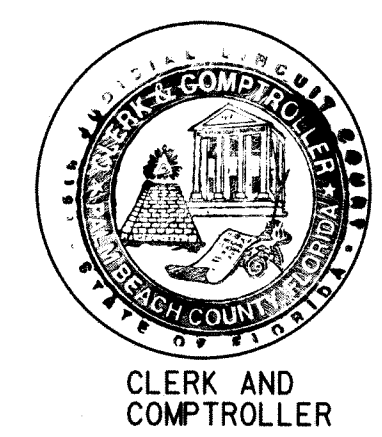




ATLANTIC COMMONS - PLAT SIX
A REPLAT OF A PORTION OF TRACTS E AND F, "ATLANTIC COMMONS - PLAT ONE", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 115 AT PAGES 135 THROUGH 137 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, TOGETHER WITH A PORTION OF TRACT B, "ATLANTIC COMMONS - PLAT FOUR", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 118 AT PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
IN SECTIONS 16 AND 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA,

74

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:46 A.M.
THIS 3rd DAY OF October
2019, AND DULY RECORDED
IN PLAT BOOK 129 ON PAGES
74 THROUGH 75
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: [Signature] DC



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIC COMMONS ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP AND ATLANTIC COMMONS COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON AS ATLANTIC COMMONS - PLAT SIX, BEING A REPLAT OF A PORTION OF TRACTS E AND F, "ATLANTIC COMMONS - PLAT ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115 AT PAGES 135 THROUGH 137 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT B, "ATLANTIC COMMONS - PLAT FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118 AT PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 16 AND 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (1) AT THE NORTHWEST CORNER OF SAID TRACT F; THENCE SOUTH 89°25'11" EAST, ALONG THE NORTH LINE OF SAID TRACT F AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 42.50 FEET; THENCE SOUTH 00°34'49" WEST, ALONG THE EAST LINE OF SAID TRACT E, A DISTANCE OF 100.69 FEET; THENCE NORTH 89°25'11" WEST, ALONG THE SOUTH LINE OF SAID TRACT E AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 42.50 FEET; THENCE NORTH 00°34'49" EAST, ALONG THE WEST LINE OF SAID TRACT F, A DISTANCE OF 100.69 FEET TO THE POINT OF BEGINNING (1).

TOGETHER WITH:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT B; THENCE NORTH 00°34'49" EAST, ALONG THE WEST LINE OF SAID TRACT B, A DISTANCE OF 341.93 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUE NORTH 00°34'49" EAST, ALONG SAID WEST LINE OF TRACT B, A DISTANCE OF 100.71 FEET; THENCE NORTH 89°22'44" EAST, A DISTANCE OF 70.01 FEET; THENCE SOUTH 00°34'49" WEST, ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 100.71 FEET; THENCE SOUTH 89°22'44" WEST, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING (2).

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 0.260 ACRES, MORE OR LESS.

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

1. TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING THE PALM BEACH COUNTY CIVIC POD (TRACT A, ATLANTIC COMMONS - PLAT FOUR, P.B. 118, PGS 58-59, P.B.C.R.), FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER. TRACT A-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 13728 AT PAGE 1897, AND O.R.B. 5953 AT PAGE 1096, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

2. TRACT A-3, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING THE PALM BEACH COUNTY CIVIC POD (TRACT A, ATLANTIC COMMONS - PLAT FOUR, P.B. 118, PGS 58-59, P.B.C.R.), FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER. TRACT A-3 IS SUBJECT TO RESTRICTIONS SET FORTH IN O.R.B. 13728 AT PAGE 1897, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, ATLANTIC COMMONS ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ATLANTIC COMMONS CORPORATION, A FLORIDA CORPORATION, THIS 19th DAY OF August, 2019.

ATLANTIC COMMONS ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP,

BY: ATLANTIC COMMONS CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: Rebecca C. Medley
PRINT NAME: Rebecca C. Medley

