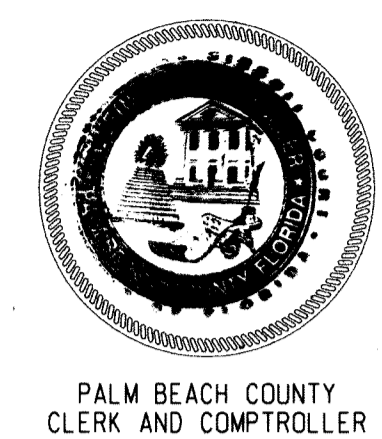


PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 16

BEING A REPLAT OF LOT 7A, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT X, RECORDED IN PLAT BOOK 110, PAGES 1 THROUGH 2 AND A REPLAT OF LOT 8, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 THROUGH 133 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

172
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:31 P.M. THIS 13 DAY OF Sept 2018 AND DULY RECORDED IN PLAT BOOK 126 ON PAGES 172 THRU 173.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.
SHEET 1 OF 2



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT CVT PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 16, BEING A REPLAT OF LOT 7A, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT X, RECORDED IN PLAT BOOK 110, PAGES 1 THROUGH 2 AND A REPLAT OF LOT 8, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 THROUGH 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 7A, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT X, RECORDED IN PLAT BOOK 110, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 7A, SOUTH 89°08'22" EAST, A DISTANCE OF 313.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 7A; THENCE ALONG THE EAST LINE OF SAID LOT 7A AND LOT 8, AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SOUTH 00°27'19" EAST, A DISTANCE OF 301.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH LINE OF SAID LOT 8, NORTH 89°08'21" WEST, A DISTANCE OF 313.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 00°27'19" WEST, A DISTANCE OF 55.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 46°49'35"; THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE OF LOT 8 AND THE ARC OF SAID CURVE, A DISTANCE OF 20.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 101°58'34"; THENCE CONTINUE NORTHERLY ALONG THE WEST LINE OF SAID LOTS 8 AND 7A AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 124.59 FEET TO A NON-TANGENT LINE; THENCE CONTINUE ALONG SAID WEST LINE OF LOT 7A, NORTH 00°27'19" WEST, A DISTANCE OF 119.22 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 91,945 SQUARE FEET OR 2.11 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOT 7B, AS SHOWN HEREON, IS HEREBY RESERVED FOR CVT PROPERTIES, L.L.C., 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 CVT PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT EASEMENT OVER THE NORTH 20 FEET AND DRAINAGE EASEMENT OVER THE EAST 20 FEET OF THIS PLAT, AS SHOWN HEREON, PREVIOUSLY DEDICATED TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, N/A/NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, BY THE PLATS OF PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGE 172, AND PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT III, AS RECORDED IN PLAT BOOK 103, PAGE 132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY ACKNOWLEDGED AND REAFFIRMED, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH PARK OF COMMERCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL, CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE, AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

