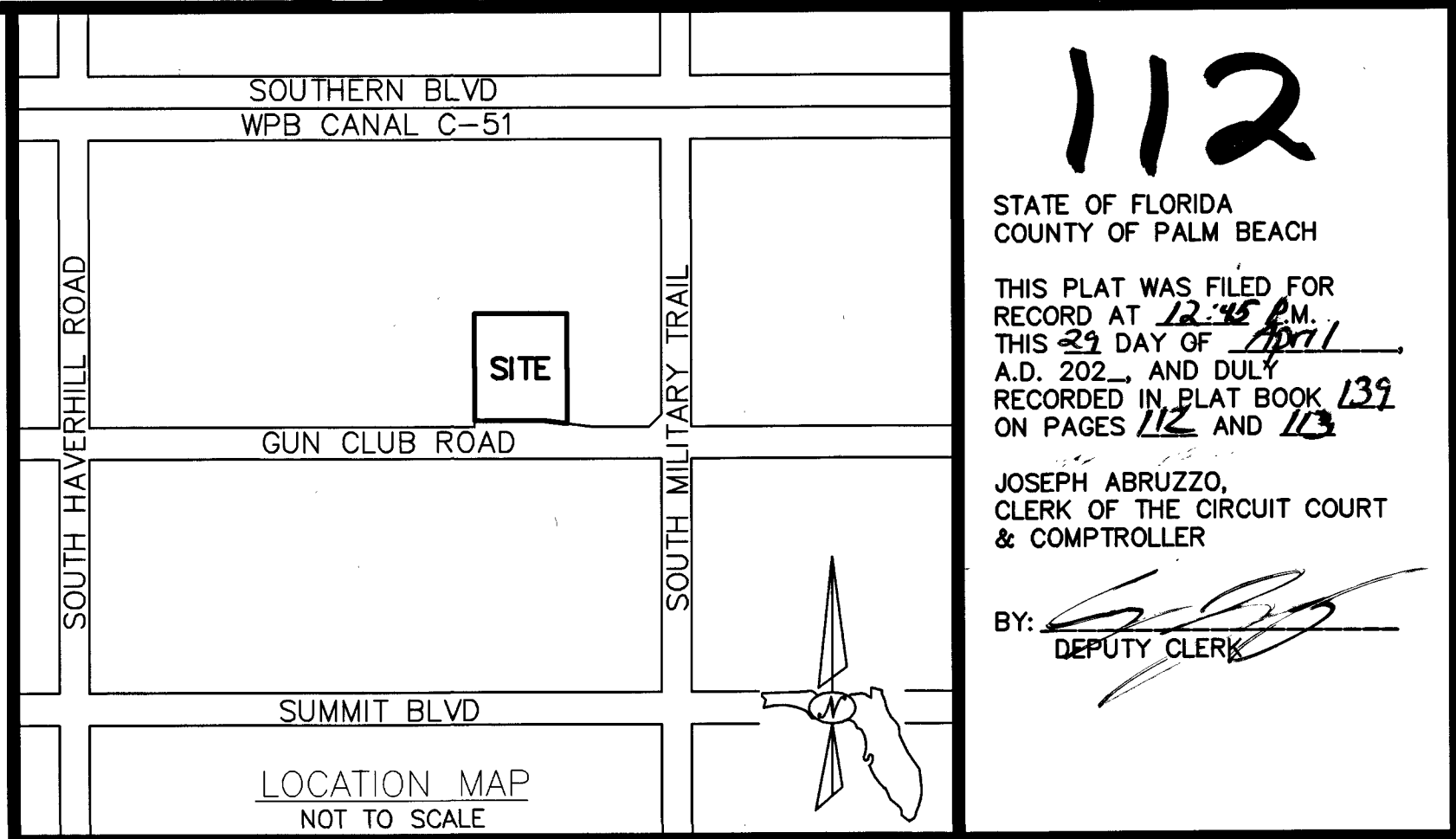


BURLINGTON SELF STORAGE AT GUN CLUB ROAD

A REPLAT OF A PORTION OF TRACTS 1 AND 2, GUN CLUB CENTER NO.1,
RECORDED IN PLAT BOOK 62, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY FLORIDA.
SHEET 1 OF 2



DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GUN CLUB RD SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BURLINGTON SELF STORAGE AT GUN CLUB ROAD, A REPLAT OF A PORTION OF TRACTS 1 AND 2, GUN CLUB CENTER NO.1, RECORDED IN PLAT BOOK 62, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 1;
THENCE ALONG THE WEST LINE OF SAID TRACT 1, NORTH 01° 26' 03" EAST FOR 12.00 FEET TO THE NORTH RIGHT-OF-WAY OF GUN CLUB ROAD, RECORDED IN OFFICIAL RECORD BOOK 13690, PAGE 1622, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST LINE OF TRACT 1, NORTH 01° 26' 03" EAST FOR 388.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE ALONG THE NORTH LINES OF SAID TRACTS 1 AND 2, SOUTH 88° 48' 57" EAST FOR 292.56 FEET;
THENCE SOUTH 01° 26' 03" WEST FOR 400.00 FEET TO THE SOUTH LINE OF SAID TRACT 2;
THENCE ALONG SAID SOUTH LINE OF TRACT 2, NORTH 88° 48' 57" WEST, FOR OF 29.81 FEET TO THE SAID NORTH RIGHT-OF-WAY OF GUN CLUB ROAD, RECORDED IN OFFICIAL RECORD BOOK 13690, PAGE 1622, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 75° 18' 20" WEST FOR 51.37 FEET;
THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88° 48' 57" WEST FOR 212.75 FEET TO THE POINT OF BEGINNING.

AREA = 2.621 ACRES (114,170 SQUARE FEET), MORE OR LESS.

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

1. TRACT B:

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR GUN CLUB RD SS, 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 GUN CLUB RD SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. GENERAL UTILITY 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.

3. DRAINAGE EASEMENT:

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GUN CLUB RD SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY 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 6th DAY OF March, 2025

WITNESS: *[Signature]*
DEVIN ROBERTS
(PRINT NAME)

WITNESS: *[Signature]*
NICOLE KJORSGAARD
(PRINT NAME)

GUN CLUB RD SS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
CHRISTOPHER M. CAPOZZOLI, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 12th DAY OF March, 2025, BY CHRISTOPHER M. CAPOZZOLI, AS MANAGER FOR GUN CLUB RD SS, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/17/2028

(SEAL)

[Signature] (SIGNATURE)
NOTARY PUBLIC

Commission # HH 622990



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN GUN CLUB RD SS, 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.

DATED: 03/03/2025

BY: *[Signature]*
John J. Eppert, Vice President
(PRINT NAME & TITLE OF OFFICER)

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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

3/7/25
DATE

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 28 DAY OF April, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON N01°25'49"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
- 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.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
H. SCALE FACTOR - 1.0000371
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.

LEGEND:

ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.B. - PLAT BOOK
NO. - NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
C - CENTERLINE
SEC. - SECTION
1/4/42 - SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST
U.E. - UTILITY EASEMENT

WPB - WEST PALM BEACH
PBC - PALM BEACH COUNTY
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
LLC - LIMITED LIABILITY COMPANY
P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT

SYMBOLS:

- ☐ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473"

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826



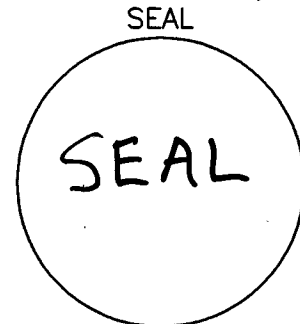
BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

SITE DATA:
ZONING CONTROL NUMBER: 1974-00126

GUN CLUB RD SS, LLC

SEAL



COUNTY

ENGINEER'S



SURVEYOR'S

