

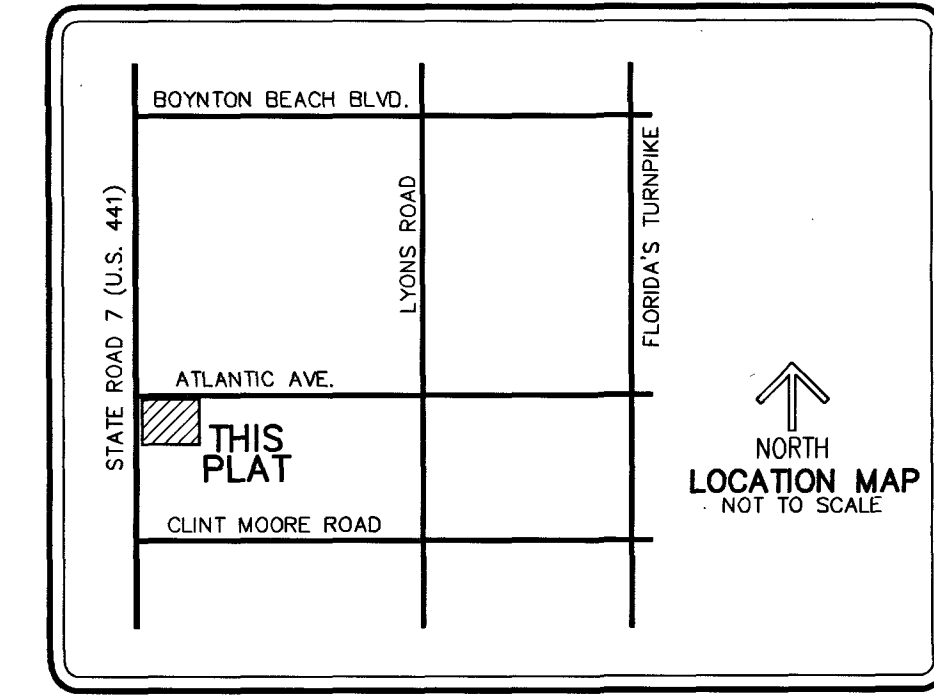
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76

MOUNTAIN BUSINESS CENTER MUPD

A REPLAT OF A PORTION OF TRACTS 13, 14, 15 AND 16, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

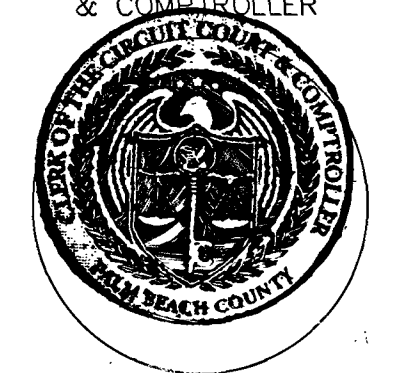
THIS INSTRUMENT PREPARED BY
DAVID E. ROHAL
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:16 P. M.
THIS 7 DAY OF August
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 136 ON
PAGES 76 THROUGH 78

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 3
CLERK OF THE CIRCUIT COURT
& COMPTROLLER



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WEST ATLANTIC BUSINESS PLAZA IIA LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WEST ATLANTIC BUSINESS PLAZA IIB LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS MOUNTAIN BUSINESS CENTER MUPD, BEING A REPLAT OF A PORTION OF TRACTS 13, 14, 15 AND 16, 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:

A PORTION OF TRACTS 13, 14, 15 AND 16, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42, EAST, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-WEST CORNER OF SAID SECTION 19; THENCE ON A GRID BEARING OF SOUTH 49°25'47" EAST, A DISTANCE OF 126.45 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 83.00 FEET OF SAID SECTION 19 AND THE POINT OF BEGINNING; THENCE NORTH 89°32'38" EAST ALONG SAID LINE, A DISTANCE OF 553.54 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 15; THENCE SOUTH 01°13'32" EAST ALONG SAID EAST LINE, A DISTANCE OF 17.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 19; THENCE NORTH 89°32'38" EAST ALONG SAID LINE, A DISTANCE OF 433.59 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 200' OF SAID TRACT 13; THENCE SOUTH 01°43'42" EAST ALONG SAID WEST LINE, A DISTANCE OF 613.15 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SUSSMAN AGR-PUD NORTH PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123 PAGE 175 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 997.99 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 95.00 FEET OF SAID SECTION 19; THENCE NORTH 00°43'34" WEST ALONG SAID LINE, A DISTANCE OF 633.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 619,733 SQUARE FEET/14.2271 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 IIA 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 IIA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 34141, PAGE 21, OFFICIAL RECORDS BOOK 34176, PAGE 1771 AND OFFICIAL RECORDS BOOK 34176, PAGE 1812 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

WATER MANAGEMENT TRACTS

TRACTS W1 THROUGH W3, INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WEST ATLANTIC BUSINESS PLAZA IIA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST ATLANTIC BUSINESS PLAZA IIA 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 15 DAY OF June 2023.

