

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WIRE F2 WPB SELF STORAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS **WIRE F2 WPB SELF STORAGE LLC**, BEING A REPLAT OF THE EAST 2.5 FEET OF LOT 8, ALL OF LOTS 9 AND 10, THE WEST 38 FEET OF LOTS 11 AND 12, AND ALL OF LOTS 13, 14, 15, 16, 17 AND 18, IN BLOCK 4, PALM BEACH NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 127, TOGETHER WITH THAT ABANDONED AND DISCLAIMED PORTION OF THE 10 FOOT WIDE PUBLIC ALLEY ACCORDING TO SAID PLAT AS RECORDED IN OFFICIAL RECORDS BOOK 34480, PAGE 171, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 4, PALM BEACH NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 01°16'29" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 (SAID EAST LINE ALSO BEING THE CENTERLINE AND BASELINE FOR STATE ROAD NO. 5 (U.S. HIGHWAY NO.1) AS SHOWN ON RIGHT-OF-WAY MAINTENANCE MAP RECORDED IN ROAD PLAT BOOK 8, PAGE 137, SAID PUBLIC RECORDS) A DISTANCE OF 35.00 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°46'46" WEST A DISTANCE OF 37.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 AS SHOWN ON SAID RIGHT-OF-WAY MAINTENANCE MAP AND THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 01°16'29" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE (SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE WEST LINE OF THE EAST 12 FEET OF LOT 11, LOT 12 AND THE 10 FOOT WIDE PUBLIC ALLEY, BLOCK 4, SAID PLAT OF PALM BEACH NORTH) A DISTANCE OF 271.15 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE NORTH 88°55'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 140.69 FEET TO A POINT ON THE WEST LINE OF THE EAST 2.50 FEET OF LOT 8 ACCORDING TO SAID PLAT; SAID WEST LINE ALSO BEING COMMON WITH THE WEST LINE OF A 20 FOOT WIDE PUBLIC ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 34480, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 01°17'31" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 130.85 FEET TO A POINT ON THE SOUTH LINE OF A 10 FOOT WIDE PUBLIC ALLEY AS RECORDED IN SAID PLAT OF PALM BEACH NORTH; THENCE SOUTH 88°49'04" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY LIMITS OF THE ABANDONED AND DISCLAIMED PORTION OF THE AFOREMENTIONED PLATTED 10 FOOT WIDE PUBLIC ALLEY AS RECORDED IN OFFICIAL RECORDS BOOK 34480, PAGE 171, SAID PUBLIC RECORDS; THENCE NORTH 01°17'31" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 4.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90°06'39"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LIMITS, A DISTANCE OF 7.86 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF SAID 10 FOOT WIDE PUBLIC ALLEY ACCORDING TO SAID PLAT OF PALM BEACH NORTH; THENCE NORTH 88°49'04" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 212.65 FEET TO THE SOUTHEAST CORNER OF LOT 19 ACCORDING TO SAID PLAT; THENCE NORTH 01°17'42" EAST, ALONG THE EAST LINE OF SAID LOT 19 (SAID EAST LINE BEING COMMON WITH THE WEST LINE OF LOT 18 ACCORDING TO SAID PLAT) A DISTANCE OF 130.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 19 AND THE NORTH LINE OF SAID BLOCK 4; THENCE SOUTH 88°46'46" EAST ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 338.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING IN ALL 1.465 ACRES, MORE OR LESS.

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

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY WIRE F2 WPB SELF STORAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WIRE F2 WPB SELF STORAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WEST PALM BEACH, FLORIDA.

WIRE F2 WPB SELF STORAGE LLC

BEING A REPLAT OF THE EAST 2.5 FEET OF LOT 8, ALL OF LOTS 9 AND 10, THE WEST 38 FEET OF LOTS 11 AND 12, AND ALL OF LOTS 13, 14, 15, 16, 17, AND 18 IN BLOCK 4, PALM BEACH NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 127, TOGETHER WITH THAT ABANDONED AND DISCLAIMED PORTION OF THE 10 FOOT WIDE PUBLIC ALLEY ACCORDING TO SAID PLAT AS RECORDED IN OFFICIAL RECORDS BOOK 34480, PAGE 171, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITY EASEMENTS

THE UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, 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 LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

FPL EASEMENTS

THE FPL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY (FPL), ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL SERVICES AND OTHER UTILITIES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION AND TELECOMMUNICATIONS SERVICES.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF February, 2025.

