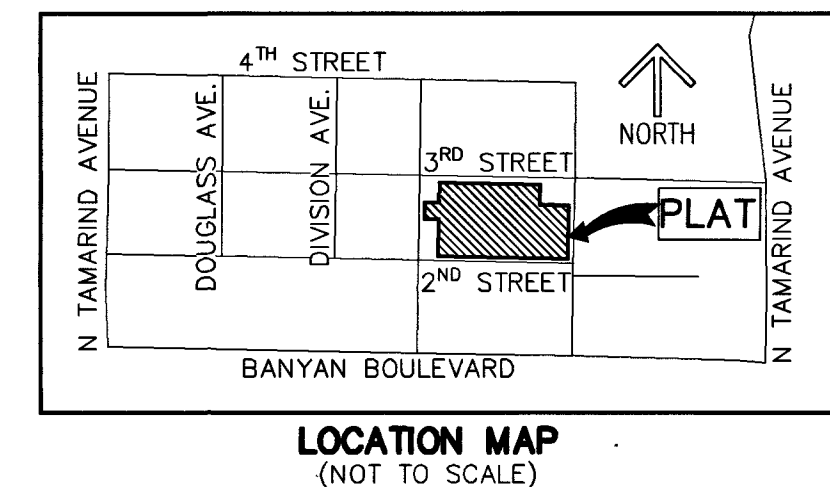


GRAND PLAT

BEING A REPLAT OF A PORTION OF BLOCK 31, MAP OF W.S. CLOWS ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 60 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT 15-FOOT WIDE ALLEY RIGHT-OF-WAY SITUATED BETWEEN LOTS 1 THROUGH 10, SAID BLOCK 31 AND LOTS 11 THROUGH 20, SAID BLOCK 31, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

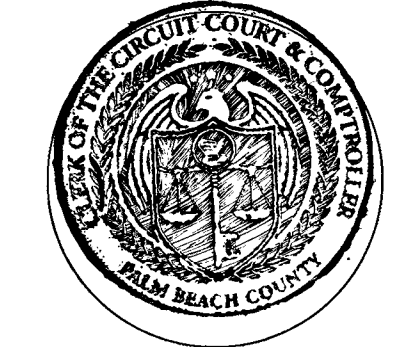
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:36 P.M.
THIS 11 DAY OF August
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 136 ON
PAGES 83 THROUGH 84

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

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ROSEMARY WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GRAND PLAT, BEING A REPLAT OF A PORTION OF BLOCK 31, MAP OF W.S. CLOWS ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 60 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT 15-FOOT WIDE ALLEY RIGHT-OF-WAY SITUATED BETWEEN LOTS 1 THROUGH 10, SAID BLOCK 31 AND LOTS 11 THROUGH 20, SAID BLOCK 31, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 31; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 31, N88°49'57"W, A DISTANCE OF 450.00 FEET TO THE SOUTHEAST CORNER OF LOT 11, SAID BLOCK 31; THENCE ALONG THE EAST LINE OF SAID LOT 11, BLOCK 31 AND NORTHERLY PROLONGATION THEREOF, N00°46'38"E, A DISTANCE OF 127.50 FEET TO A POINT OF INTERSECTION WITH A LINE 7.50 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID LOT 11, BLOCK 31; THENCE ALONG SAID PARALLEL LINE, N88°49'57"W, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 10, SAID BLOCK 31; THENCE ALONG SAID PROLONGATION LINE AND SAID WEST LINE, N00°46'38"E, A DISTANCE OF 57.50 FEET TO A POINT OF INTERSECTION WITH A LINE 70.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 31; THENCE ALONG SAID PARALLEL LINE, S88°49'58"E, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 10, BLOCK 31; THENCE ALONG SAID EAST LINE, N00°46'38"E, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 31; THENCE ALONG THE NORTH LINE OF SAID BLOCK 31, S88°49'57"E, A DISTANCE OF 350.00 FEET TO THE NORTHWEST CORNER OF LOT 2, SAID BLOCK 31; THENCE ALONG THE WEST LINE OF SAID LOT 2, BLOCK 31, S00°46'38"W, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH A LINE 70.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 31; THENCE ALONG SAID PARALLEL LINE, S88°49'57"E, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID BLOCK 31; THENCE ALONG SAID EAST LINE, S00°46'38"W, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 110,623 SQUARE FEET OR 2.5395 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS GRAND PLAT, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY ROSEMARY WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER OF ROSEMARY WPB HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER SERVICES.

THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF: THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AUTHORIZED SIGNATORY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF June 2023.

