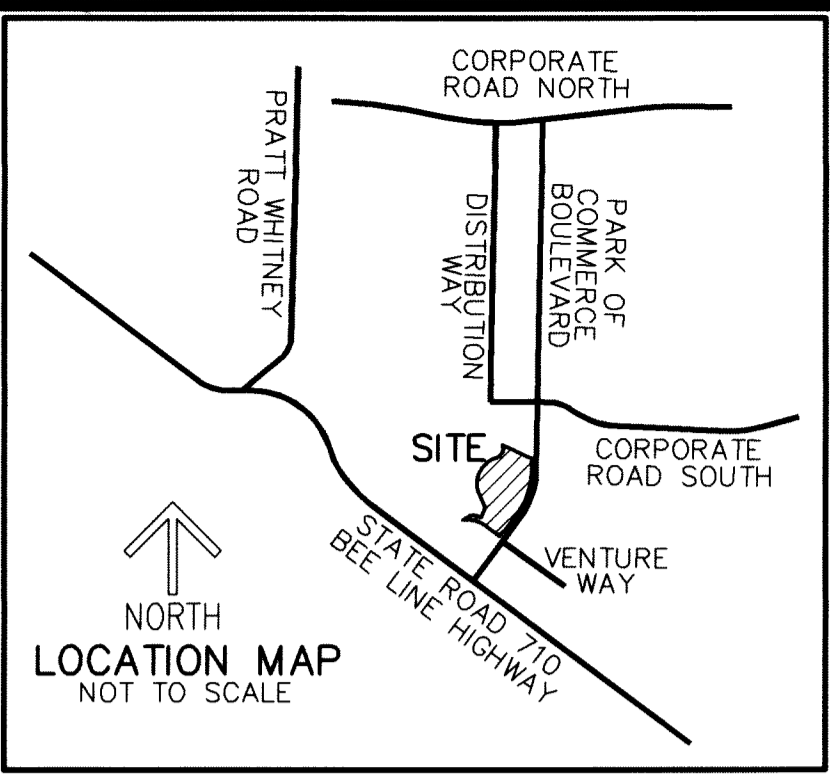


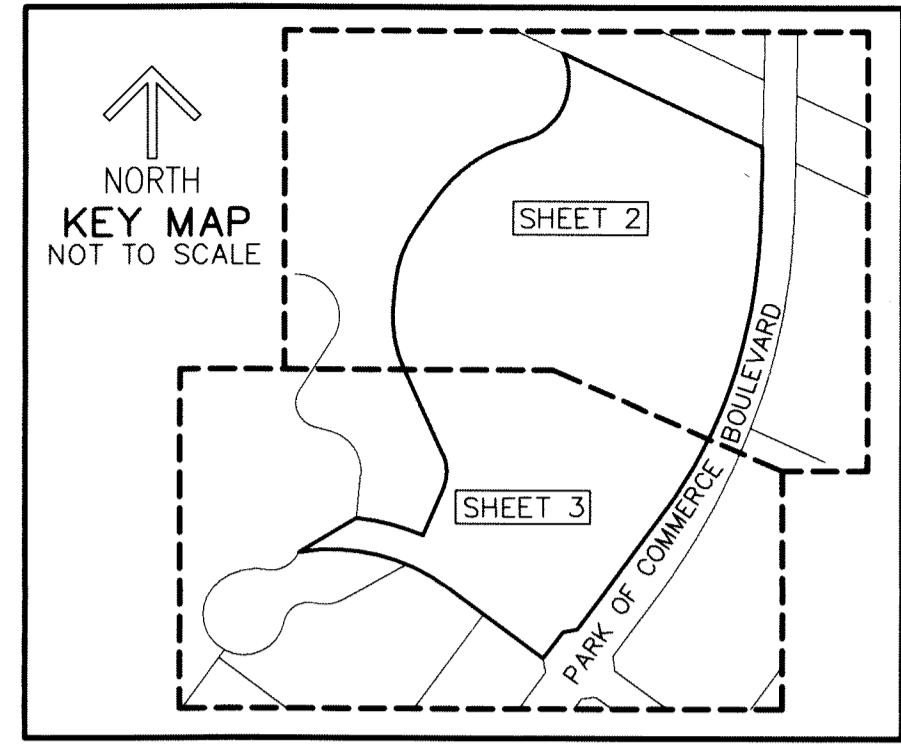
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PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 22

