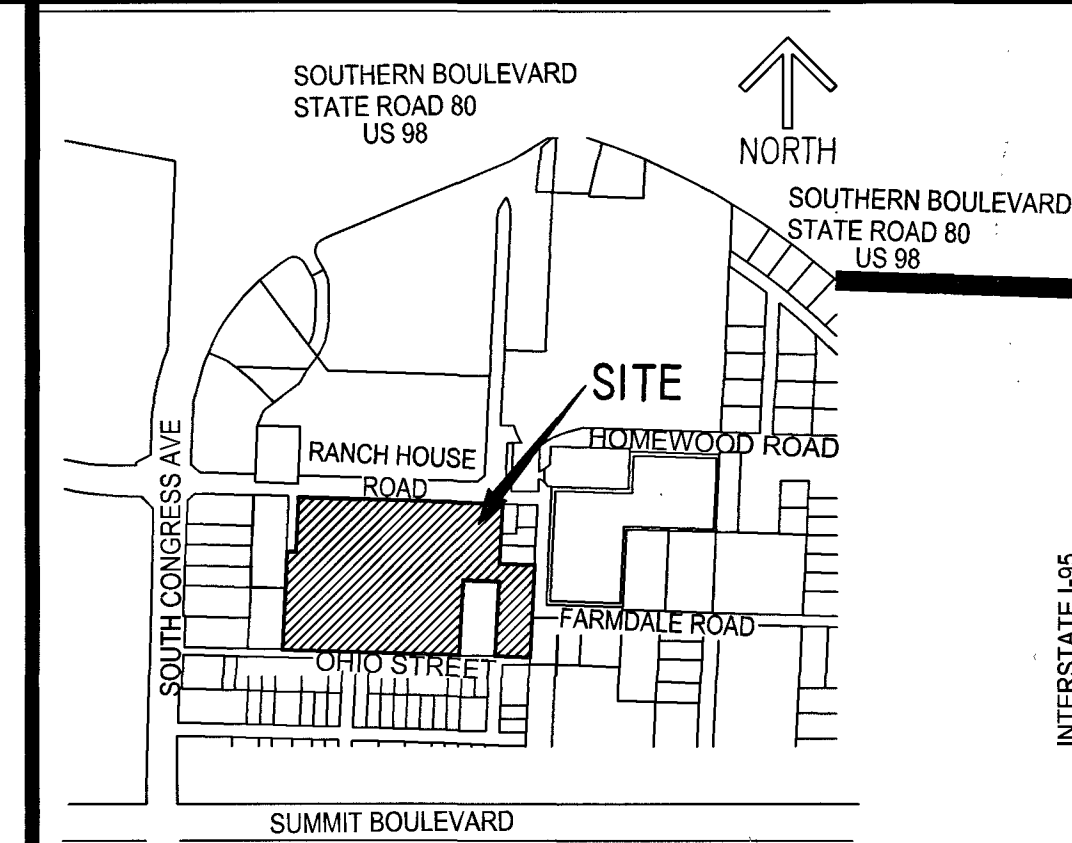


CHS PROPERTIES, MUPD REPLAT

BEING A REPLAT OF PARCEL 2, CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 AND A PORTION OF LOT 8, MORRISON SUBURBAN DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 40 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 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



46
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:10 P.M.
THIS 24 DAY OF July
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 136 ON
PAGES 42 THROUGH 47
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CHS PROPERTIES, MUPD, REPLAT BEING A REPLAT OF PARCEL 2, CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 AND A PORTION OF LOT 8, MORRISON SUBURBAN DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 40 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH

THE NORTH 272 FEET OF LOT 8, MORRISON SUBURBAN DEVELOPMENT, 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 20, PAGE 40. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 2; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF OHIO STREET, A 30 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF PALM ACRES ESTATES, AS RECORDED IN PLAT BOOK 20, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°53'01" EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2, A DISTANCE OF 368.05 FEET; THENCE SOUTH 88°06'11" EAST, ALONG THE BOUNDARY OF SAID PARCEL 2, A DISTANCE OF 33.00 FEET; THENCE NORTH 02°53'01" EAST, ALONG SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 205.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RANCH HOUSE ROAD, AS SHOWN ON THE PLAT OF MORRISON SUBURBAN DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 40 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°06'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 764.82 FEET; THENCE SOUTH 02°53'01" WEST, ALONG SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 224.50 FEET; THENCE SOUTH 88°06'11" EAST, ALONG SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 132.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FARMDALE ROAD, AS SHOWN ON THE AFORESAID PLAT OF MORRISON SUBURBAN DEVELOPMENT; THENCE SOUTH 02°53'01" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ITS SOUTHERLY PROLONGATION AND SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 345.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF OHIO STREET, A 30 FOOT RIGHT OF WAY AS SHOWN ON THE AFORESAID PLAT OF MORRISON SUBURBAN DEVELOPMENT; THENCE NORTH 88°19'27" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 132.98 FEET; THENCE NORTH 02°53'01" EAST, ALONG SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 280.00 FEET; THENCE NORTH 88°19'27" WEST, ALONG SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 132.98 FEET; THENCE SOUTH 02°53'01" WEST, ALONG SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 280.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF OHIO STREET; THENCE NORTH 88°19'27" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID BOUNDARY OF PARCEL 2, A DISTANCE OF 664.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 457,837 SQUARE FEET/10.5105 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 DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., 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 DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREETS, AS SHOWN HEREON, IS NONEXCLUSIVE EASEMENT AND IS 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 THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

PALM BEACH COUNTY UTILITY EASEMENTS

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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.