ROSEMARY WPB, LLC
A FLORIDA LIMITED LIABILITY COMPANY

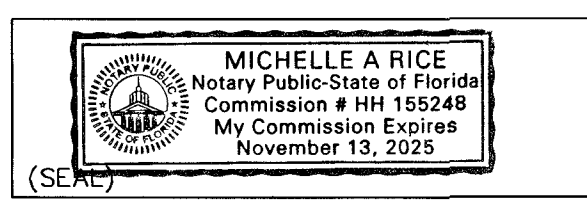
WITNESS: *[Signature]*
ALEXIS DUNN
PRINT NAME: Alexis Dunn
WITNESS: *[Signature]*
KEMISSA COLIN
PRINT NAME: Kemiissa Colin

BY: *[Signature]*
JEFFREY BURNS
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF June 2023, JEFFREY BURNS, AUTHORIZED SIGNATORY OF ROSEMARY WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Michelle A. Rice
PRINT NAME
MY COMMISSION EXPIRES: 11.13.2025
COMMISSION NUMBER: HH 155248

ROSEMARY WPB, LLC



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING FROM ROSEMARY WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF BANKUNITED, N.A., AS ADMINISTRATIVE AGENT (THE "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 OFFICIAL RECORDS BOOK 32854, PAGE 1787 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKUNITED, N.A., AS ADMINISTRATIVE AGENT, HAS CAUSED BY THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS ASSOCIATION SEAL TO BE AFFIXED HERON THIS 22nd DAY OF June 2023.

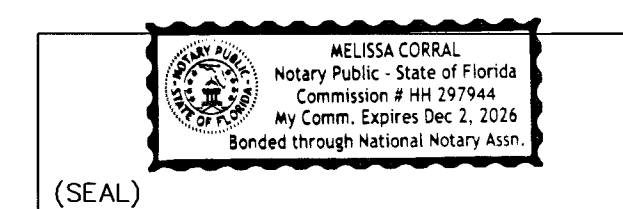
WITNESS: *[Signature]*
VANESSA T. LIGHTBOWN
PRINT NAME: Vanessa T. Lightbown
WITNESS: *[Signature]*
SABINE S. BOUCHEREAU
PRINT NAME: Sabine S. BoucherEAU

BANKUNITED, N.A.
A NATIONAL BANKING ASSOCIATION
[Signature]
ISEL SUAREZ
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 22nd DAY OF JUNE 2023, BY ISEL SUAREZ, AS VICE PRESIDENT OF BANKUNITED, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
MELISSA CORRAL
NOTARY PUBLIC
Melissa Corral
PRINT NAME
MY COMMISSION EXPIRES: Dec. 2, 2026
COMMISSION NUMBER: HH 297944

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE FROM ROSEMARY WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF THE CITY OF WEST PALM BEACH (THE "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 OFFICIAL RECORDS BOOK 31807, PAGE 649 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CITY OF WEST PALM BEACH, HAS CAUSED BY THESE PRESENTS TO BE SIGNED BY ITS MAYOR, AND ITS SEAL TO BE AFFIXED HERON THIS 10th DAY OF August 2023.

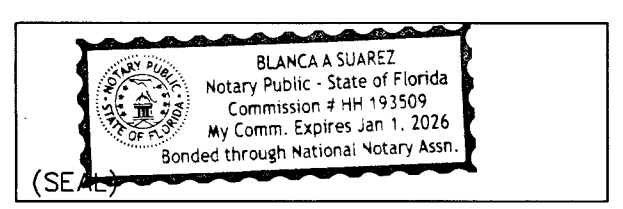
WITNESS: *[Signature]*
SPILLER WALTER
PRINT NAME: Spiller Walter
WITNESS: *[Signature]*
VERA L MAJURI
PRINT NAME: VERA L MAJURI

CITY OF WEST PALM BEACH
A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA
[Signature]
BY: NAME: KETH A. JAMES
TITLE: MAYOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF August 2023, BY KETH A JAMES AS MAYOR OF THE CITY OF WEST PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE POLITICAL SUBDIVISION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
BLANCA A SUAREZ
NOTARY PUBLIC
Blanca A Suarez
PRINT NAME
MY COMMISSION EXPIRES: 1/1/2026
COMMISSION NUMBER: HH 193509

BANKUNITED, N.A.



CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND HEREBY ACCEPTS THE DEDICATION HEREON

THIS 10 DAY OF July 2023.

BY: *[Signature]*
KETH A. JAMES, MAYOR

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 7/7/23

[Signature]
VINCE NOBLE, P.S.M.
FLORIDA CERTIFICATE NO. 4169

SURVEYOR'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 CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- Lines intersecting curves are non-radial, unless shown otherwise.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°49'57"W, ALONG THE SOUTH LINE OF BLOCK 31, MAP OF W.S. CLOWS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 60 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT).
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- "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.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SHUTTS & BOWEN LLP, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, BEING DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO ALL THE PROPERTY IS VESTED IN ROSEMARY WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

SHUTTS & BOWEN LLP
AS AGENT FOR FIRST AMERICAN
TITLE INSURANCE COMPANY

DATED: 7/5/2023

[Signature]
HARVEY E. CYRILLI, ESQUIRE

SURVEYOR & MAPPER'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(7) F.S.; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 6/20/2023

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

