

CFN 20230238737 PL BK 136 PG 28

2649 ELECTRONICS WAY

BEING A REPLAT OF LOTS 44, 45 AND 46 AND ALL OF 27TH STREET, AUSTRALIAN PARK, A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 28, PAGES 4, 5 AND 6 AND ALSO LYING IN A PORTION OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:25 A.M. ON THE 13th DAY OF July 2023 AND DULY RECORDED IN PLAT BOOK NO. 136 ON PAGE(S) 28-29

JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

WEST PALM BEACH, FLORIDA
LOCATION MAP
SCALE: NTS

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY & 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LANDS SHOWN HEREON AS 2649 ELECTRONICS WAY BEING A REPLAT OF LOTS 44, 45 AND 46 AND ALL OF 27TH STREET, AUSTRALIAN PARK, A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 28, PAGES 4, 5 AND 6 AND ALSO LYING IN A PORTION OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

LOTS 44, 45 AND 46 AND ALL OF 27TH STREET, AUSTRALIAN PARK, A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 28, PAGES 4, 5, AND 6.

AREA= 1.958 ACRES MORE OR LESS.

RESERVATION

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

1. PARCEL 1, AS SHOWN HEREON IS HEREBY RESERVED BY 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
2. PARCEL 2, AS SHOWN HEREON IS HEREBY RESERVED BY 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

CORPORATE DEDICATION - 2649 ELECTRONICS WAY, LLC

IN WITNESS WHEREOF, 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 25th DAY OF May, 2023.

2649 ELECTRONICS WAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
RICHARD LINN, MANAGER

WITNESS: *[Signature]*

PRINT NAME: M. Crowley

WITNESS: *[Signature]*

PRINT NAME: J. Viscome

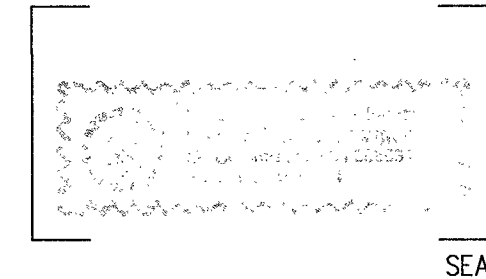
ACKNOWLEDGMENT - 2649 ELECTRONICS WAY, LLC

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 May, 2023, BY RICHARD LINN AS MANAGER OF 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:

June 4, 2024



[Signature]
SIGNATURE
Patricia Nadine Costigan
(PRINTED NAME) - NOTARY PUBLIC

CORPORATE DEDICATION - 2700 ELECTRONICS PROPERTIES, LLC

IN WITNESS WHEREOF, 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 25th DAY OF May, 2023.

2700 ELECTRONICS PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
DALE HEDRICK, MANAGER

WITNESS: *[Signature]*

PRINT NAME: M. Crowley

WITNESS: *[Signature]*

PRINT NAME: J. Viscome

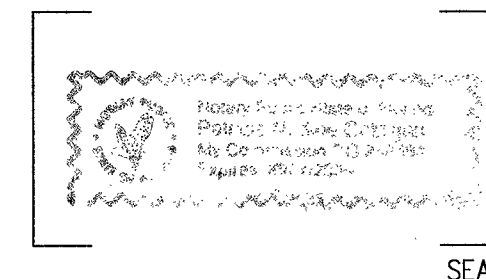
ACKNOWLEDGMENT - 2700 ELECTRONICS PROPERTIES, LLC

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 May, 2023, BY DALE HEDRICK AS MANAGER OF 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:

June 4, 2024



[Signature]
SIGNATURE
Patricia Nadine Costigan
(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, HARVEY E. OYER III, 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 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND 2700 ELECTRONICS PROPERTIES, 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: 05/31/2023

BY: *[Signature]*
HARVEY E. OYER III

MORTGAGEE'S CONSENT

STATE OF: Florida
COUNTY OF: Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34074, PAGE 1841, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF May, 2023.

