CFN 20260396310 PL BK 142 PG 54

20260396310

PRIME CORNER - TRACT "A" REPLAT

A PARCEL OF LAND BEING A REPLAT OF TRACT "A", ACCORDING TO THE PLAT OF PRIME CORNER, RECORDED IN PLAT BOOK 134, PAGES 16 AND 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 43 SOUTH RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

OCTOBER 2026 SHEET 1 OF 3

54

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 2:19 P. M. THIS 29th DAY OF OCTOBER 2026 AND DULY RECORDED IN PLAT BOOK 142 ON PAGES 54 THRU 56.

SHANNON RAMSEY-CHESSMAN
AD INTERIM CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: _____ D.C.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENT THAT JBCC MILITARY & 45TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PRIME CORNER - TRACT "A" REPLAT, A PARCEL OF LAND BEING A REPLAT OF TRACT "A", ACCORDING TO THE PLAT OF PRIME CORNER, RECORDED IN PLAT BOOK 134, PAGES 16 AND 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 43 SOUTH RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A", PRIME CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 16 AND 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1.) TRACTS "A", "B", "C" AND "D" (DEVELOPMENT TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR JBCC MILITARY & 45TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, JBCC MILITARY & 45TH LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF October, 2026.

WITNESS: _____
PRINT NAME: Chris Holland
ADDRESS: 2639 Fruitville Rd Ste 203
Sarasota FL 34237
WITNESS: Julia Horowitz
PRINT NAME: Julia Horowitz
ADDRESS: 2639 Fruitville Rd #203
Sarasota, FL 34237

BY: JBCC MILITARY & 45TH LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
CLINTON P. CONWAY
AUTHORIZED PERSON

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 23 DAY OF October, 2026, BY CLINTON P. CONWAY AS AUTHORIZED PERSON FOR JBCC MILITARY & 45TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4/21/27

NOTARY SEAL

NOTARY PUBLIC
PRINT NAME: Kathleen McCarren
COMMISSION NUMBER: HH355337

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF SARASOTA

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 34503 AT PAGE 626 AND AS AFFECTED BY THAT MORTGAGE MODIFICATION AND EXTENSION AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35964 AT PAGE 335, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF October, 2026, 2026.

WITNESS: _____
PRINT NAME: Chris Holland
ADDRESS: 2639 Fruitville Rd Ste 203
Sarasota FL 34237
WITNESS: Julia Horowitz
PRINT NAME: Julia Horowitz
ADDRESS: 2639 Fruitville Rd #203
Sarasota, FL 34237

CENTENNIAL BANK
AN ARKANSAS BANKING CORPORATION

BY: _____
PRINT NAME: Ciera Dickinson
TITLE: SVP

ACKNOWLEDGEMENT

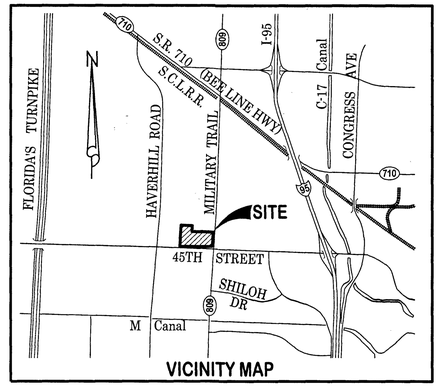
STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 15 DAY OF October, 2026, BY Ciera Dickinson AS Senior Vice President FOR CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4/21/27

NOTARY SEAL

NOTARY PUBLIC
PRINT NAME: Kathleen McCarren
COMMISSION NUMBER: HH355337



VICINITY MAP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID H. ROSENBERG, 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 JBCC MILITARY & 45TH LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 THIS 15 DAY OF October, 2026.

ATTORNEY AT LAW
DAVID H. ROSENBERG
FLORIDA BAR NO. 124753

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATED THIS 29 DAY OF October, 2026.

VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

CITY OF WEST PALM BEACH APPROVAL

CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR THE RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 29 DAY OF October, 2026.

BY: _____
ANA MARIA APONTE
DEVELOPMENT SERVICES DIRECTOR

SURVEYOR AND MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LINE BEARS SOUTH 03°41'13" WEST.

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 CITY 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.

5.) THERE ARE NON-PLOTTABLE RECIPROCAL EASEMENTS GRANTED OVER THIS PLAT AS RECORDED IN OFFICIAL RECORD BOOK 32683, PAGE 1691.

6.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 3780 BURNS ROAD, SUITE 6, PALM BEACH GARDENS, FLORIDA, 33410 TEL. 561-746-8454.

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 PACED 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 5TH DAY OF OCTOBER, 2026.

KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7202

AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
PARCEL "A"	70,717	1.623
PARCEL "B"	68,315	1.568
PARCEL "C"	148,737	3.415
PARCEL "D"	126,931	2.914
TOTAL	414,700	9.520

ABBREVIATIONS:

℄	= CENTERLINE
CONC.	= CONCRETE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	= FOUND
FPL	= FLORIDA POWER & LIGHT CO.
MON.	= MONUMENT
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
PG.	= PAGE
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT OF WAY
U.E.	= UTILITY EASEMENT

LEGEND:

⊡ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

Ⓐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

JBCC MILITARY & 45TH LLC — SEAL
CENTENNIAL BANK — SEAL
CITY OF WEST PALM BEACH CLERK
CITY OF WEST PALM BEACH REVIEWING SURVEYOR AND MAPPER — VINCENT J. NOEL, CERTIFICATE NO. 4169, STATE OF FLORIDA
KENNETH J. BUCHANAN PROFESSIONAL SURVEYOR AND MAPPER

LIDBERG LAND SURVEYING, INC.
LB4431
3780 Burns Road, Suite 6,
Palm Beach Gardens, Florida, 33410 TEL. 561-746-8454

CAD. Q:\0_Properly Files\PBC - West Palm Beach\T43-R42\43-42-01 5651 N Military Trail\0_CAD\UST\18-063C-REPLAT\18-063C-REPLAT.DGN			
REF.			
FLD. K.F.	FB. PG. (PRINT 05/26/26)	JOB 18-063C	
OFF. R.J.W.		DATE 03/06/2026	
CKD. K.B.	SHEET 1 OF 3	DWG. D18-063PP	