BY: [Signature]
PRINT NAME: ALAN J. FANT
TITLE: VICE PRESIDENT

WITNESS: Sharon Webb
PRINT NAME: Sharon Webb

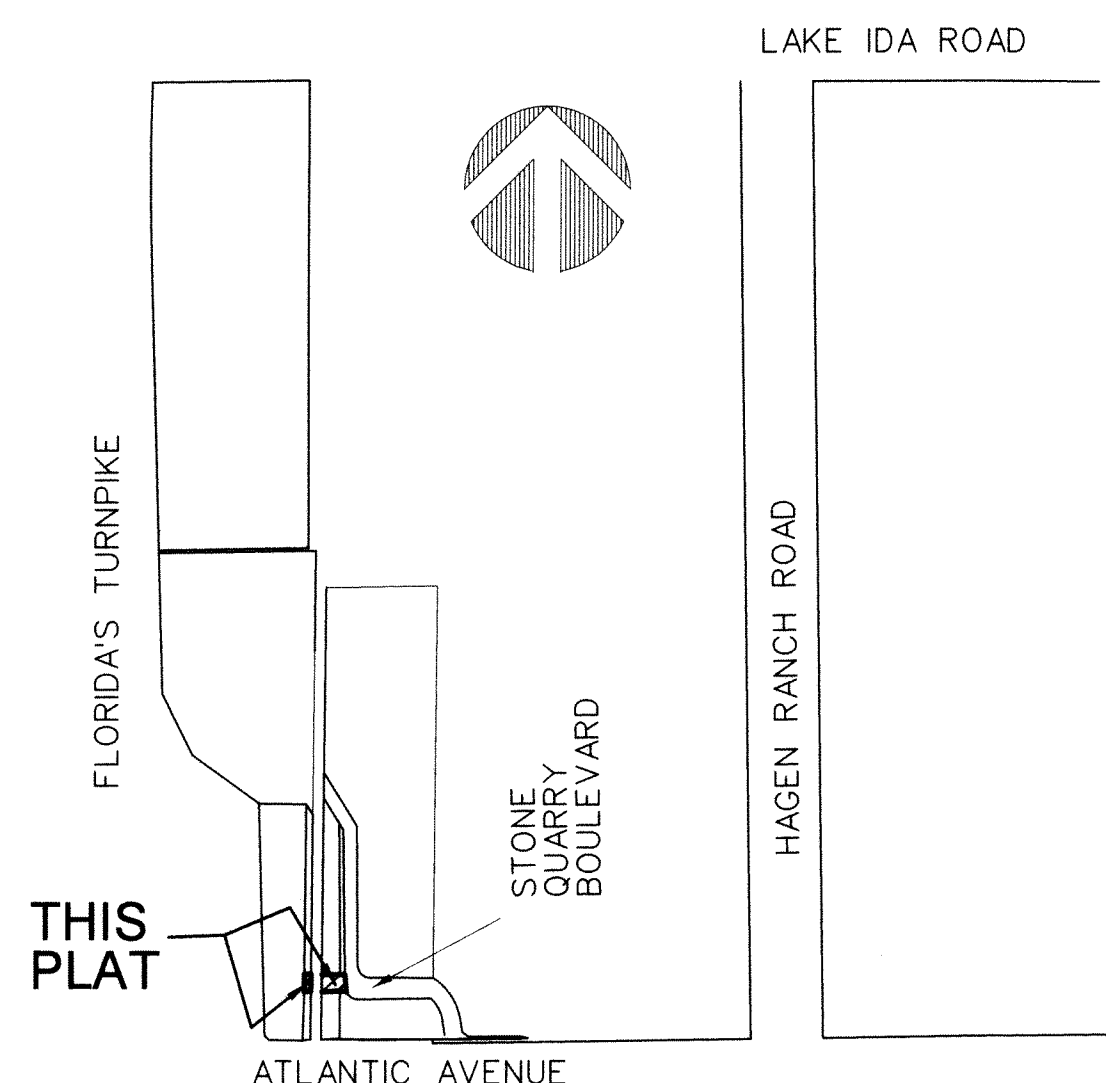
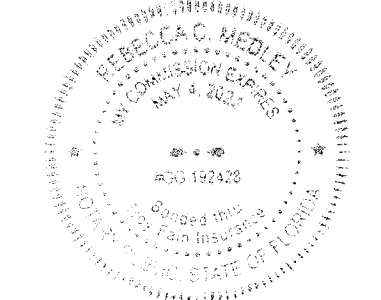
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ATLANTIC COMMONS CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF ATLANTIC COMMONS ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP 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 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 19th DAY OF August, 2019. MY COMMISSION EXPIRES: 7/1/2022

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



LOCATION MAP

NOT TO SCALE

IN WITNESS WHEREOF, ATLANTIC COMMONS COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF August, 2019.

ATLANTIC COMMONS COMMERCIAL, LLC A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: Rebecca C. Medley
PRINT NAME: Rebecca C. Medley

BY: [Signature]
PRINT NAME: ALAN J. FANT
TITLE: VICE PRESIDENT

WITNESS: Sharon Webb
PRINT NAME: Sharon Webb

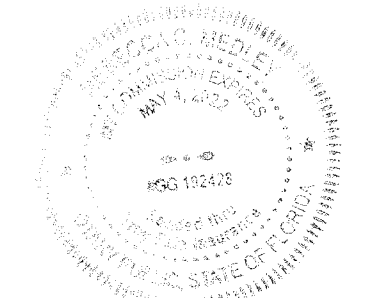
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ATLANTIC COMMONS COMMERCIAL, 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 THE FOREGOING INSTRUMENT IS THE 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 19th DAY OF August, 2019. MY COMMISSION EXPIRES: 7/1/2022

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



COUNTY APPROVAL

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 19th DAY OF OCTOBER, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SITE DATA

ZONING CONTROL NUMBER 2004-00525
2012-00646

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ATLANTIC COMMONS ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP AND ATLANTIC COMMONS COMMERCIAL, 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 THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 25, 2019 BY: [Signature]
GEORGE TELLEZ, VICE PRESIDENT

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 17-46-42 HAVING A BEARING OF NORTH 89°19'03" EAST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. SCALE FACTOR USED FOR THIS PLAT IS 1.000253. GRID DISTANCE * GROUND DISTANCE X SCALE FACTOR. UNITS - US SURVEY FOOT.
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. 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 DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE NON-RADIAL UNLESS NOTED AS BEING RADIAL.
06. 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.
07. RIGHT-OF-WAY SHOWN ON PALM BEACH FARMS CO. PLAT NO. 1 AS RECORDED IN PLAT BOOK 2 AT PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WAS ABANDONED PER OFFICIAL RECORDS BOOK 25201, AT PAGE 241 OF SAID PUBLIC RECORDS.

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."), PERMANENT CONTROL POINTS ("P.C.P.'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.

[Signature]
JEFF S. HODAPP, P.S.M.
LICENSE NO. LS5111
STATE OF FLORIDA
PERIMETER SURVEYING & MAPPING, INC.
949A CLINT MOORE ROAD
BOCA RATON, FL 33487
CERTIFICATION OF AUTHORIZATION NO. LB7264
DATE: 8-15-19

Signatures and seals for ATLANTIC COMMONS CORPORATION, ATLANTIC COMMONS COMMERCIAL, LLC, COUNTY ENGINEER, and SURVEYOR.