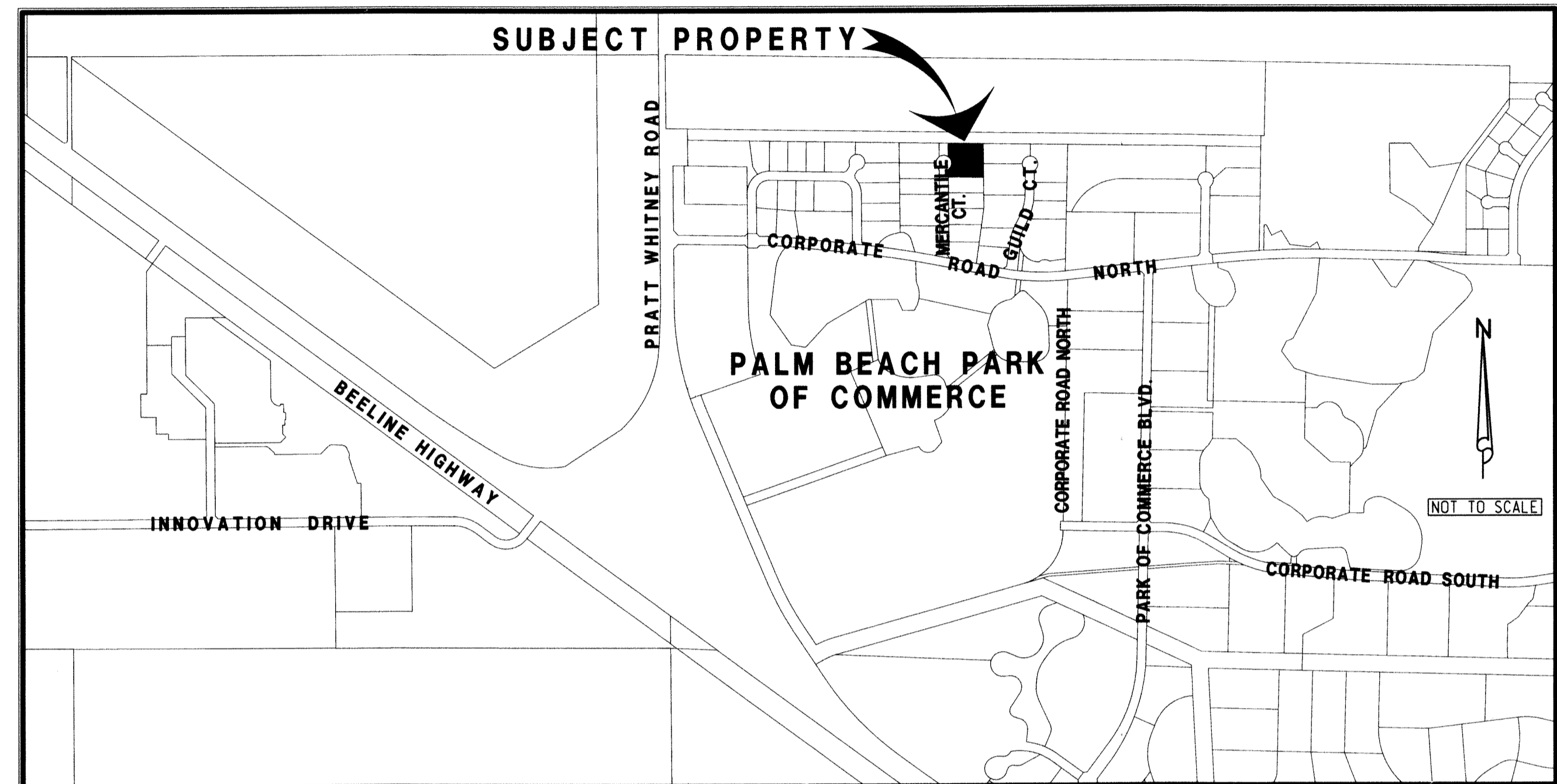
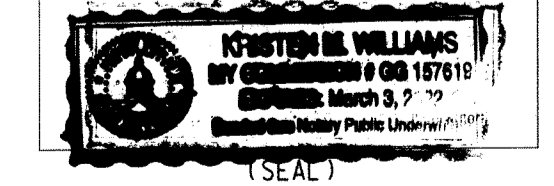
IN WITNESS WHEREOF, CVT PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO (IF AVAILABLE), BY AND WITH THE AUTHORITY OF ITS MANAGERS, THIS 6th DAY OF August, 2018.

