

20250145436

109

SILVER BEACH INDUSTRIAL - REPLAT

BEING A REPLAT OF TRACT "A", AS SHOWN ON THE PLAT OF SILVER BEACH INDUSTRIAL, RECORDED IN PLAT BOOK 132, PAGES 163 & 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

JANUARY 2025

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CIVF VII - FL2M01-M04, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS SILVER BEACH INDUSTRIAL - REPLAT, BEING A REPLAT OF TRACT "A", AS SHOWN ON THE PLAT OF SILVER BEACH INDUSTRIAL, RECORDED IN PLAT BOOK 132, PAGES 163 & 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A", "SILVER BEACH INDUSTRIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGES 163 AND 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 1.004+800 SQUARE FEET OR 23.067 ACRES, MORE OR LESS.

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

1.) TRACT "A1", (DEVELOPMENT TRACT), AS SHOWN HEREON IS HEREBY RESERVED BY CIVF VII - FL2M01-M04, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF LAKE PARK AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

2.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LAKE PARK, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

4.) THE TOWN OF LAKE PARK SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF March, 2025.

WITNESS: [Signature]
PRINT NAME: Zach Finkelstein

ADDRESS: One Beacon St,
Suite 2800, Boston, MA 02139

WITNESS: [Signature]

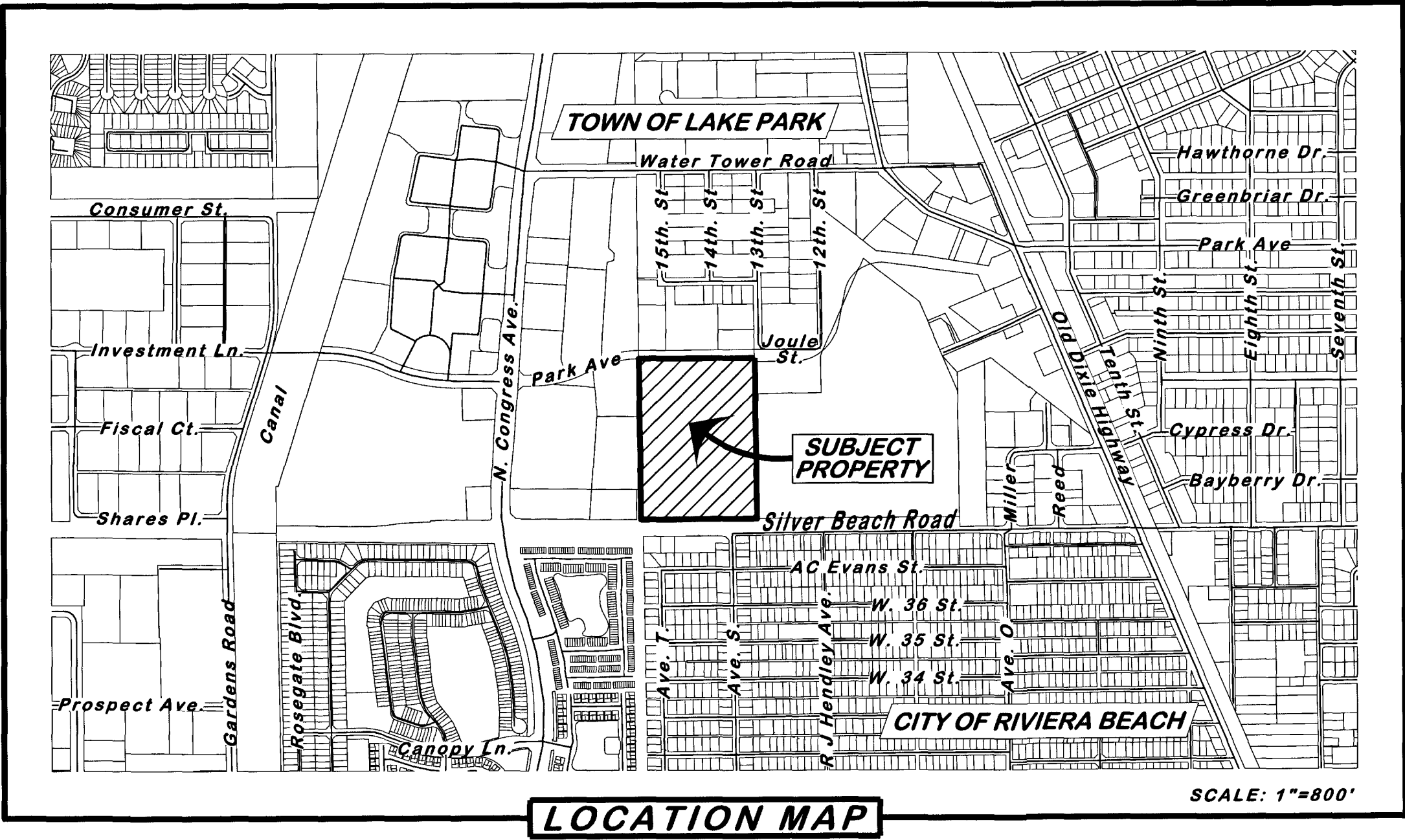
PRINT NAME: Calib Columan

ADDRESS: One Beacon St
Suite 2800, Boston, MA 02138

BY: CIVF VII - FL2M01-M04, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA

[Signature]
KEITH FUNSTON
DIRECTOR

THIS INSTRUMENT WAS PREPARED BY GARY P. WILLIAMS, R.L.S. FLORIDA CERTIFICATE NO. 4817, IN AND FOR THE OFFICES OF F.R.S. & ASSOCIATES, INC., 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178

