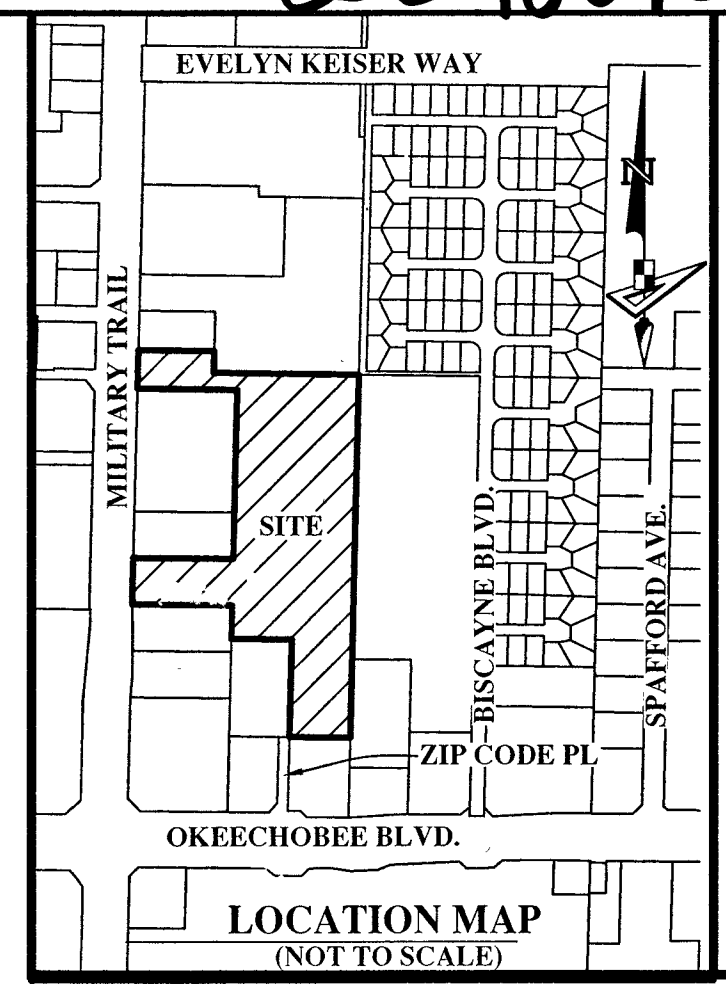


CFN 20240015854 PL BK 137 PG 37

20240015854

OKEECHOBEE COMMERCE PARK, M.U.P.D.

BEING A REPLAT OF PORTIONS OF LOT 6 AND LOT 10, SUBURBAN HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE PLAT OF ATLANTIC COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 89, OF SAID PUBLIC RECORDS; TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT 3:15 P.M. THIS 16 DAY OF January 20 24 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGE 37-39
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER
BY: [Signature] D.C.
CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT 2154 ZIP CODE PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS OKEECHOBEE COMMERCE PARK, M.U.P.D., BEING A REPLAT OF PORTIONS OF LOT 6 AND LOT 10, SUBURBAN HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE PLAT OF ATLANTIC COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 89, OF SAID PUBLIC RECORDS; TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE S.00°30'40"W., A DISTANCE OF 3912.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN OFFICIAL RECORD BOOK 11871, PAGE 260, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO BEING THE POINT OF BEGINNING; THENCE S.89°08'36"E., A DISTANCE OF 209.19 FEET; THENCE S.01°24'05"W., A DISTANCE OF 60.41 FEET; THENCE S.89°08'36"E., A DISTANCE OF 404.11 FEET; THENCE S.01°20'08"W., A DISTANCE OF 1006.00 FEET; THENCE N.89°22'11"W., A DISTANCE OF 168.58 FEET; THENCE N.01°21'49"E., A DISTANCE OF 270.51 FEET; THENCE N.89°22'11"W., A DISTANCE OF 168.50 FEET; THENCE N.01°22'19"E., A DISTANCE OF 93.48 FEET; THENCE N.89°22'11"W., A DISTANCE OF 277.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN OFFICIAL RECORD BOOK 11871, PAGE 256, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°23'23"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 128.74 FEET; THENCE S.89°25'24"E., A DISTANCE OF 276.99 FEET; THENCE N.01°22'19"E., A DISTANCE OF 469.99 FEET; THENCE N.89°22'11"W., A DISTANCE OF 276.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN OFFICIAL RECORD BOOK 11871, PAGE 260, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°23'20"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 105.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 354,232 SQUARE FEET OR 8.123 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 2154 ZIP CODE PROPERTY 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 2154 ZIP CODE PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR 2154 ZIP CODE PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 2154 ZIP CODE PROPERTY LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

EASEMENTS:

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

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY 2154 ZIP CODE PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. 2154 ZIP CODE PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 13 DAY OF September, 2023.

