

THIS INSTRUMENT WAS PREPARED BY  
COLLIN WOODYARD, P.S.M.  
OF  
**BOHLER //**  
•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT  
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN  
1900 CORPORATE BLVD. NW, SUITE 101E  
BOCA RATON, FLORIDA 33431 - 561.571.0280  
CERTIFICATE OF AUTHORIZATION NO. 8085

**DEDICATION AND RESERVATIONS:**  
KNOW ALL MEN BY THESE PRESENTS THAT PS FLORIDA ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PUBLIC STORAGE - TRANQUILITY PLAT, BEING A REPLAT OF A PORTION OF TRACTS "B", "D", "G", AND "L1", THE BABCOCK P.U.D. - PARCEL C, AS RECORDED IN PLAT BOOK 61, PAGE 198 THROUGH 200, INCLUSIVE, BEING VACATED BY OFFICIAL RECORDS BOOK 6724, PAGE 183 AND OFFICIAL RECORDS BOOK 7082, PAGE 1415 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (N.W.) CORNER OF SAID TRACT "G"; THENCE NORTH 89°18'57" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 93030-2504, FOR A DISTANCE OF 389.71 FEET; THENCE DEPARTING SAID LINE, SOUTH 45°41'25" EAST, FOR A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST LINE OF TRACT "C"; WATERWAYS AT DELRAY-PHASE I, AS RECORDED IN PLAT BOOK 67 PAGE 180, THENCE RUNNING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°51'57" EAST, FOR A DISTANCE OF 80.82 FEET; (2) 43.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, DELTA OF 025°06'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°41'31" WEST, 43.47 FEET; (3) SOUTH 23°14'31" WEST, FOR A DISTANCE OF 77.42 FEET; THENCE DEPARTING SAID LINE AND RUNNING ALONG THE NORTH LINES OF TRACT "E" AND TRACT "G" OF SAID PLAT SOUTH 89°23'29" WEST, FOR A DISTANCE OF 353.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE (STATE ROAD 91) PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 93030-2504; THENCE RUNNING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°23'19" WEST, FOR A DISTANCE OF 218.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 84,253 SQUARE FEET OF 1.934 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR PS FLORIDA ONE, LLC, A DELAWARE 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 PS FLORIDA ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

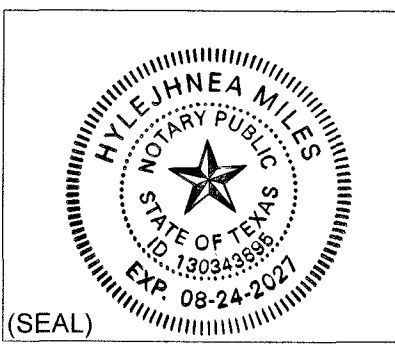
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH 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.

IN WITNESS WHEREOF, THE ABOVE NAMED ~~PERSON~~ **LIMITED LIABILITY COMPANY** HAS CAUSED THESE PRESENTS TO BE SIGNED BY JARROD YATES, REGIONAL VICE PRESIDENT, OF PS FLORIDA ONE, LLC, AND ITS ~~COMPANY~~ **COMPANY**; SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF MARCH, 2025

PS FLORIDA ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: Matt Torssgint  
PRINT NAME: Matt Torssgint  
WITNESS: David P. Hart, Jr.  
PRINT NAME: David P. Hart, Jr.

**ACKNOWLEDGEMENT:**  
STATE OF Texas } S.S.  
COUNTY OF Collin  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR    ONLINE NOTARIZATION, THIS 18th DAY OF March, 2025 BY JARROD YATES, REGIONAL VICE PRESIDENT, OF PS FLORIDA ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED    AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 2025  
Hylehna Mules  
NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES: 8/24/2027  
COMMISSION NUMBER: 130343895



**PUBLIC STORAGE - TRANQUILITY PLAT**  
BEING A REPLAT OF A PORTION OF TRACTS "B", "D", "G", AND "L1", THE BABCOCK P.U.D. - PARCEL C, AS RECORDED IN PLAT BOOK 61, PAGE 198 THROUGH 200, INCLUSIVE, BEING VACATED BY OFFICIAL RECORDS BOOK 6724, PAGE 183 AND OFFICIAL RECORDS BOOK 7082, PAGE 1415 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

**TITLE CERTIFICATION:**  
STATE OF Florida } S.S.  
COUNTY OF Palm Beach

I, NEIL SCHILLER, ESQ. 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 PS FLORIDA ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: MARCH 19, 2025  
BY: Neil Schiller  
NEIL SCHILLER  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