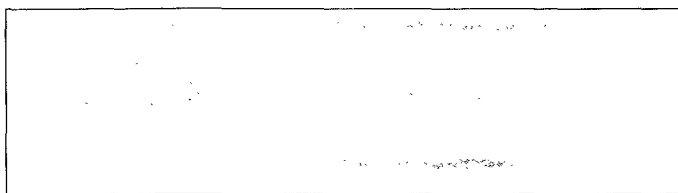


ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 31 DAY OF March, 2025, BY KEITH FUNSTON AS DIRECTOR FOR CIVF VII - FL2M01-M04, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: November 12 2029



NOTARY SEAL

[Signature]
NOTARY PUBLIC
PRINT NAME: CAROLINE G. PROTOPPIO
COMMISSION NUMBER: N/A for MA

TITLE CERTIFICATION

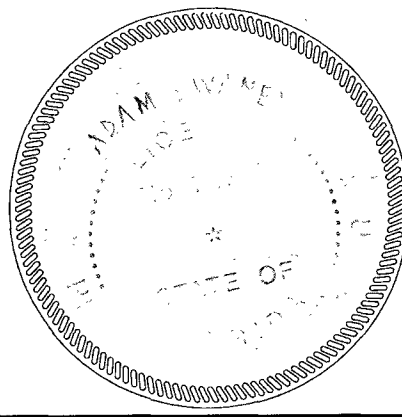
STATE OF FLORIDA)
COUNTY OF BROWARD)

I, THEODORE J. KLEIN, 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 CIVF VII - FL2M01-M04, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

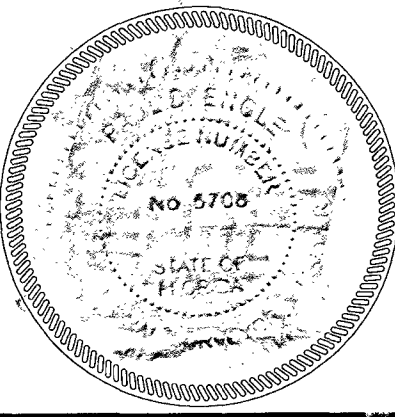
DATE: March 19, 2025

BY: [Signature]
THEODORE J. KLEIN
FLORIDA BAR NO. 498904

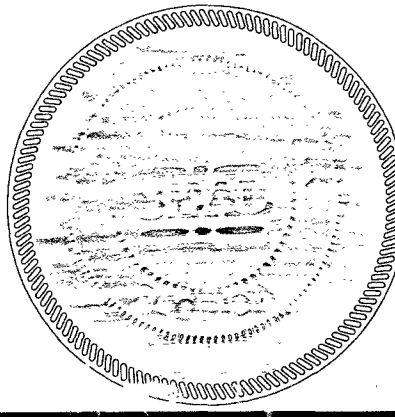
TOWN ENGINEER



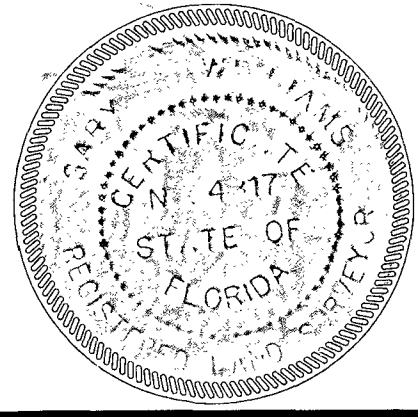
TOWN SURVEYOR



TOWN CLERK



GARY P. WILLIAMS, R.L.S.



TOWN OF LAKE PARK APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS DAY OF March, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: [Signature]
NADIA DITOMMASO
COMMUNITY DEVELOPMENT DIRECTOR

BY: [Signature]
THOMAS J. BAIRD, ESQ.
FLORIDA BAR NO. 475174
TOWN ATTORNEY

BY: [Signature]
ADAM C. SWANEY, PE
FLORIDA LICENSE NO. 72235
TOWN CONSULTING ENGINEER

BY: [Signature]
VIVIAN MENDEZ, MMC
TOWN CLERK

TOWN OF LAKE PARK REVIEWING SURVEYOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATE: 4/15/2025

BY: [Signature]
PAUL D. ENGLE
FLORIDA CERTIFICATE NO. LS5708
PROFESSIONAL SURVEYOR AND MAPPER

PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN = STATE PLANE GRID COORDINATES
DATUM = NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90)
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES = GROUND DISTANCES (UNLESS OTHERWISE NOTED)
PROJECT SCALE FACTOR = 1.000043896
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYOR & MAPPER'S NOTES:

1.) BEARINGS AND COORDINATES, AS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND COORDINATES AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90) AND ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, UTILIZING PALM BEACH COUNTY PUBLISHED POSITIONS. SAID LINE BEARS NORTH 01°21'10" EAST AND ALL OTHERS BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

3.) 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.

4.) 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.

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA.

DATE: April 7, 2025

BY: [Signature]
GARY P. WILLIAMS, R.L.S.
FLORIDA CERTIFICATE NO. 4817
FOR THE FIRM

COVER SHEET



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178
Web Site: www.frssurvey.com