CVT PROPERTIES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
DAVID P. CVETAS
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID P. CVETAS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CVT PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August, 2018.
MY COMMISSION EXPIRES: March 3, 2022
[Signature]
KRISTEN M. WILLIAMS
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: KRISTEN M. WILLIAMS
COMMISSION NUMBER: GG157619



PLAT LOCATION SKETCH

PALM BEACH PARK OF COMMERCE ASSOCIATION, INC. ACCEPTANCE OF RESERVATIONS

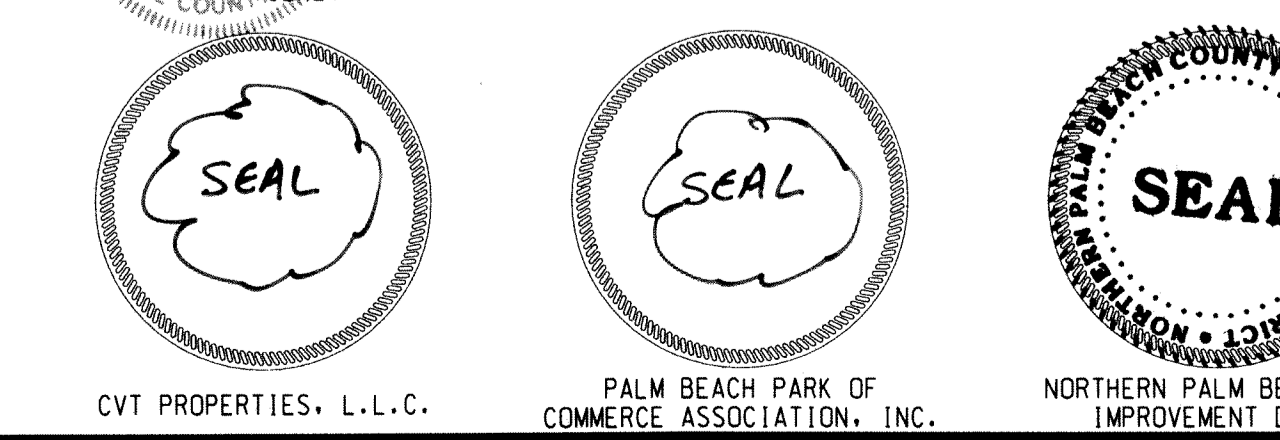
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PALM BEACH PARK OF COMMERCE ASSOCIATION, INC., HEREBY APPROVES THE REAFFIRMATION OF THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF August, 2018.

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
JON E. BREES
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JON E. BREES, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH PARK OF COMMERCE ASSOCIATION, INC. 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 (IF AVAILABLE) 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 8 DAY OF August, 2018.
MY COMMISSION EXPIRES: 10-10-21
[Signature]
JACQUILINE DENIER
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: JACQUILINE DENIER
COMMISSION NUMBER:



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT OF DEVELOPMENT No. 16)

STATE OF FLORIDA
COUNTY OF PALM BEACH
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY APPROVES THE REAFFIRMATION OF THE DEDICATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED, OR ASSUMED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 17th DAY OF August, 2018.

ATTEST: *[Signature]*
O'NEAL BARDIN, JR.
EXECUTIVE DIRECTOR
BY: *[Signature]*
MATTHEW J. BOYKIN
PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JENNIFER KYPREOS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CVT PROPERTIES, L.L.C., 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.

DATE: 8/9/18 BY: *[Signature]*
JENNIFER KYPREOS
FLORIDA BAR NO. 634549

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.011(2), FLORIDA STATUTES. THIS 18th DAY OF September, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

PLAT POSITION AND ORIENTATION:

- COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES
- DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = US SURVEY FOOT
- SCALE FACTOR = 1.000004284
- GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE GRID 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 LINE OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT X, AS SHOWN ON PLAT BOOK 110, PAGES 1 THROUGH 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 89°08'22" EAST.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF 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.
- BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (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 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.

DATE: 8/9/2018 BY: *[Signature]*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

SITE DATA:
CONTROL No. 1981-00190

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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REF:	
FLD:	
FB:	PG.
OFF:	CASASUS
CKD:	D.C.L.
JOB:	14-041A-306
DATE:	MAY 2018
SHEET:	1 OF 2
DWG:	D14-041P

