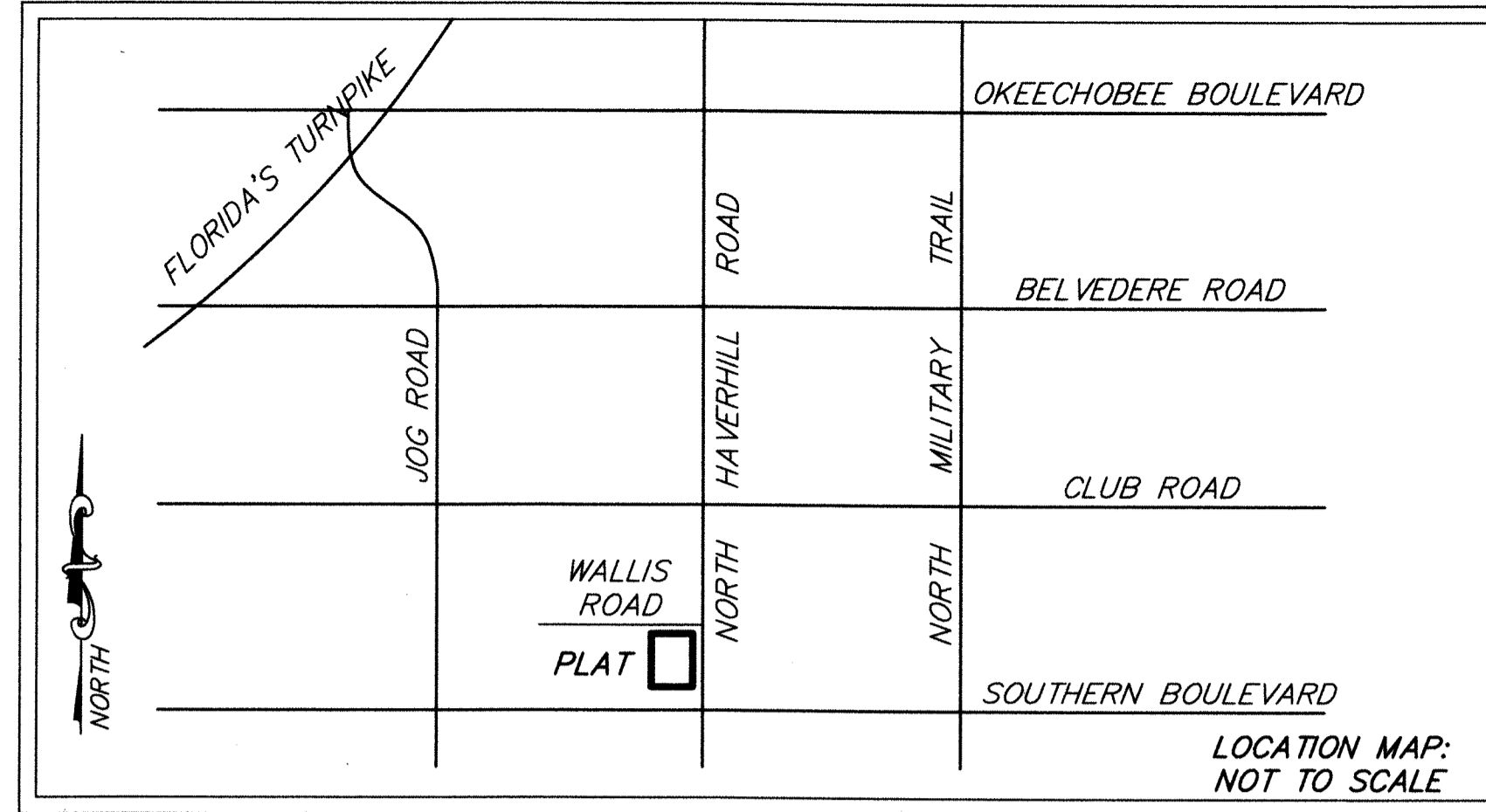


APEC - HAVERHILL

A REPLAT OF A PORTION OF TRACT 49, MODEL LAND COMPANY, RECORDED IN PLAT BOOK 5, PAGE 77 LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

8



STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THIS PLAT FILED FOR RECORD AT 2:18 P.M. THIS 23 DAY OF October 2018, AND DULY RECORDED IN PLAT BOOK NO. 127 ON PAGES 8-9.

SHARON R. BOCK
CLERK AND COMPTROLLER OF CIRCUIT COURT
BY: *Luella Hor*
DEPUTY CLERK

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON AS APEC - HAVERHILL, A REPLAT OF A PORTION OF TRACT 49, MODEL LAND COMPANY, RECORDED IN PLAT BOOK 5, PAGE 77, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, SAID POINT BEING A FOUND PALM BEACH COUNTY BRASS DISK; THENCE PROCEED S01°22'23"W ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1,337.30 FEET; THENCE N88°50'30"W, A DISTANCE OF 120.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WALLIS ROAD (A 50 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID TRACT 49, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N88°50'30"W, A DISTANCE OF 216.67 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 49; THENCE S01°22'23"W, ALONG SAID WEST LINE OF SAID TRACT 49, A DISTANCE OF 348.49 FEET; THENCE S88°36'46"E A DISTANCE OF 257.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH HAVERHILL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 13019, PAGE 92 AND OFFICIAL RECORDS BOOK 13373, PAGE 1334, PALM BEACH COUNTY PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES; THENCE N06°57'41"E, A DISTANCE OF 32.89 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4076.44 FEET, A CENTRAL ANGLE OF 0°01'30.7", AND A CHORD BEARING OF N06°51'08"E AND A CHORD DISTANCE OF 15.55 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.55 FEET TO A POINT OF TANGENCY; THENCE N20°37'12"E, A DISTANCE OF 52.05 FEET TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE WEST TO WHICH A RADIAL LINE BEARS N83°37'51"W, HAVING A RADIUS OF 4089.23 FEET, A CENTRAL ANGLE OF 0°31'00", A CHORD BEARING OF N04°31'39"E AND A CHORD DISTANCE OF 215.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.30 FEET TO A POINT OF A NON-TANGENT LINE; THENCE N36°57'00"W, A DISTANCE OF 32.56 FEET; THENCE N76°39'36"W, A DISTANCE OF 55.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.23 ACRES MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED BY DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DOLPHIN STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT 'B', 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.
- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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. 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. 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 DAMAGES.
- 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 DAMAGES.