WIRE F2 WPB SELF STORAGE LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
NAME: SCOTT MASLIN
TITLE: AUTHORIZED SIGNATORY

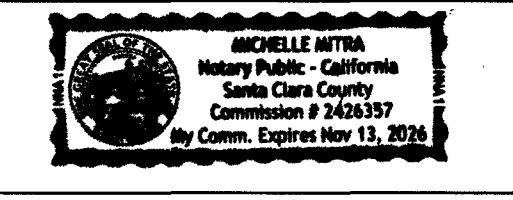
WITNESS: [Signature]
PRINTED NAME: Hayden Thomas
WITNESS: [Signature]
PRINTED NAME: John Hutchison

ACKNOWLEDGEMENT

STATE OF California
COUNTY OF San Mateo

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF February, 27th, 2025, BY SCOTT MASLIN AS AUTHORIZED SIGNATORY OF WIRE F2 WPB SELF STORAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED California Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

November 13, 2026
MY COMMISSION EXPIRES
#2426357
MY COMMISSION NUMBER



[Signature]
SIGNATURE OF NOTARY PUBLIC
Michelle Mitra
PRINTED NAME OF NOTARY PUBLIC

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL IN THE OFFICE OF
WALLACE SURVEYING, A DIVISION OF LANDTEC
CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

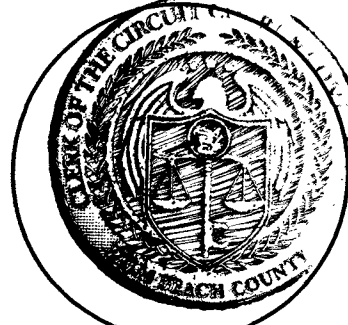
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:24 P.M.
THIS 21 DAY OF March
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 38 AND 39

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT
& COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JASON EVANS, 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 WIRE F2 WPB SELF STORAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 7th DAY OF March, 2025.

[Signature]
JASON EVANS, ESQUIRE
FLORIDA BAR NUMBER 73779

REVIEWING SURVEYOR

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

DATED THIS 11 DAY OF March, 2025.

[Signature]
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

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) 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATED THIS 14th DAY OF FEBRUARY, 2025.

[Signature]
ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 6266

APPROVAL & ACCEPTANCE TO DEDICATION-CITY OF WEST PALM BEACH

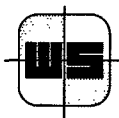
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH AS STATED AND SHOWN HEREON. THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 18 DAY OF MARCH, 2025.

BY: [Signature]
KEITH A. JAMES, MAYOR

PLAT OF:

WIRE F2 WPB SELF STORAGE LLC



WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 540-4551

FIELD: J.M.	JOB No.: 199670-SE	F.B. JOE 2	PG. 58
OFFICE: R.C.	DATE: 01/06/2025	DWG. No.: 00-1018-4	
C/K'D: R.C.	REF.: 00-1018-3.DWG	SHEET 1 OF 2	

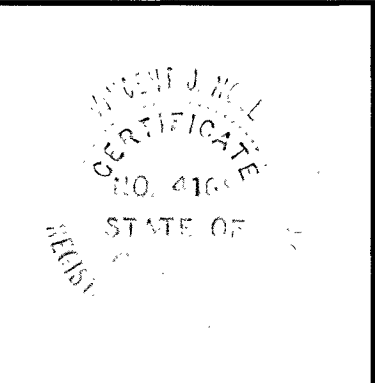
NOTICE:

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 THIS COUNTY.

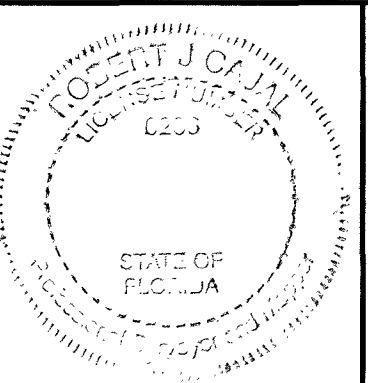
WIRE F2 WPB SELF
STORAGE LLC SEAL



REVIEWING SURVEYOR'S
SEAL



SURVEYOR'S SEAL



CITY OF WEST PALM
BEACH SEAL