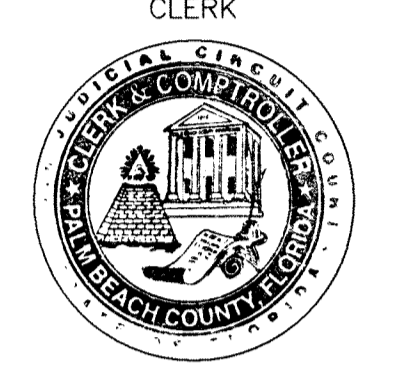
BEING A REPLAT OF PARCEL 8, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LYING IN SECTIONS 18 AND 19, TOWNSHIP 41 SOUTH, 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



196
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:20 A.M.
THIS 27 DAY OF August
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 196 THROUGH 198
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Debra M. Cook
DEPUTY CLERK



SHEET 1 OF 3

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, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 22, BEING A REPLAT OF PARCEL 8, 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 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 NORTHWEST CORNER OF PARCEL 8, 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 S.64°54'03"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 537.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 8; THENCE ALONG THE WEST 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 SIX (6) COURSES AND DISTANCES: S.01°08'14"W., A DISTANCE OF 161.82 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,392.39 FEET AND A CENTRAL ANGLE OF 15°31'13"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 377.17 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,152.66 FEET AND A CENTRAL ANGLE OF 19°40'41"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 395.88 FEET; THENCE S.36°20'08"W., A DISTANCE OF 358.77 FEET; THENCE S.81°20'08"W., A DISTANCE OF 35.36 FEET; THENCE S.36°20'08"W., A DISTANCE OF 80.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 8C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE N.53°39'52"W. ALONG THE NORTH LINE OF LOT 8C AND LOT 7C OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 287.40 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 478.62 FEET AND A CENTRAL ANGLE OF 46°10'48"; THENCE WESTERLY ALONG THE ARC OF THE NORTH LINE OF SAID LOT 7C AND WETLANDS PRESERVATION TRACT 12 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 385.77 FEET TO THE NORTHWEST CORNER OF SAID WETLANDS PRESERVATION TRACT 12 (A RADIAL LINE FROM SAID POINT BEARS S.09°50'40"E.; THENCE N.59°00'58"E., A DISTANCE OF 163.20 FEET TO THE SOUTHWEST CORNER OF WETLANDS PRESERVATION TRACT 11 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 AND THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.05°58'05"W., A RADIAL DISTANCE OF 558.62 FEET; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID WETLANDS PRESERVATION TRACT 11, THROUGH A CENTRAL ANGLE OF 17°23'34", A DISTANCE OF 169.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8; THENCE ALONG THE EAST LINE OF SAID WETLANDS PRESERVATION TRACT 11, THE FOLLOWING NINE COURSES AND DISTANCES: N.23°11'28"E., A DISTANCE OF 125.89 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 47°57'25"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 83.70 FEET; THENCE N.24°45'57"W., A DISTANCE OF 229.08 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29°58'09"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 156.92 FEET; THENCE N.05°12'12"E., A DISTANCE OF 53.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29°05'20"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 152.31 FEET; THENCE N.34°17'32"E., A DISTANCE OF 71.95 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 41°32'16"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 271.86 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 101°38'20"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 266.09 FEET TO THE POINT OF BEGINNING (A RADIAL LINE FROM SAID POINT BEARS S.64°11'28"W.).

CONTAINING 884,038 SQUARE FEET/20.2947 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, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT EASEMENT

THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THIS EASEMENT AREA.

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, 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 17 DAY OF July, 2020.

BY: 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,
ITS GENERAL PARTNER

WITNESS: J. Bradford Smith
PRINT NAME: J. BRADFORD SMITH
MANAGER

BY: J. Bradford Smith
J. BRADFORD SMITH
MANAGER

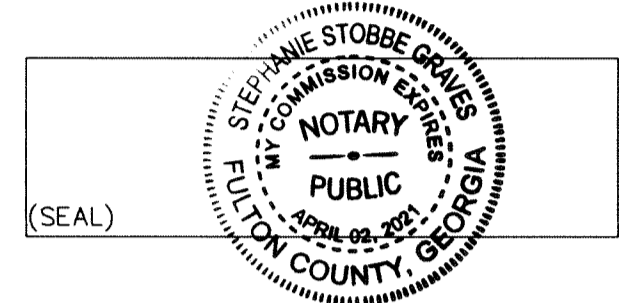
BY: _____
YTG INVESTORS, LLC



ACKNOWLEDGEMENT:

STATE OF GEORGIA
COUNTY OF FULTON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF July, 2020, BY J. BRADFORD SMITH AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 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 ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July, 2020.



