

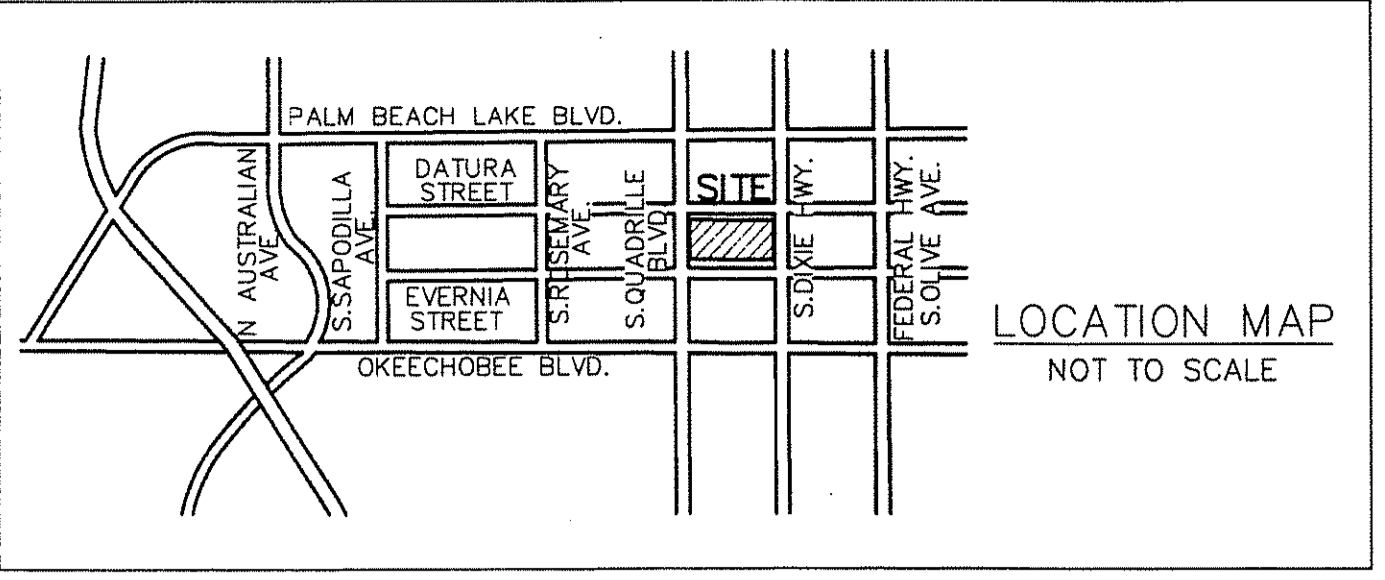
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:33 P.M.
THIS 25 DAY OF July
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK 122 ON
PAGES 16 AND 17

SHARON R. BOCK
CLERK AND COMPTROLLER
By: *[Signature]*
DEPUTY CLERK

BROADSTONE CITY CENTER

A REPLAT OF A PORTION OF BLOCK 18, MAP OF THE TOWN OF WEST PALM BEACH
AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH,
PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL - 2016



DEDICATION AND RESERVATIONS:

STATE OF Florida
COUNTY OF Palm Beach
KNOW ALL MEN BY THESE PRESENTS THAT BROADSTONE CITY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF BLOCK 18, MAP OF THE TOWN OF WEST PALM BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
THE EAST 95 FEET OF LOT 1, LESS THE NORTH 10 FEET AND THE EAST 10 FEET THEREOF FOR PUBLIC ROAD, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.
PARCEL 2:
THE WEST 5 FEET OF LOT 1, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.
PARCEL 3:
LOT 2, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.
PARCEL 4:
LOT 3, BLOCK 18, LESS AND EXCEPT THE NORTH 10 FEET THEREOF FOR PUBLIC ROAD, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.
PARCEL 5:
LOT 4, BLOCK 18, LESS AND EXCEPT THE NORTH 10 FEET THEREOF FOR PUBLIC ROAD, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.
PARCEL 6:
LOT 7, EXCEPTING THE SOUTH 20 FEET THEREOF FOR PUBLIC ROAD, ALL OF LOT 8, ALL OF LOT 9, LESS THE SOUTH 20 FEET THEREOF FOR PUBLIC ROAD, ALL OF LOT 10, LESS THE EAST 10 FEET THEREOF FOR PUBLIC ROAD, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.
PARCEL 7:
A PORTION OF THE 14' ALLEY, LOCATED IN BLOCK 18, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE 14' ALLEY, LOCATED BLOCK 18, LYING SOUTHERLY AND CONTIGUOUS TO THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 18; AND LYING NORTHERLY AND CONTIGUOUS TO THE NORTH LINE OF LOTS 7, 8, 9 AND 10, BLOCK 18; BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 4, BLOCK 18; AND BOUNDED ON THE EAST BY THE A LINE 10.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 18, AS ABANDONED BY THE CITY OF WEST PALM BEACH, FLORIDA BY RESOLUTION NO. 284-15, PASSED AND ADOPTED OCTOBER 13, 2015, AS AFFECTED BY RESOLUTION 112-16, PASSED AND ADOPTED APRIL 11, 2016, AND DISCLAIMER RECORDED MAY 11, 2016 IN OFFICIAL RECORD BOOK 28291 AT PAGE 22.