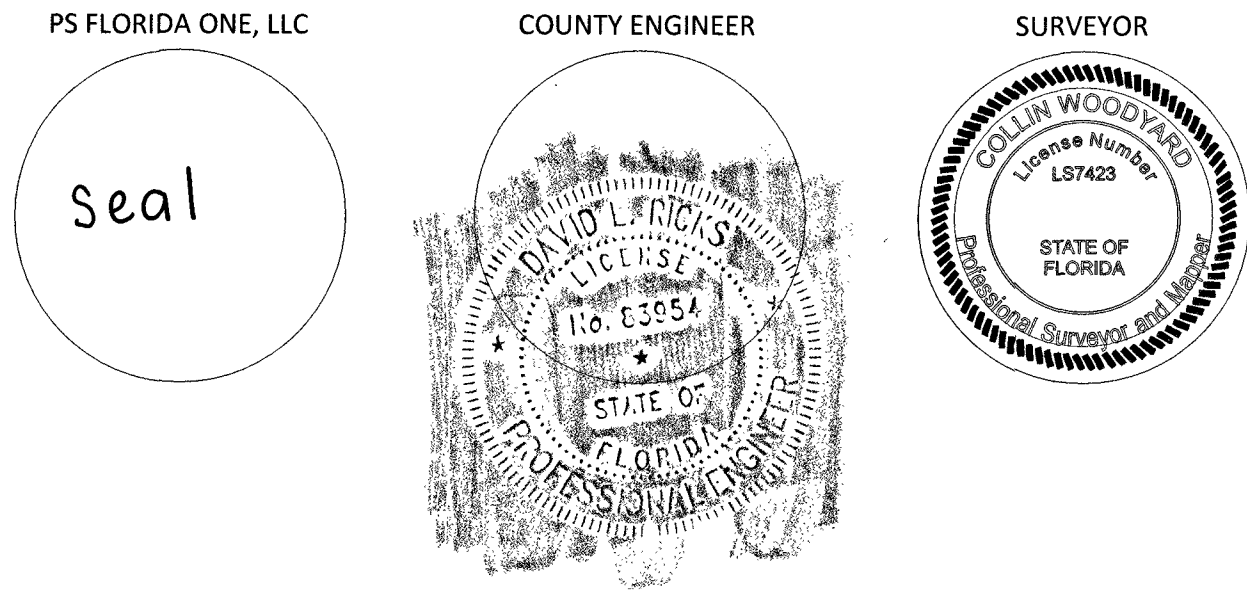
**COUNTY APPROVAL:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21 DAY OF APRIL, 2025 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: David L. Ricks, P.E.  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

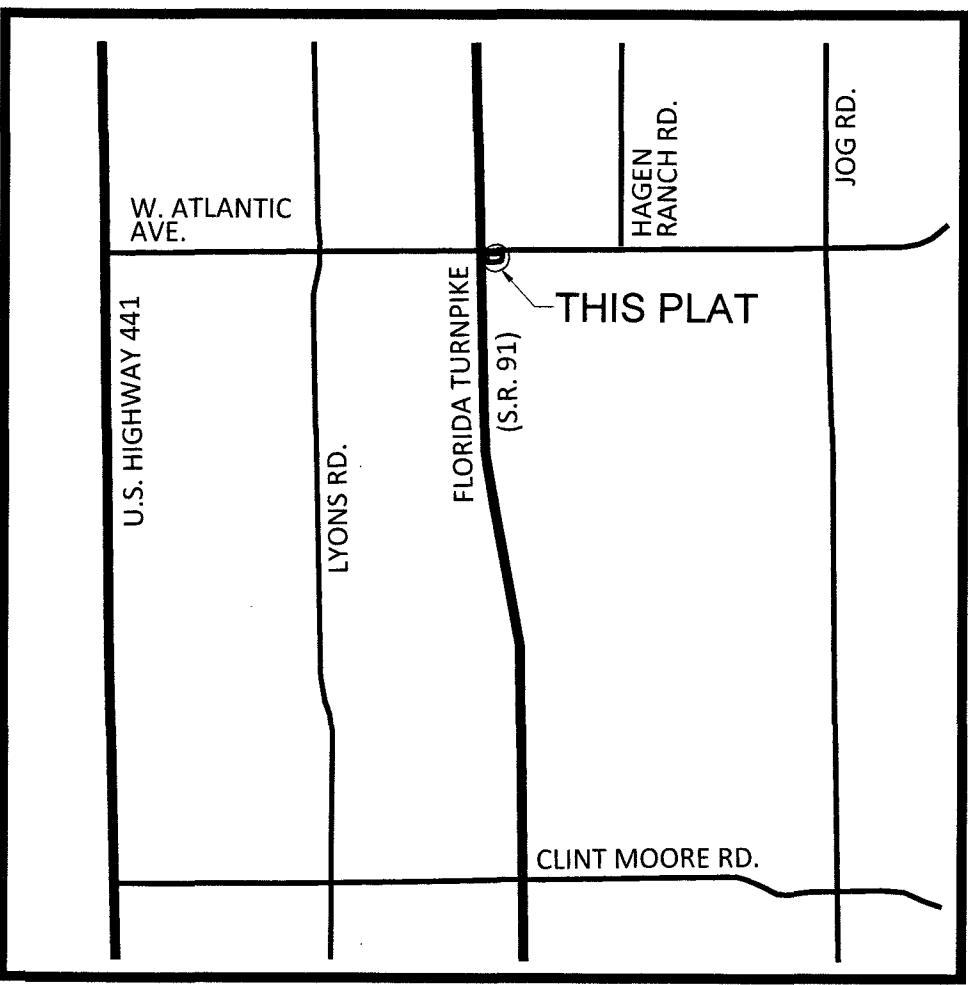
**SURVEYOR'S CERTIFICATE:**  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN SET AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Collin Woodyard 3.17.25  
COLLIN WOODYARD, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER NUMBER 7432  
STATE OF FLORIDA  
BOHLER ENGINEERING FL, LLC  
1900 CORPORATE BLVD. NW, SUITE 101E  
BOCA RATON, FLORIDA 33431 - 561.571.0280  
CERTIFICATE OF AUTHORIZATION NO. 8085

- SURVEYOR & MAPPER'S NOTES:**
- IN THOSE CASES WHERE EASEMENTS OR 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 LINE SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - BEARINGS SHOWN HEREON ARE GRID BASED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM. THE NORTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING SOUTH 89°18'57" WEST BASED ON COORDINATES PUBLISHED BY PALM BEACH COUNTY.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OF LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.



**SHEET 1 OF 2**  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



LOCATION MAP  
SCALE: 1"=5000'

**SITE DATA:**  
PUBLIC STORAGE - TRANQUILITY  
CONTROL NUMBER = 2021-00139

"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.