BY: Stephanie Stobbe Graves
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: April 02, 2021

COMMISSION NUMBER: N/A

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF GEORGIA
COUNTY OF FULTON)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT 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, AS AMENDED IN OFFICIAL RECORD BOOK 30144, PAGE 1653 AND OFFICIAL RECORD BOOK 30387, PAGE 98 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 HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF July, 2020.

WITNESS: William King
PRINT NAME: William King

ATLANTIC CAPITAL BANK, N.A.,
A NATIONAL BANK,
SUCCESSOR TO ATLANTIC CAPITAL BANK

WITNESS: Tracy Sipe
PRINT NAME: Tracy Sipe

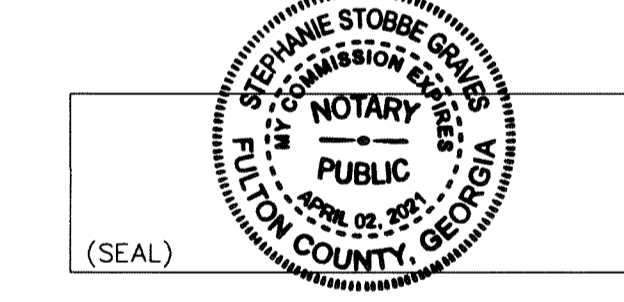
BY: Tracy Sipe
NAME
TITLE
Senior Vice President

ACKNOWLEDGEMENT:

STATE OF GEORGIA
COUNTY OF FULTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF July, 2020, BY Tracy Sipe AS Senior Vice President OF ATLANTIC CAPITAL BANK, N.A., A NATIONAL BANK, ON BEHALF OF THE NATIONAL BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July, 2020.



BY: Stephanie Stobbe Graves
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: April 02, 2021

COMMISSION NUMBER: N/A

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

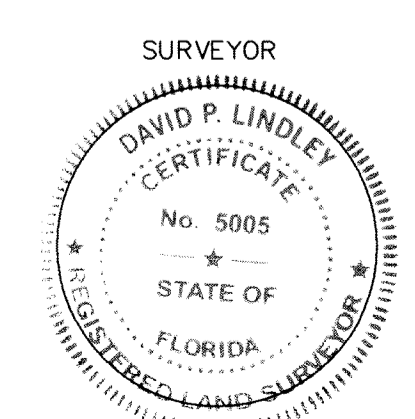
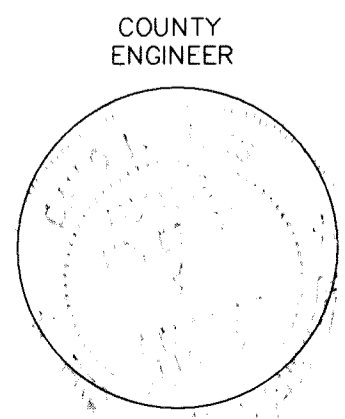
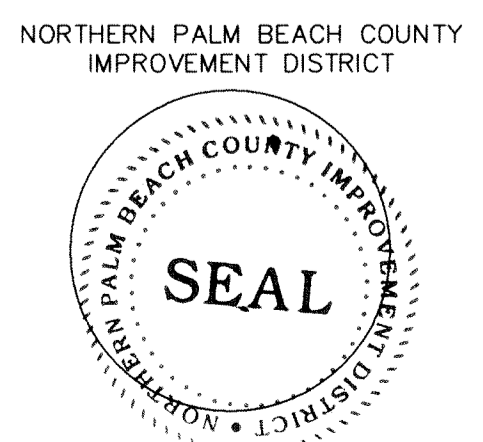
I, RACHEL HERLACHE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT 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 INSTRUMENT.

DATED: 7/17/2020
Rachel Herlach
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 17 DAY OF August, 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: David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER



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 A GRID BEARING OF S.01°36'15"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "RAILS END" AND "POWER", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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.
- INES 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: 7-1-2020
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591