KARL H. WATSON, AS TRUSTEE OF THE KARL H. WATSON AND FAITH B. WATSON TRUST OF 2006

WITNESS: *[Signature]*

PRINT NAME: M. Crowley

BY: *[Signature]*

NAME: Karl H. Watson
TITLE: Trustee

ACKNOWLEDGMENT - MORTGAGEE'S CONSENT

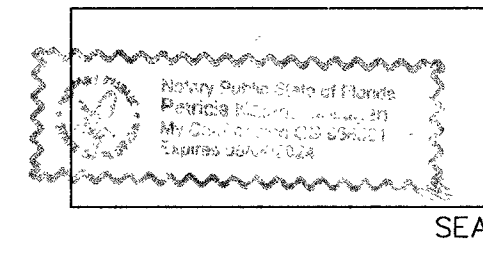
STATE OF: Florida
COUNTY OF: Palm Beach

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF May, 2023, BY Karl H. Watson AS Trustee

MY COMMISSION EXPIRES: June 4, 2024
COMMISSION NUMBER: 6694561

[Signature]
SIGNATURE

Patricia Nadine Costigan
(PRINTED NAME) - NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF: Florida
COUNTY OF: Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33875, PAGE 330, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF May, 2023.

VINCENT G. BURKHARDT

WITNESS: *[Signature]*

PRINT NAME: M. Crowley

BY: *[Signature]*

WITNESS: *[Signature]*

PRINT NAME: J. Viscome

ACKNOWLEDGMENT - MORTGAGEE'S CONSENT

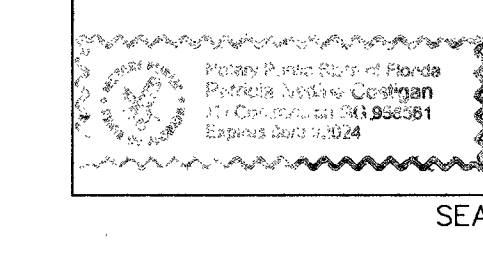
STATE OF: Florida
COUNTY OF: Palm Beach

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF May, 2023, BY Vincent G. Burkhardt AS

MY COMMISSION EXPIRES: June 4, 2024
COMMISSION NUMBER: 6694561

[Signature]
SIGNATURE

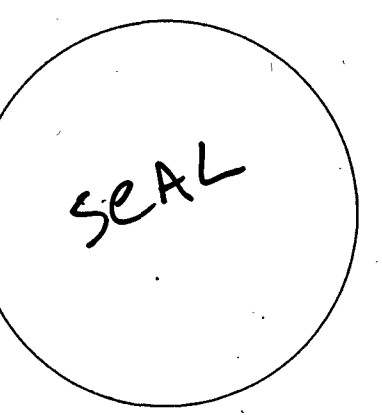
Patricia Nadine Costigan
(PRINTED NAME) - NOTARY PUBLIC



SEAL
2649 ELECTRONICS WAY, LLC



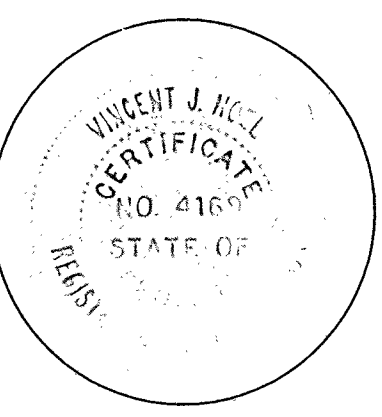
SEAL
2700 ELECTRONICS PROPERTIES, LLC



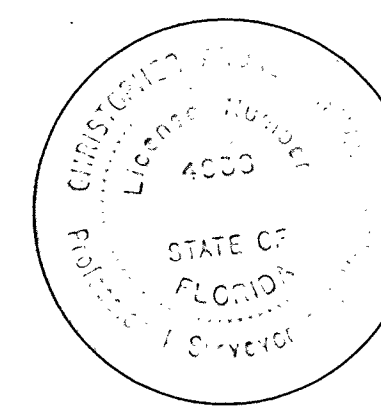
SEAL
CITY OF WEST PALM BEACH



SEAL
REVIEWING SURVEYOR



SEAL
C. ANDRE RAYMAN
PROFESSIONAL SURVEYOR
AND MAPPER



A Higher Standard of Excellence

ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561) 935-1151 • FAX (561) 932-9390
WWW.ENGENUITYGROUP.COM

AREA TABULATION

PARCEL 1	0.532 ACRES
PARCEL 2	1.426 ACRES
TOTAL	1.958 ACRES

LEGEND

⊕	CENTERLINE
■	SET 4" X 4" CONCRETE MONUMENT
•	SET NAIL & DISC STAMPED "PRM"
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
M.E.	MAINTENANCE EASEMENT
PB	PLAT BOOK
PG	PAGE

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. #4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

2649 ELECTRONICS WAY

DATE	5/12/2023
SCALE	N/A
CAD FILE	20169.01
SISK PROJECT	20169.01
DRAWN	JCM
CHECKED	CAR

1/2

JOB NO.
20169.01.05

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