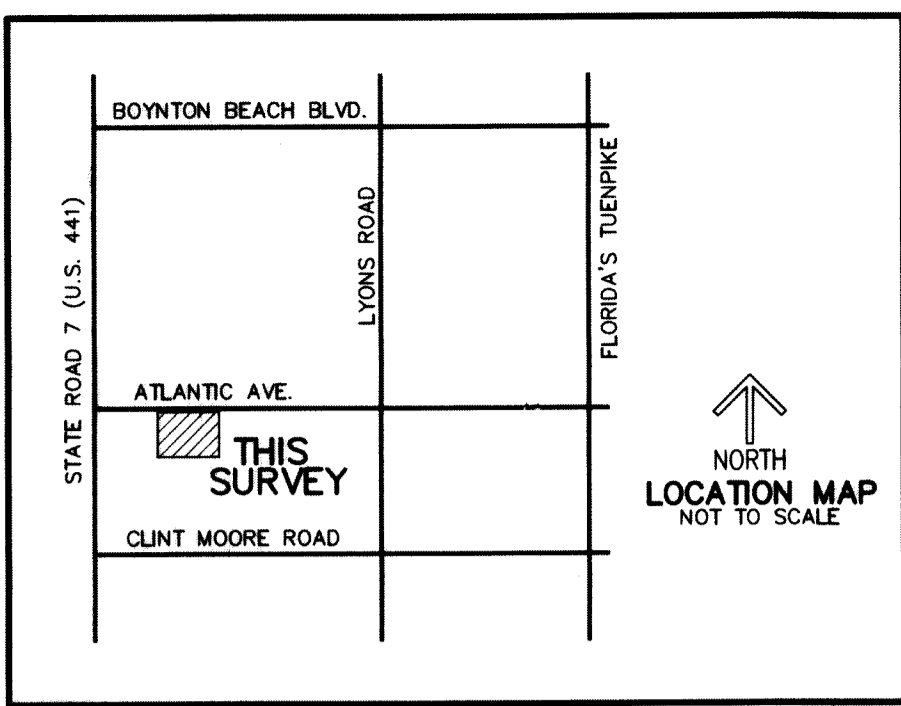


CFN 20220428211 PL BK 134 PG 150

WEST ATLANTIC BUSINESS PLAZA MUPD

BEING A REPLAT OF A PORTION OF TRACTS 11, 12 AND 13, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



150

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 4:03 P.M.
 THIS 25 DAY OF OCTOBER
 A.D. 2022 AND DULY RECORDED
 IN PLAT BOOK 134 ON
 PAGES 150 THROUGH 151

JOSEPH ABRUZZO,
 CLERK OF THE CIRCUIT COURT
 & COMPTROLLER
 BY: Devi McNeal
 DEPUTY CLERK

SHEET 1 OF 2
 CLERK OF THE CIRCUIT COURT
 & COMPTROLLER



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WEST ATLANTIC BUSINESS PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WEST ATLANTIC BUSINESS PLAZA MUPD, BEING A REPLAT OF A PORTION OF TRACTS 11, 12 AND 13, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUR LADY QUEEN OF PEACE MISSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 90 AND 91 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'57" WEST ALONG THE NORTH LINE OF SUSSMAN AGR-PUD NORTH PLAT ONE, AS RECORDED IN PLAT BOOK 123, PAGES 175 THROUGH 192 OF SAID PUBLIC RECORDS, A DISTANCE OF 711.21 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 200.00 FEET OF SAID TRACT 13; THENCE NORTH 01°43'42" WEST ALONG SAID WEST LINE, A DISTANCE OF 613.17 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19; THENCE NORTH 89°32'38" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 200.05 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 13; THENCE NORTH 01°43'42" WEST ALONG SAID EAST LINE, A DISTANCE OF 31.91 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 32728, PAGE 1578 OF SAID PUBLIC RECORDS; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S89°41'28"E, HAVING A RADIUS OF 4617.55 FEET, A CENTRAL ANGLE OF 01°34'50", AN ARC DISTANCE OF 127.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 385.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 11; THENCE SOUTH 01°32'25" EAST ALONG SAID EAST LINE AND ALONG SAID WEST LINE OF OUR LADY QUEEN OF PEACE MISSION, A DISTANCE OF 640.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 451,301 SQUARE FEET/10.3604 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 WEST ATLANTIC BUSINESS PLAZA 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 WEST ATLANTIC BUSINESS PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA 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 25th DAY OF FEBRUARY, 2022.

