DEDICATION AND RESERVATION:

CONTAINING 1,004,842 SQUARE FEET/23.0680 ACRES MORE OR LESS.

DEVELOPMENT PARCEL DEDICATION

RECOURSE TO PALM BEACH COUNTY.

GENERAL UTILITY EASEMENTS

DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

WATER MANAGEMENT MAINTENANCE EASEMENT

DESCRIBED AS FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS THAT YTG PALM BEACH IG NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO

BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 20, BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 6, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 1, AS RECORDED IN

PLAT BOOK 56, PAGE 172 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE N.88*51'46"W. ALONG THE NORTH

LINE OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 1, A DISTANCE OF 872.53 FEET; THENCE N.01°08'14"E. ALONG

THE EAST LINE OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 1, A DISTANCE OF 853.91 FEET; THENCE DEPARTING SAID EAST LINE, S.75"15'30"E. ALONG THE BOUNDARY LINE OF WETLANDS PRESERVATION TRACT 19, AS RECORDED IN OFFICIAL RECORD BOOK 6784, PAGE 66 OF SAID PUBLIC RECORDS, A DISTANCE OF 53.72 FEET; THENCE CONTINUE ALONG THE BOUNDARY LINE OF SAID WETLANDS PRESERVATION TRACT 19, THE FOLLOWING NINE (9) COURSES AND DISTANCES; S.75"15'50"E., A DISTANCE

OF 16.14 FEET; THENCE N.84°54'44"E., A DISTANCE OF 86.59 FEET; THENCE N.42°13'56"E., A DISTANCE OF 82.53 FEET; THENCE

N.20°59'09"E., A DISTANCE OF 73.34 FEET; THENCE N.08°18'31"W., A DISTANCE OF 68.26 FEET; THENCE N.25°03'33"W., A DISTANCE OF 69.55 FEET; THENCE N.27°24'40"W., A DISTANCE OF 53.44 FEET; THENCE N.68°59'35"W., A DISTANCE OF 96.38 FEET; THENCE N.06°09'46"W., A DISTANCE OF 44.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CORPORATE

ROAD NORTH, AS RECORDED IN PLAT BOOK 91, PAGES 82 THROUGH 84 OF SAID PUBLIC RECORDS AND A POINT OF NON

TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.06°03'19"E., A RADIAL DISTANCE OF 7,599.52 FEET; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 06°51'18". A DISTANCE OF

909.23 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.O5°50'40"W. ALONG THE WEST LINE OF WETLANDS PRESERVATION

TRACT 15, AS RECORDED IN OFFICIAL RECORD BOOK 6297, PAGE 1256 OF SAID PUBLIC RECORDS, A DISTANCE OF 315.92 FEET;

THENCE CONTINUE ALONG THE WEST LINE OF SAID WETLANDS PRESERVATION TRACT 15, THE FOLLOWING FOUR (4) COURSES AND

DISTANCES; S.2710'10"W., A DISTANCE OF 451.23 FEET; THENCE S.6711'39"W., A DISTANCE OF 65.02 FEET; THENCE S.2553'13"W., A DISTANCE OF 98.43 FEET; THENCE S.36*56'58"E., A DISTANCE OF 192.57 FEET; THENCE S.72*31'12"E., A DISTANCE OF 106.39

FEET TO THE NORTHWEST CORNER OF PARCEL C-7, AS RECORDED IN OFFICIAL RECORD BOOK 7073, PAGE 210; THENCE

REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID YTG PALM BEACH IG

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

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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

THE WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS. INCLUDING TEMPORARY PARKING OR

STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN

PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF

YTG PALM BEACH IG NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEES,

SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH

BY: YTG FLORIDA, LLC,

BY: YTG VENTURES, LP,

ITS MANAGER

BY: YTG INVESTORS, LLC,

YTG PALM BEACH IG NR, LP,

ITS GENERAL PARTNER

ITS GENERAL PARTNER

MANAGER

A DELAWARE LIMITED PARTNERSHIP.

A DELAWARE LIMITED PARTNERSHIP

AUTHORIZED TO DO BUSINESS IN FLORIDA

A DELAWARE LIMITED LIABILITY COMPANY

AUTHORIZED TO DO BUSINESS IN FLORIDA,

AUTHORIZED TO DO BUSINESS IN FLORIDA,

AUTHORIZED TO DO BUSINESS IN FLORIDA,

A GEORGIA LIMITED LIABILITY COMPANY,

J. BRADFORD SMITH

NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT

S.01°06'57"W. ALONG THE WEST LINE OF SAID PARCEL C-7, A DISTANCE OF 273.48 FEET TO THE POINT OF BEGINNING.