THE AFOREMENTIONED PARCELS 1, 2, 3, 4, 5, 6 AND 7 ARE ALSO DESCRIBED AS FOLLOWS:
SAID LANDS ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID LOT 4, NORTH 00°52'32" EAST, A DISTANCE OF 143.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOTS 3 AND 4, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID SOUTH LINE, SOUTH 88°52'23" EAST, A DISTANCE OF 200.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°52'32" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 88°52'23" EAST, A DISTANCE OF 105.00 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°52'32" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 88°52'23" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 1; THENCE, ALONG SAID WEST LINE AND THE SOUTHERLY PROJECTION THEREOF AND THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 10, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, SOUTH 00°52'32" WEST, A DISTANCE OF 310.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE, ALONG SAID SOUTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE, ALONG THE WEST LINE OF SAID LOT 10, NORTH 00°52'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE, ALONG SAID NORTH LINE, SOUTH 88°52'23" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE, ALONG SAID SOUTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE, ALONG SAID SOUTH LINE, NORTH 00°52'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE, ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, NORTH 00°52'32" EAST, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA,
CONTAINING 117,949 SQUARE FEET / 2.7077 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS BROADSTONE CITY CENTER, AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL A, IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF WEST PALM BEACH OFFICIAL ZONING MAP.

TRACTS RW1, RW2 AND RW3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF WATER AND SEWER FACILITIES, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED BROADSTONE CITY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 23 DAY OF May 2016

BROADSTONE CITY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: BROADSTONE CITY CENTER INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS ADMINISTRATIVE MEMBER

WITNESS: *[Signature]*
PRINT NAME Kelzy M. Wilson

WITNESS: *[Signature]*
PRINT NAME Bobby Anderson

BY: BROADSTONE CITY CENTER ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER
WITNESS: *[Signature]*
PRINT NAME Robert Hall
MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ROBERT HALL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BROADSTONE CITY CENTER ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF BROADSTONE CITY CENTER INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ADMINISTRATIVE MEMBER OF BROADSTONE CITY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF BROADSTONE CITY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF May 2016

MY COMMISSION EXPIRES: 2/21/20 *[Signature]*
NOTARY PUBLIC

COMMISSION NUMBER: FF956948 *[Signature]*
PRINT NAME Sarah Benitoa

MORTGAGEES CONSENT:

STATE OF VIRGINIA
COUNTY OF Fairfax

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 RECORDS BOOK 28291, AT PAGE 26 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 SR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20TH DAY OF MAY 2016

CITIZENS BANK OF PENNSYLVANIA,
A STATE CHARTERED SAVINGS BANK

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME Nicolas A. Taborga

WITNESS: *[Signature]* PRINT NAME DOUGLAS L. DAVIDSON
PRINT NAME David Blumso

ACKNOWLEDGMENT:

STATE OF VIRGINIA
COUNTY OF Fairfax

BEFORE ME PERSONALLY APPEARED DOUGLAS L. DAVIDSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR VICE PRESIDENT OF CITIZENS BANK OF PENNSYLVANIA, A STATE CHARTERED SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20TH DAY OF MAY 2016

MY COMMISSION EXPIRES: 12/31/2019
NOTARY PUBLIC

COMMISSION NUMBER: *[Signature]*
PRINT NAME Lawson Irene Seligson



CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 20th DAY OF July 2016

BY: *[Signature]*
BERALDINE MUO, MAYOR

APPROVED: _____ 20
CITY PLANNING BOARD

BY: *[Signature]*
STEVEN MAYANS, CHAIRMAN

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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 6/1/16
[Signature]
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, HARVEY E. OYER, 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 BROADSTONE CITY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA; 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: 5/11/16
[Signature]
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEY NOTES:

- 1. 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.
- 2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 00°52'32" WEST ALONG THE EAST LINE OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 3. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- 4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000245 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- 7. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 8. "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.

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; 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: 5/24/16
[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

TABULAR DATA	
TOTAL AREA THIS PLAT	2.708 ACRES
AREA OF PARCEL A	2.589 ACRES
AREA OF TRACTS RW1, RW2 AND RW3	0.112 ACRES
ZONING (QUADRILLE GARDEN DISTRICT)	QGD-10

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000245
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