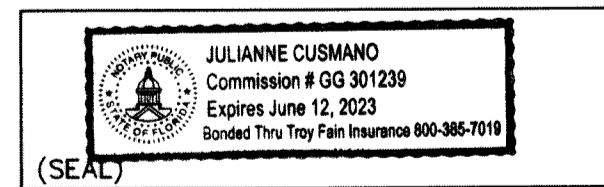
WITNESS: Ann B...
 PRINT NAME: Selene Barneo
 WITNESS: Malcolm Butters
 PRINT NAME: Malcolm Butters

WEST ATLANTIC BUSINESS PLAZA LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: Malcolm Butters
 MANAGER

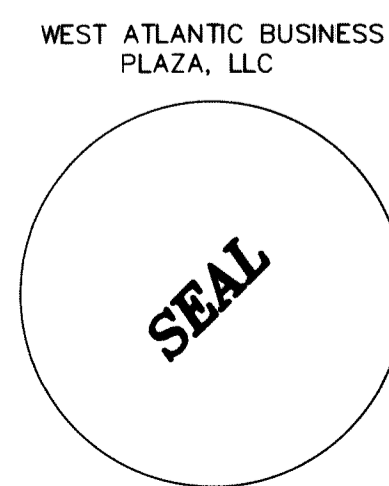
ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 25th DAY OF FEBRUARY, 2022, BY MALCOLM BUTTERS, AS MANAGER OF WEST ATLANTIC BUSINESS PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Julianne Cusmano
 NOTARY PUBLIC
 Julianne Cusmano
 PRINT NAME
 MY COMMISSION EXPIRES: June 12, 2023
 COMMISSION NUMBER: GG 301239



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 30933, AT PAGE 1686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SEACOAST NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREOF BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF February, 2022.

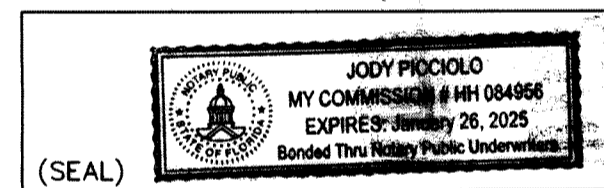
WITNESS: Jody Picciolo
 PRINT NAME: Jody Picciolo
 WITNESS: Theresa Frattichelli
 PRINT NAME: Theresa Frattichelli

SEACOAST NATIONAL BANK,
 SUCCESSOR BY MERGER TO LEGACY BANK OF FLORIDA
 A NATIONAL BANKING ASSOCIATION
 AUTHORIZED TO DO BUSINESS IN FLORIDA
 BY: Marcia Snyder
 MARCIA SNYDER
 SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11th DAY OF February, 2022, BY MARCIA SNYDER, AS SENIOR VICE PRESIDENT OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Jody Picciolo
 NOTARY PUBLIC
 Jody Picciolo
 PRINT NAME
 MY COMMISSION EXPIRES: 1-26-2025
 COMMISSION NUMBER: JH084856

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, MARK A. PERRY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WEST ATLANTIC BUSINESS PLAZA 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: July 29, 2022
Mark A. Perry
 MARK A. PERRY, ESQ.
 ATTORNEY-AT-LAW LICENSED IN FLORIDA



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 25th DAY OF OCTOBER, 2022, 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

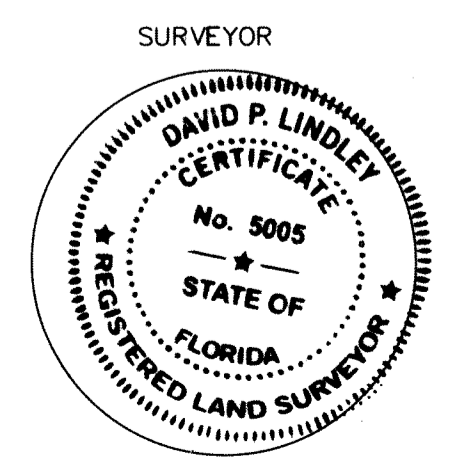
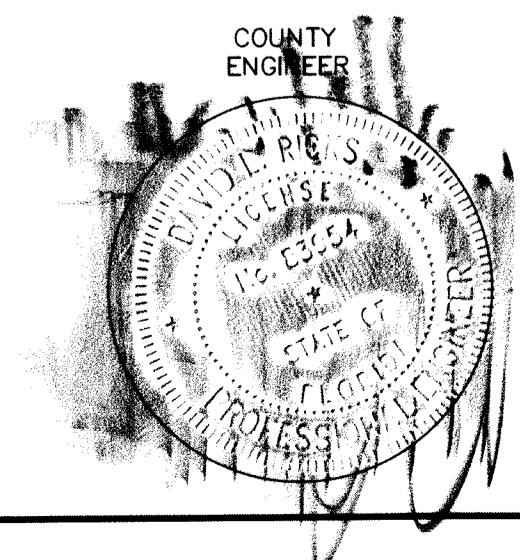
SURVEYOR AND MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS 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 N.89°32'38"E, ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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.
- 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.
- LINES 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) AND MONUMENTS ACCORDING TO SEC. 177.091(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.

DATED: 5-30-2022
David P. Lindley
 DAVID P. LINDLEY
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591



SITE DATA
 CONTROL NUMBER 2016-00130