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

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR YTG PALM BEACH IG NR. LP. A DELAWARE LIMITED PARTNERSHIP.

AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING

DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS

TO BE SIGNED BY J. BRADFORD SMITH, AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED

LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP.

A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA,

LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL

PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 20

BEING A PORTION OF SECTIONS 17 AND 18. TOWNSHIP 41 SOUTH, RANGE 41 EAST, 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

ACKNOWLEDGMENT:

STATE OF FLORIDA) Georgia COUNTY OF PALM BEACH) Futon

BEFORE ME PERSONALLY APPEARED J. BRADFORD SMITH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA. GENERAL PARTNER OF YTG VENTURES, LP. A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER, 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 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

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF DECEMber

MY COMMISSION EXPIRES: April 02, 2021 Stephanie Molle Sauce

MORTGAGEE'S JOINDER AND CONSENT:

SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

STATE OF GEORGIA) COUNTY OF FULTON)

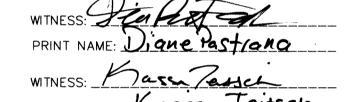
COMMISSION NUMBER: NA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 27774, AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

Stephanie Stobbe Graves

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENTON NICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13.00 DAY OF DECEMBER 2019.

ATLANTIC CAPITAL BANK A GEORGIA STATE BANK AUTHORIZED TO DO BUSINESS IN FLORIDA



ACKNOWLEDGMENT:

STATE OF GEORGIA) COUNTY OF FULTON)

BEFORE ME PERSONALLY APPEARED KOBERT SIDE, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE President of Atlantic Capital Bank, a Georgia State Bank, and Severally acknowledged TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 13th DAY OF December , 2019

MY COMMISSION EXPIRES: 8/8/2023 Catherine R. Monis

CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

COMMISSION NUMBER:

CAtherine R. Morris

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

I, RACHEL HERLACHE, 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 YTG PALM BEACH IG NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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

NOTARY PUBLIC ATTORNEY AT LAW

SHEET 2 NORTH KEY MAP TO SCALE

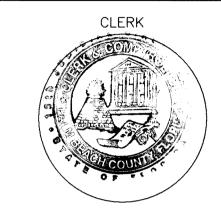
SHEET 1 OF 3

SHEET 3

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _______AM.
THIS ______AM.
THIS _______AM.
THIS ______AM.

THIS _______AM.
DAY OF FEBTUALY
A.D. 20_____AND DULY RECORDED
IN PLAT BOOK _______AM.
PAGES _______AM.
THROUGH _______AM.

SHARON R. BOCK CLERK AND COMPTROLLER DEPUTY CLERK



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 13 DAY OF FEBRUARY , 2029 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT. OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS FACILITIES LYING WITHIN SAID WATER MANAGEMENT MAINTENANCE EASEMENT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT 16 O'NEAL BARDIN, JR.

MATTHEW J. BOYKIN / PRESIDENT BOARD OF SUPERVISORS

SURVEYOR AND MAPPER'S NOTES:

ASSISTANT SECRETARY

BOARD OF SUPERVISORS

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, INCLUDING FLOWAGE EASEMENTS, WATER MANAGEMENT FASEMENTS AND WATER MANAGEMENT MAINTENANCE 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. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 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 N.88*51'46"W. ALONG THE NORTH LINE OF PARCEL 6, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 172 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF

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. CONTROL PERMANENT REFERENCE MONUMENTS (CONTROL PRM'S) COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET. THIS WAS ACCOMPLISHED BY CONDUCTING A STATIC GPS SURVEY ON THE TWO CONTROL PRM'S SHOWN ON THE ATTACHED MAP.

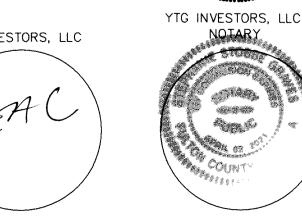
7. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR AND MAPPER'S CERTIFICATE:

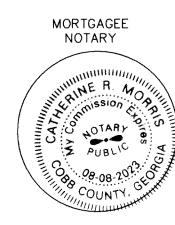
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW: AND 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.

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

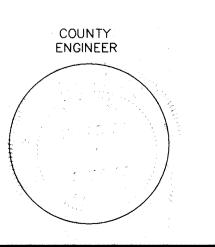


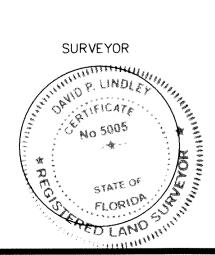












SITE DATA CONTROL NUMBER 1981-190