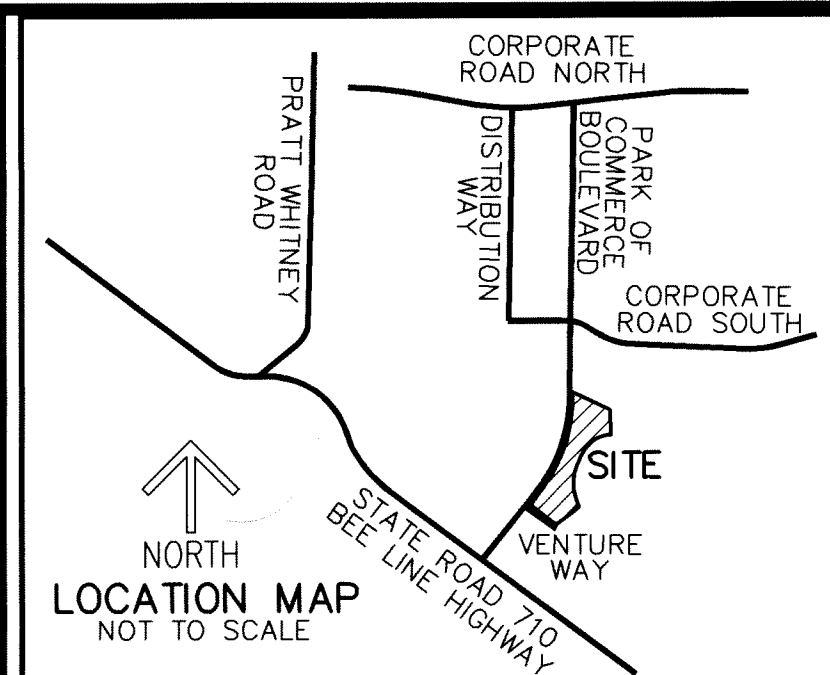


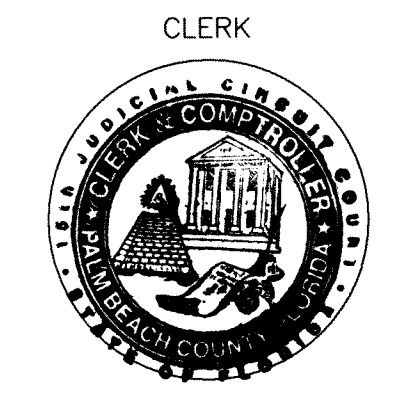
PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 24

BEING A REPLAT OF LOTS 13C AND 14C, 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, TOGETHER WITH 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 SECTIONS 18 AND 19, 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



114
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:14 AM
ON THE 11th DAY OF JUNE
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 130
ON PAGES 114 THROUGH 117
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



SHEET 1 OF 4

DEDICATION AND RESERVATION:
KNOW ALL MEN BY THESE PRESENTS THAT YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT 24, BEING A REPLAT OF LOTS 13C AND 14C, 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, TOGETHER WITH 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 SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, 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.53°39'52"W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VENTURE WAY, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 321.00 FEET; THENCE N.08°39'52"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARK OF COMMERCE BOULEVARD, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N.35°20'08"E., A DISTANCE OF 197.32 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,712.12 FEET AND A CENTRAL ANGLE OF 19°40'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 588.02 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 1,472.39 FEET AND A CENTRAL ANGLE OF 15°31'13"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 398.84 FEET; THENCE N.01°08'14"E., A DISTANCE OF 126.27 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.64°54'03"E. ALONG THE SOUTHERLY LINE OF CANAL TRACT 8, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 445.14 FEET; THENCE S.02°48'45"E. ALONG THE WESTERLY LINE OF SAID CANAL TRACT 8, A DISTANCE OF 274.31 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.02°48'45"E., A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF THE WESTERLY LINE OF PRESERVATION TRACT 13, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 66°28'16", A DISTANCE OF 435.05 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,912.12 FEET AND A CENTRAL ANGLE OF 02°25'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID WESTERLY LINE, A DISTANCE OF 86.44 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 42°18'09"; THENCE SOUTHERLY ALONG THE ARC OF SAID WESTERLY LINE, A DISTANCE OF 369.16 FEET; THENCE S.18°59'45"E. ALONG SAID WESTERLY LINE, A DISTANCE OF 105.83 FEET; THENCE S.54°07'11"W. ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORD BOOK 30233, PAGE 1838 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 439,810 SQUARE FEET/10.0966 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 YTG PALM BEACH GC, 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 GC, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL B, AS SHOWN HEREON IS HEREBY RESERVED FOR FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

