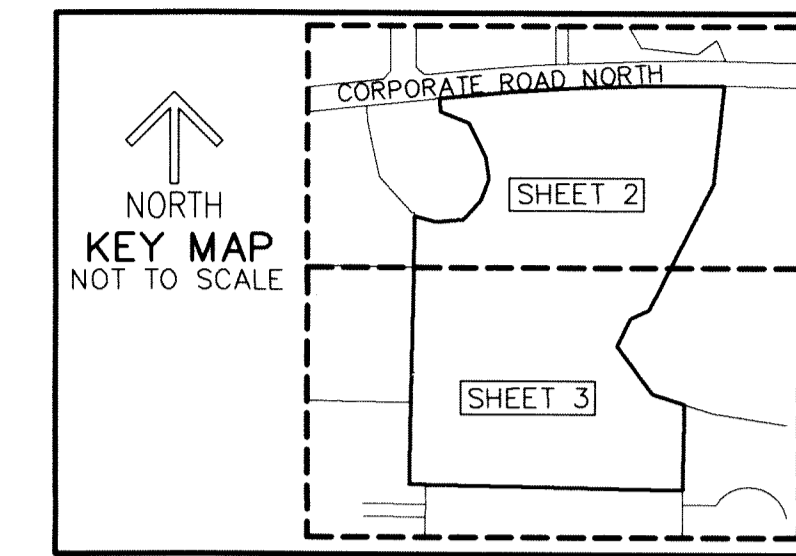
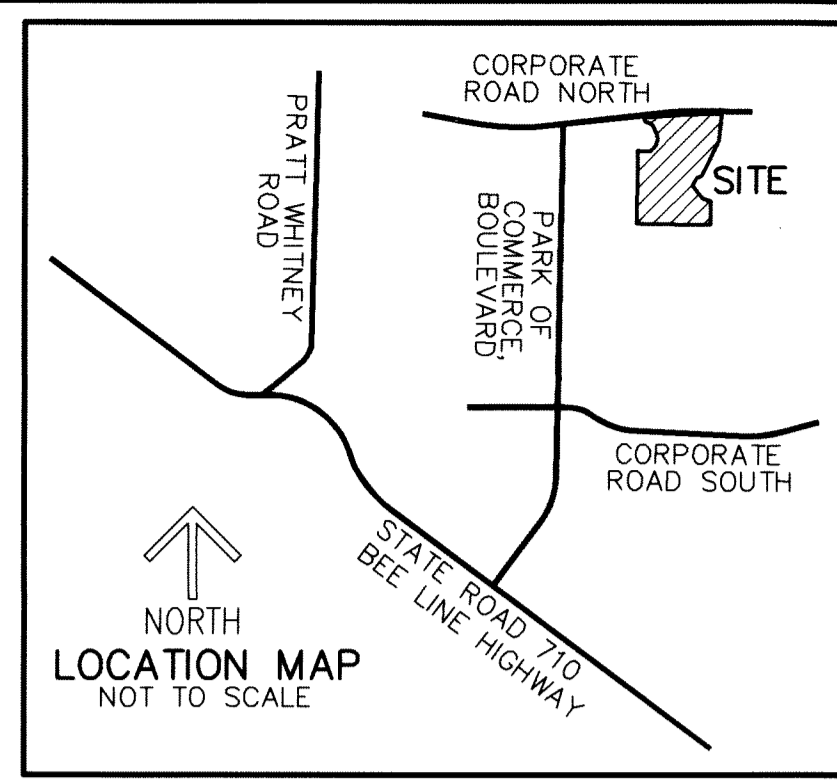


PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 20

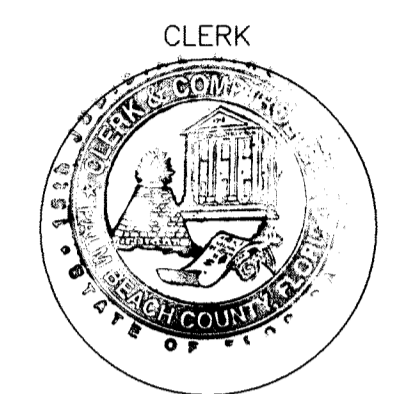
BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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SHEET 1 OF 3

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 9:10 AM
 THIS 13th DAY OF DECEMBER
 A.D. 2020 AND DULY RECORDED
 IN PLAT BOOK 123 OF
 PAGES 178 THROUGH 180
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: *[Signature]*
 DEPUTY CLERK



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) Fulton

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 LIABILITY COMPANY, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF December 2019

MY COMMISSION EXPIRES: April 02, 2021 *[Signature]*
 NOTARY PUBLIC

COMMISSION NUMBER: NA *[Signature]*
 PRINT NAME

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF GEORGIA
 COUNTY OF FULTON

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 47114, AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF December 2019

WITNESS: *[Signature]* ATLANTIC CAPITAL BANK
 PRINT NAME: Diane Pastiano A GEORGIA STATE BANK
 AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]* BY: *[Signature]*
 PRINT NAME: Karissa Teitsch NAME: Robert Sipe
 TITLE: Senior Vice President

ACKNOWLEDGMENT:

STATE OF GEORGIA
 COUNTY OF FULTON

BEFORE ME PERSONALLY APPEARED Robert Sipe, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 CORPORATION, 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 *[Signature]*
 NOTARY PUBLIC

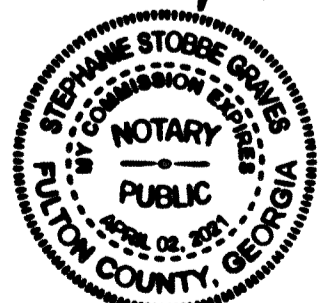
COMMISSION NUMBER: Catherine R. Morris
 PRINT NAME

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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1/3/2020 *[Signature]*
 RACHEL HERLACHE
 ATTORNEY AT LAW



DEDICATION AND RESERVATION:

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 DESCRIBED AS FOLLOWS:

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.05°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.27°10'10"W, A DISTANCE OF 451.23 FEET; THENCE S.67°11'39"W, A DISTANCE OF 65.02 FEET; THENCE S.25°53'13"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 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.

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

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

DEVELOPMENT PARCEL DEDICATION

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 REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID YTG PALM BEACH IG NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 DAMAGES.

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 DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

WATER MANAGEMENT MAINTENANCE EASEMENT

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

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 PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF December 2019

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

BY: YTG FLORIDA, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 AUTHORIZED TO DO BUSINESS IN FLORIDA,
 ITS GENERAL PARTNER

BY: YTG VENTURES, LP,
 A DELAWARE LIMITED PARTNERSHIP,
 AUTHORIZED TO DO BUSINESS IN FLORIDA,
 ITS MANAGER

BY: YTG INVESTORS, LLC,
 A GEORGIA LIMITED LIABILITY COMPANY,
 AUTHORIZED TO DO BUSINESS IN FLORIDA,
 ITS GENERAL PARTNER

BY: *[Signature]*
 J. BRADFORD SMITH
 MANAGER

WITNESS: *[Signature]*
 PRINT NAME: William King
 WITNESS: *[Signature]*
 PRINT NAME: REES WAITE

YTG INVESTORS, LLC

YTG INVESTORS, LLC
 NOTARY

MORTGAGEE

MORTGAGEE
 NOTARY

NORTHERN PALM BEACH COUNTY
 IMPROVEMENT DISTRICT

COUNTY
 ENGINEER

SURVEYOR