WITNESS: [Signature]
PRINT NAME: Ashly Jimenez
WITNESS: [Signature]
PRINT NAME: Peggy Todd

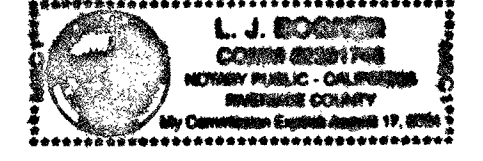
2154 ZIP CODE PROPERTY LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: [Signature]
KATHY VERCHER, MANAGER

ACKNOWLEDGMENTS

STATE OF California
COUNTY OF Riverside
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF September, 2023, BY KATHY VERCHER AS MANAGER FOR 2154 ZIP CODE PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED CADIVERS License AS IDENTIFICATION.

MY COMMISSION EXPIRES: August 17, 2024

[Signature]
L. J. BOGNER
L. J. BOGNER
(PRINTED NAME) - NOTARY PUBLIC
Commission # 2331745



(SEAL)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida
COUNTY OF Miami-Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27095 AT PAGE 1203 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MODIFIED BY OFFICIAL RECORD BOOK 28820 AT PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID 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 19 DAY OF October, 2023.

ZIP CODE MORTGAGE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: [Signature]
FINLAY B. MATHESON, MANAGER

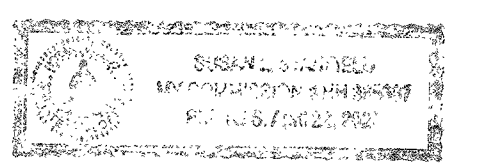
WITNESS: [Signature]
PRINT NAME: Susan L Stanfield
WITNESS: [Signature]
PRINT NAME: Dennis S. Loatton

ACKNOWLEDGMENTS

STATE OF Florida
COUNTY OF Miami-Dade
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF October, 2023, BY FINLAY B. MATHESON AS MANAGER FOR ZIP CODE MORTGAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 22, 2027

[Signature]
Susan L Stanfield
(PRINTED NAME) - NOTARY PUBLIC
Commission # 44 365387



(SEAL)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 15th DAY OF November, 2023.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT 04

ATTEST: [Signature]
SUSAN P. SCHEFF, ASSISTANT SECRETARY
BOARD OF SUPERVISORS

[Signature]
MATTHEW J. BOYKIN, PRESIDENT
BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF Florida
COUNTY OF Palm Beach

I, MAC ROSS, 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 2154 ZIP CODE PROPERTY 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: 10-30-2023

[Signature]
MAC ROSS
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 12 DAY OF January, 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: [Signature]
DAVID L. RICKS, P.E. - COUNTY ENGINEER

SITE DATA

ZONING CONTROL NUMBER: 1994-00038

SURVEYOR & MAPPER'S NOTES

- 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.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISHED VALUES FOR THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 01°23'23" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.
- TRACT "A" IS SUBJECT TO THE DECLARATION OF ACCESS, CROSS-PARKING, AND DRAINAGE EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 27095, PAGE 1182, IS RELEASED BY THIS PLAT.
- TRACT "A" IS AFFECTED BY AGREEMENT FOR SHARED PARKING PLAN, RECORDED IN OFFICIAL RECORDS BOOK 8454, PAGE 210, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- STATE PLANE COORDINATE NOTES:
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 - SCALE FACTOR=1.0000377
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, COORDINATES SHOWN ARE GRID COORDINATES
 - ZONE = FLORIDA EAST ZONE
 - DATUM = NAD 83-1990 ADJUSTMENT
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - LINEAR UNIT = U.S. SURVEY FEET
 - PLAT BEARINGS = GRID BEARINGS, NO ROTATION

SURVEYOR & 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(9), 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: 11-1-2023

[Signature]
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA,
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