GENERAL UTILITY EASEMENTS
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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.

WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENTS
THE WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND 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 3rd DAY OF April, 2020.

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
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: J. BRADFORD SMITH
MANAGER

ACKNOWLEDGEMENT:
STATE OF (Georgia)
COUNTY OF Fulton)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3rd DAY OF April, 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, ITS GENERAL PARTNER OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF April, 2020.
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME
MY COMMISSION EXPIRES: April 02, 2021
COMMISSION NUMBER: NA

SEE BELOW
(SEAL)

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER-CORPORATE REAL ESTATE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF May, 2020.

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
SAMANTHA SAUCIER
MANAGER-CORPORATE REAL ESTATE

ACKNOWLEDGEMENT:
STATE OF (Florida)
COUNTY OF Palm Beach)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5th DAY OF May, 2020, BY SAMANTHA SAUCIER AS MANAGER-CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

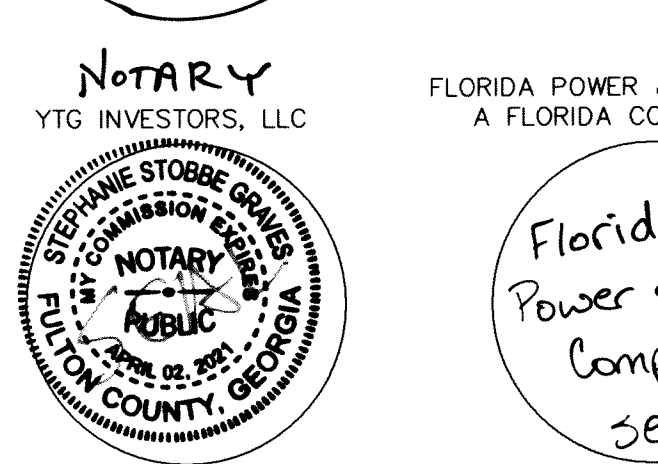
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF May, 2020.
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME
MY COMMISSION EXPIRES: June 04, 2023
COMMISSION NUMBER: 663341822



MORTGAGEE'S JOINDER AND CONSENT:
STATE OF NEW JERSEY
COUNTY OF Somerset)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER, AS CORPORATE TRUSTEE, OF A MORTGAGE AND DEED OF TRUST 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 AND DEED OF TRUST WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 346, PAGE 167, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16296, PAGE 726 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION, AS CORPORATE TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWO OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF April, 2020.
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, A NEW YORK CORPORATION
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*

BY: *[Signature]*
IRINA GOLOVASHCHUK
VICE PRESIDENT
BY: *[Signature]*
JEFFREY SCHOENFELD
VICE PRESIDENT



ACKNOWLEDGEMENT:
STATE OF NEW JERSEY
COUNTY OF Somerset)
ON THE 11th DAY OF May, 2020, BEFORE ME PERSONALLY APPEARED BY PHYSICAL PRESENCE IRINA GOLOVASHCHUK AND Jeffrey Schoenfeld

