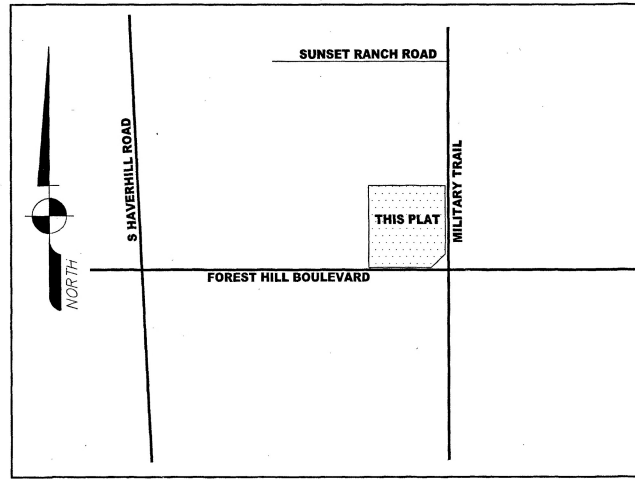


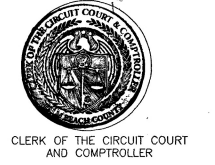
BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 3, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

32

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD AT 3:21 P.M.
 THIS 27 DAY OF December A.D. 2023 AND DULY RECORDED
 IN PLAT BOOK 137 ON PAGES 32 THROUGH 33
 JOSEPH ABRUZZO
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER
 BY: [Signature]
 DEPUTY CLERK
 SHEET 1 OF 2 SHEETS



LOCATION SKETCH
NOT TO SCALE



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JOMAR FLORIDA ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS STANTON OPTICAL, BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 3, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 2, BLOCK 3, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 2, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF FOREST HILLS BOULEVARD AND MILITARY TRAIL; THENCE N88°46'14"W, ALONG THE CENTERLINE OF FOREST HILLS BOULEVARD, 203.06 FEET; THENCE N01°30'32"W, 60.06 FEET TO THE NORTH LINE OF FOREST HILLS BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 1136, PALM BEACH COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N01°30'32"W, 142.99 FEET; THENCE S88°46'14"E, 126.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 32165, PAGE 422 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S01°30'32"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 107.00 FEET; THENCE S44°52'05"W, 49.68 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF FOREST HILLS BOULEVARD; THENCE N88°46'14"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 90.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 17,411 SQUARE FEET (0.3997 ACRES) MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR JOMAR FLORIDA ENTERPRISES, 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 JOMAR FLORIDA ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, JOMAR FLORIDA ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF August, 2023.

JOMAR FLORIDA ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
Martin Walsh
 (PRINT NAME)

BY: [Signature]
 KENNETH LEVINE, MANAGING MEMBER

WITNESS: [Signature]
Joshua Levine
 (PRINT NAME)

ACKNOWLEDGEMENT:

STATE OF Pennsylvania SS
 COUNTY OF Luzerne

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF August, 2023, BY KENNETH LEVINE AS MANAGING MEMBER FOR JOMAR FLORIDA ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF August, 2023

MY COMMISSION EXPIRES: 04/17/2024
 (DATE)

NOTARY PUBLIC
[Signature]
 S. A. Sidack

TITLE CERTIFICATION:

STATE OF Florida SS
 COUNTY OF Palm Beach

I, Brian Louis Lopez, 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 JOMAR FLORIDA ENTERPRISES, 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 THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/31/23

BY: [Signature]
Brian Louis Lopez
 LICENSED IN FLORIDA
 FLORIDA BAR NO. 2008750

SURVEYOR & MAPPER NOTES:

- 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.
- DISTANCES AND ANGLES SHOWN HEREON ARE IN ACCORD WITH THE PLAT AND/OR DEED OF RECORD AND AGREE WITH THE SURVEY MEASUREMENTS, UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 12-44-42, HAVING A BEARING OF S88°47'46"E (GRID BEARING).
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998). CONTROL MEASUREMENTS MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS FOR THE 2 CENTIMETER GEODETIC CONTROL SURVEY RELATIVE TO THE NEAREST AVAILABLE (NAD 83, 1990/1998) CONTROL WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 SCALE FACTOR = 1.000037448
 GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- SURVEY ENCUMBRANCES:
 A) O.R.B. 9409, PG. 935 - RESTRICTED USE, NOT TO BE USED FOR RESIDENTIAL, EDUCATIONAL OR HOSPITAL PURPOSES.
 B) O.R.B. 22882, PG. 1905 - ACCESS EASEMENT AGREEMENT - UNABLE TO DETERMINE LOCATION FROM SKETCH

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 22 DAY OF DECEMBER, 2023 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]
 DAVID L. RICKS, P.E.
 COUNTY ENGINEER
 PALM BEACH COUNTY, FLORIDA

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(7), 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.

DATE: 11/7/2023

[Signature]
 JOHN T. DOOGAN, P.L.S.
 FLORIDA REGISTRATION NO. 4409
 50 SW 2ND AVENUE, SUITE 102, BOCA RATON, FL. 33432
 CERTIFICATE OF AUTHORIZATION NUMBER 3300

SITE DATA
 CONTROL NUMBER: 2007-407

JOMAR FLORIDA ENTERPRISES, LLC (SEAL)
 PALM BEACH COUNTY ENGINEER (SEAL)
 SURVEYOR (SEAL)
 JOHN T. DOOGAN, P.L.S. CERTIFICATE OF AUTHORIZATION NO. 4409 STATE OF FLORIDA

AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 SW 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594
 www.AVIROMSURVEY.com

CFN 20230435949 PL BK 137 PG 32