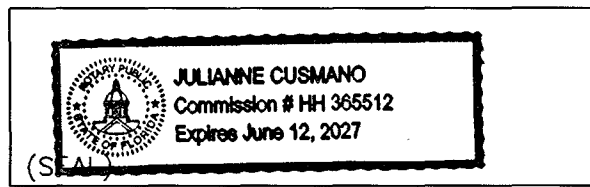
WEST ATLANTIC BUSINESS PLAZA IIA LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: BUTTERS MANAGER LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
WITNESS: [Signature]
PRINT NAME: Lawrence Aoun
WITNESS: [Signature]
PRINT NAME: Jeff Cohen

WEST ATLANTIC BUSINESS PLAZA IIA LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: BUTTERS MANAGER LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
WITNESS: [Signature]
PRINT NAME: Lawrence Aoun
WITNESS: [Signature]
PRINT NAME: Jeff Cohen

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 15 DAY OF June 2023, BY BUTTERS MANAGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF WEST ATLANTIC BUSINESS PLAZA IIA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Julianne Cusmano
PRINT NAME
MY COMMISSION EXPIRES: 6-12-2027
COMMISSION NUMBER: HH365512

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 15 DAY OF June 2023.

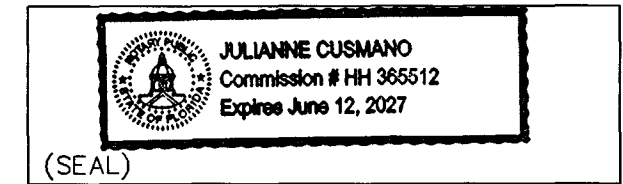
WEST ATLANTIC BUSINESS PLAZA IIB LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: BUTTERS MANAGER LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
WITNESS: [Signature]
PRINT NAME: Lawrence Aoun
WITNESS: [Signature]
PRINT NAME: Jeff Cohen

WEST ATLANTIC BUSINESS PLAZA IIB LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: BUTTERS MANAGER LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
WITNESS: [Signature]
PRINT NAME: Lawrence Aoun
WITNESS: [Signature]
PRINT NAME: Jeff Cohen

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 15 DAY OF June 2023, BY BUTTERS MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF WEST ATLANTIC BUSINESS PLAZA IIB LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Julianne Cusmano
PRINT NAME
MY COMMISSION EXPIRES: 6-12-2027
COMMISSION NUMBER: HH365512

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 32969, AT PAGE 1877 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 HEREOBY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF June 2023.

WITNESS: [Signature]
PRINT NAME: Lawrence Aoun
WITNESS: [Signature]
PRINT NAME: Jody Picciolo

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 6 DAY OF June 2023, 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 FLO AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Jody Picciolo
PRINT NAME
MY COMMISSION EXPIRES: 1-26-2025
COMMISSION NUMBER: HH084956

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LLOYD GRANET, 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 WEST ATLANTIC BUSINESS PLAZA IIA LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WEST ATLANTIC BUSINESS PLAZA IIB 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.

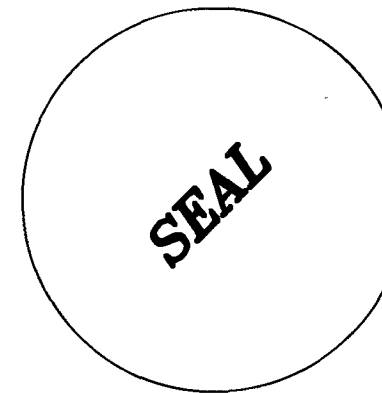
DATED: June 19, 2023

LLOYD GRANET
[Signature]
PRINT NAME: Lloyd Granet ESQ.

BUTTERS MANAGER LLC

BUTTERS MANAGER LLC

SEACOAST NATIONAL BANK



COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 7 DAY OF August 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

SURVEYOR AND MAPPER'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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.
4. 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, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. "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.
6. 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.
7. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

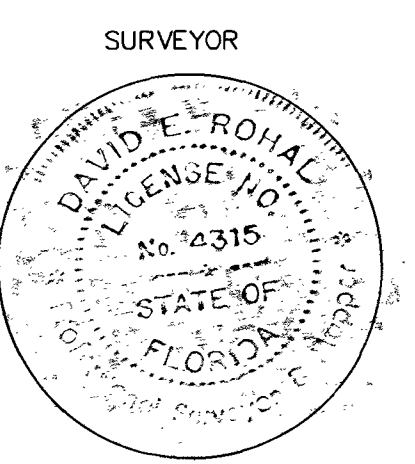
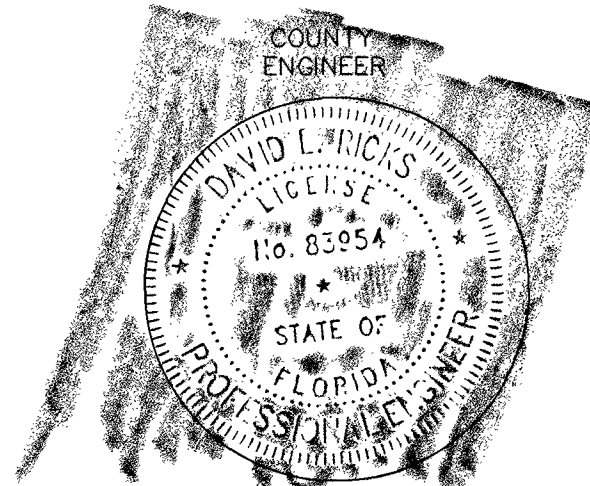
SURVEYOR AND MAPPER'S CERTIFICATE:

THIS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 7-11-2023

[Signature]
DAVID E. ROHAL

DAVID E. ROHAL
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 4315
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
TELEPHONE: (561) 392-1991
CERTIFICATE OF AUTHORIZATION LB 3591



SITE DATA
CONTROL NUMBER 2003-830

CFN 20230269587 PL BK 136 PG-76