PUBLIC DRAINAGE EASEMENTS

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF JUNE 2023.

DG PALM BEACH AIRPORT PROPERTY OWNER, L.P.
A DELAWARE LIMITED PARTNERSHIP
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: DG PALM BEACH AIRPORT PROPERTY OWNER GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA
ITS GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: Keri M. Payne
WITNESS: *[Signature]*
PRINT NAME: Sierra Johnson

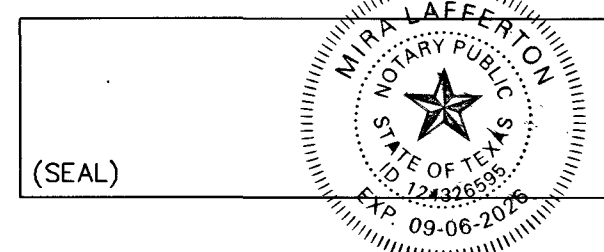
BY: *[Signature]*
JOSEPH WALKER
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF TEXAS DALLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 26th DAY OF June 2023, BY JOSEPH WALKER, AUTHORIZED SIGNATORY OF DG PALM BEACH AIRPORT PROPERTY OWNER GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS GENERAL PARTNER OF DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June 2023.



NOTARY PUBLIC
[Signature]
Mira Lafferton
PRINT NAME
MY COMMISSION EXPIRES: 9/6/2026
COMMISSION NUMBER: 12432822

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Orange

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DG PALM BEACH AIRPORT PROPERTY OWNER, L.P., 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 PLAT.

DATED: 7-11-2023

[Signature]
Greg Blomeley
Vice President

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 24 DAY OF July 2023, 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

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF Miami Dade

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 33817, AT PAGE 1211 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF June 2023.

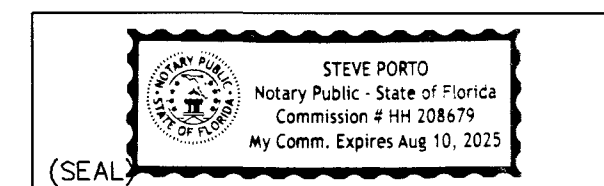
WITNESS: *[Signature]*
PRINT NAME: George Griffith
WITNESS: *[Signature]*
PRINT NAME: Marvin Morales

TD BANK, N.A.
A NATIONAL BANKING ASSOCIATION
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: *[Signature]*
NATHAN PERLMUTTER
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Miami Dade

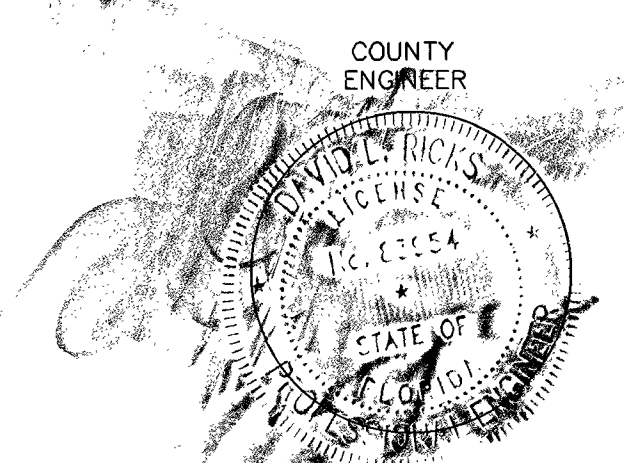
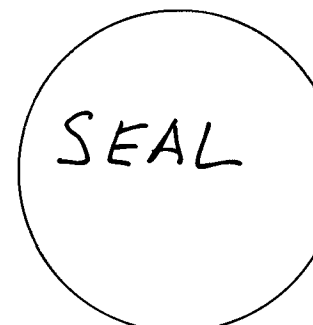
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF June 2023, BY NATHAN PERLMUTTER, AS VICE PRESIDENT OF TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver License AS IDENTIFICATION.



NOTARY PUBLIC
[Signature]
Steve Porto
PRINT NAME
MY COMMISSION EXPIRES: Aug 10, 2025
COMMISSION NUMBER: 11420879

DG PALM BEACH AIRPORT PROPERTY OWNER GP, LLC

TD BANK, N.A.



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: 6-19-2023

[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

