

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SFD 441 LLC, A FLORIDA LIMITED LIABILTY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS STOP AND SHOP PROPERTY, AN MUPD, BEING A REPLAT OF A PORTION OF TRACT 1. BLOCK 67. THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S88*51'16"W ALONG THE NORTH LINE OF SAID SECTION 24. A DISTANCE OF 241.78 FEET: THENCE SOO*34'56"E. A DISTANCE OF 58.47 FEET TO THE POINT OF BEGINNING: THENCE SOO 34'56"E ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7/US 441. AS RECORDED IN OFFICIAL RECORD BOOK 10226, PAGE 121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 420.01 FEET; THENCE S89°06'45"W, A DISTANCE OF 529.22 FEET; THENCE NO0°47'54"W ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 67, A DISTANCE OF 420.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 BLOCK 67; THENCE N89°06'45"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 6522, PAGE 663 OF SAID PUBLIC RECORDS, A DISTANCE OF 530.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 222,610 SQUARE FEET/5.1104 ACRES MORE OR LESS.

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

DEVELOPMENT TRACT DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR SFD 441 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 SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. 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

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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. ADDITIONAL RIGHT—OF—WAY:

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA. WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING, THE OWNER. SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

5. WATER MANAGEMENT TRACTS

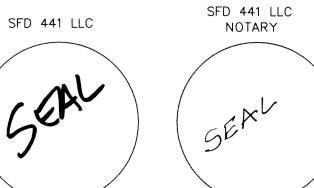
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA 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 _ 19 DAY OF _ March , 2018

> SFD 441 LLC A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME Slow Picciolo

ROSS FEURRING MANAGER



STOP AND SHOP PROPERTY

A REPLAT OF A PORTION OF TRACT 1, BLOCK 67, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

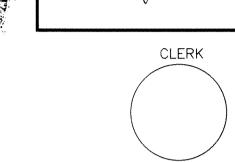
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:34 P. M. THIS ___O DAY OF Agail______A.D. 201 AND DULY RECORDED IN PLAT BOOK _______ ON PAGES ______ AND ________.

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK



SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF Halm Beach

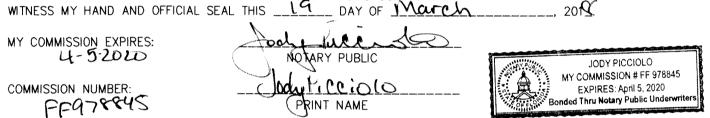
BEFORE ME PERSONALLY APPEARED ROSS FEURRING, WHO IS PERSONALLY KNOWN TO ME, OR HAS ___ AS IDENTIFICATION, AND WHO EXECUTED THE PRODUCED ______ FOREGOING INSTRUMENT AS MANAGER OF SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

tooly well

MY COMMISSION EXPIRES: 4-5-2020

COMMISSION NUMBER:

NOTARY PUBLIC Jody Ficciolo PRINT NAME



TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

FF978845

I, CHRISTOPHER STALLER, 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 SFD 441 LLC, A FLORIDA LIMITED LIABILTY 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 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: MARCH 19, 2018

CHRISTOPHER STALLER, ESQ. ATTORNEY AT LAW LICENSED IN FLORIDA

COUNTY ENGINEER:

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 ______ DAY 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

COUNTY

ENGINEER



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FIOTIDA COUNTY OF PALM BEACH

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 29356, AT PAGE 1515 AS MODIFIED IN OFFICIAL RECORD BOOK 29496, PAGE 1063; AND MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 29356, PAGE 1567 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS John rule NAME Tooly Bic: Ofp, WITNESS: 3mly Cho

GRADLE P. MEZENIA

A FLORIDA BANKING CORPORATION BY: / lana L NAME Marcia K. Invder

LEGACY BANK OF FLORIDA,

ACKNOWLEDGEMENT: STATE OF ELCRIDA

COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Marcia () nydler, who is personally known TO ME OR HAS PRODUCED HO AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVY OF LEGACY BANK OF FLORIDA. A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS $\stackrel{\textstyle \sqsubseteq}{}$ $\stackrel{\textstyle \lor}{}$ 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

MY COMMISSION EXPIRES: 4-5-2020

COMMISSION NUMBER: 17978845





SURVEYOR & MAPPER'S 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID

DATUM = NAD 83 (90/98 ADJUSTMENT) ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND, UNLESS SHOWN OTHERWISE

SCALE FACTOR = 1.000018895

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARINGS AS SHOWN HEREON ARE GRID DATUM,

NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE

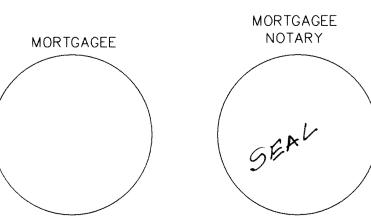
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 00°43'34" EAST ALONG THE EAST LINE OF SECTION 24 TOWNSHIP 46 SOUTH, RANGE 41 EAST AS PUBLISHED BY PALM BEACH COUNTY SURVEY SECTION, , RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983
- (90/98 ADJUSTMENT). 5. "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.
- 6. LANDS SHOWN HEREON SUBJECT TO RESERVATIONS IN DEED BOOK 299, PAGE 61 AS MODIFIED AFTER RELEASES IN OFFICIAL RECORD BOOK 4193, PAGE 156 AND OFFICIAL RECORD BOOK 2933, PAGE 918 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

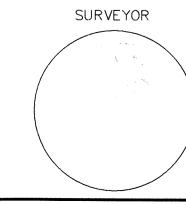
SURVEYOR & MAPPER'S CERTIFICATE:

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

3-20-18

DAVID P. LINDLEY PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 5005





CONTROL NO. 1999-00029