EACH AS A VICE PRESIDENT OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK CORPORATION, AS CORPORATE TRUSTEE, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID DEPOSE AND SAY THEY RESIDE AT 60 WALL ST New York, NY 10005 AND 60 WALL ST New York, NY 10005 RESPECTIVELY. THAT THEY ARE VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, THE CORPORATION DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT; THAT THEY KNOW THE SEAL OF THE CORPORATION; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS SUCH CORPORATE SEAL; THAT IT WAS SO AFFIXED BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE AUTHORITY AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL _____ IN THE COUNTY OF Somerset AND STATE OF NEW JERSEY THE DAY AND YEAR AFORESAID,
[Signature]
NOTARY PUBLIC STATE OF NEW JERSEY
[Signature]
PRINT NAME
MY COMMISSION EXPIRES: 8/14/2022
COMMISSION NUMBER: 50066168

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 HERETO BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF April, 2020.
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
NAME: Robert Sipe
TITLE: Senior Vice President

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT:
STATE OF GEORGIA
COUNTY OF FULTON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF April, 2020, BY Robert Sipe AS Senior Vice President FOR ATLANTIC CAPITAL BANK, A GEORGIA STATE BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF April, 2020.
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME
MY COMMISSION EXPIRES: April 02, 2021
COMMISSION NUMBER: NA

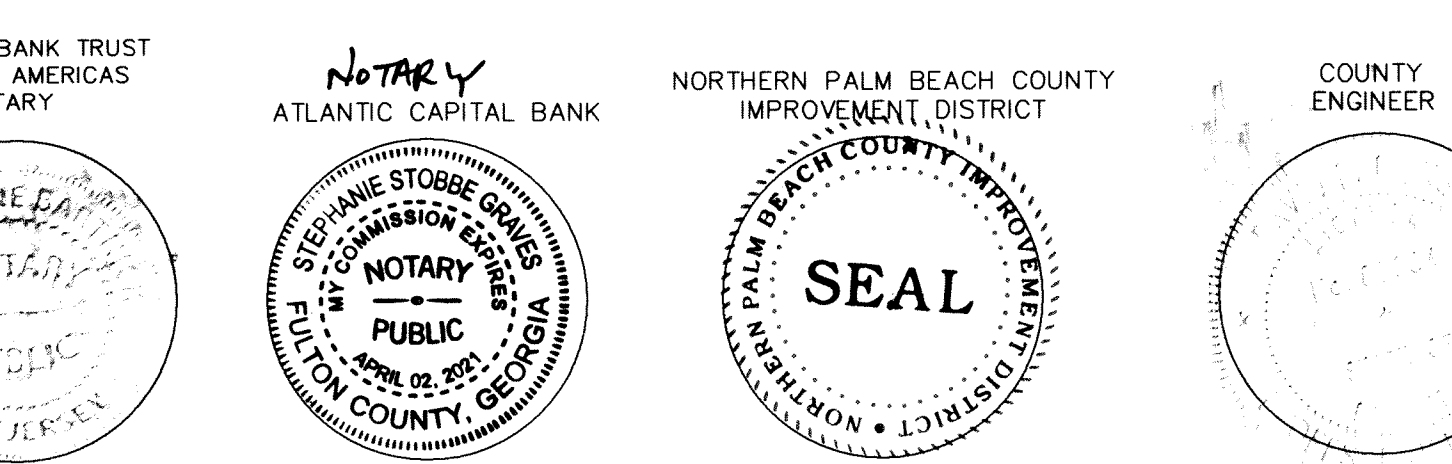
SEE BELOW
(SEAL)

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 GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION; 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: April 22, 2020
[Signature]
RACHEL HERLACHE
ATTORNEY AT LAW

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 10th DAY OF June, 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)
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS FACILITIES LYING WITHIN SAID WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENTS AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENT, AS RECORDED IN PLAT BOOK 56 AT PAGES 172 THROUGH 176 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE 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 20th DAY OF June, 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 NOTES:

- 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.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S64°54'03"E. ALONG THE SOUTH LINE OF CANAL TRACT 2, 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 0°00'06".
- "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.
- 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.
- LINE'S INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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: 4/1/2020
[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