IN WITNESS WHEREOF, DOLPHIN STATIONS, LLC, A FLORIDA LIABILITY 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 THE BOARD OF DIRECTORS. THIS 17 DAY OF August, 2018.

WITNESS: *[Signature]* SIGNATURE
LISA CHILDRRESS PRINT NAME
DOLPHIN STATIONS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* SIGNATURE
ANGELA ALDERMAN PRINT NAME
WILLIAM D. MCKNIGHT
MANAGER

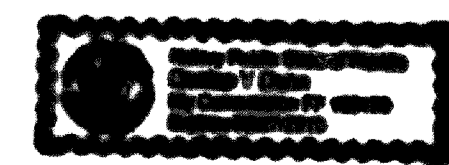
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM D. MCKNIGHT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF DOLPHIN STATIONS, LLC, 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 SAID 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF Sept. 2018.
BY: *[Signature]* NOTARY PUBLIC
Denise Dum PRINT NAME

MY COMMISSION EXPIRES: 2-27-19
COMMISSION FF 198159



SURVEYORS NOTES:

- 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 ENCROACHMENT.
- 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.
- 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, FLORIDA.
- BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- DIMENSIONS SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE NATIONAL INSTITUTE AND TECHNOLOGY AND REFER TO THE HORIZONTAL PLANE.
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE EAST LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, WHICH BEARS N01°22'23"E, BASED ON PALM BEACH COUNTY NAD 83/90 ADJUSTMENT DATUM AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER AND HOLDER OF (A) THAT CERTAIN FIRST LIEN MORTGAGE RECORDED IN ORB 23045, PAGE 193 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA; AND (B) THAT CERTAIN SECOND LIEN MORTGAGE RECORDED IN ORB 23045, PAGE 229 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA (EACH AS FURTHER MODIFIED AND AMENDED FROM TIME TO TIME TOGETHER, THE "MORTGAGES"), UPON THE REAL PROPERTY DESCRIBED HEREIN ("REAL PROPERTY"); AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE PROPERTY DESCRIBED HEREIN BY THE OWNER THEREOF AND AGREES AND ACKNOWLEDGES THAT SUCH MORTGAGES ARE AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON AND EFFECTED BY THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY KENNETH MISEMER, ITS SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF August, 2018.

WITNESS: *[Signature]* SIGNATURE
PAT ECKERT PRINT NAME
HANCOCK WHITNEY BANK,
FORMERLY WHITNEY BANK,
DOING BUSINESS AS HANCOCK BANK

WITNESS: *[Signature]* SIGNATURE
KENNETH MISEMER PRINT NAME
KENNETH MISEMER,
SR. VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED KENNETH MISEMER, SR. VICE PRESIDENT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF HANCOCK WHITNEY BANK, FORMERLY WHITNEY BANK, DOING BUSINESS AS HANCOCK BANK, A CORPORATION 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF August, 2018.
BY: *[Signature]* NOTARY PUBLIC
Lissette Marouze PRINT NAME
COMMISSION EXPIRES: May 27, 2019

SEAL SEAL SEAL SEAL SEAL SEAL

DOLPHIN STATIONS, LLC ACKNOWLEDGEMENT COUNTY ENGINEER SURVEYOR MORTGAGEE ACKNOWLEDGEMENT

STATE PLANE DATA:

COORDINATES SHOWN ARE GRID DATUM
HORIZONTAL DATUM= NAD 83 (1990 ADJUSTMENT)
ZONE= FLORIDA EAST
COORDINATE SYSTEM= 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT= U.S. SURVEY FOOT
ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN
SCALE FACTOR = 1.00003581
GRID DISTANCE / SCALE FACTOR = GROUND DISTANCE
00°00'00" = BEARING ROTATION

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JENNIFER A. POWERS, 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 DOLPHIN STATIONS, 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 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.

SIGNATURE: *[Signature]* DATE: 7/23/18
JENNIFER A. POWERS, 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), FLORIDA STATUTES, THIS 25th DAY OF October 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: *[Signature]* DATE: 25 OCT 2018
DAVID L. RICKS, PE
COUNTY ENGINEER

SURVEYOR AND 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 SECTION 177.091(9), FLORIDA STATUTES, 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.

[Signature]
CRAIG D. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
L.S. #5647 STATE OF FLORIDA

ZONING CONTROL NO. 2006-00522

THIS INSTRUMENT WAS PREPARED BY:
CRAIG D. WATSON
PROFESSIONAL SURVEYOR AND MAPPER L.S. 5647
STATE OF FLORIDA
IN THE OFFICE OF
WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE (772) 334-0868
EMAIL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241