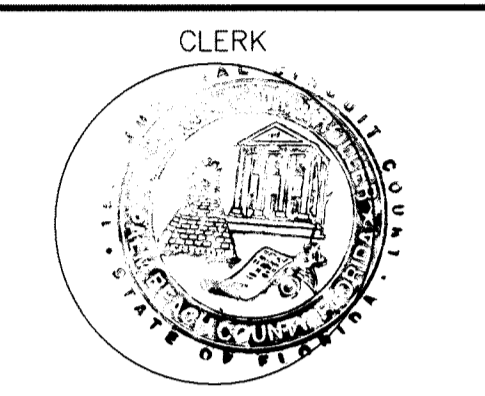


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:42 P.M.  
THIS 30 DAY OF April  
A.D. 2020 AND DULY RECORDED  
IN PLAT BOOK 136 ON  
PAGES 89 AND 90

SHARON R. BOCK  
CLERK AND COMPTROLLER

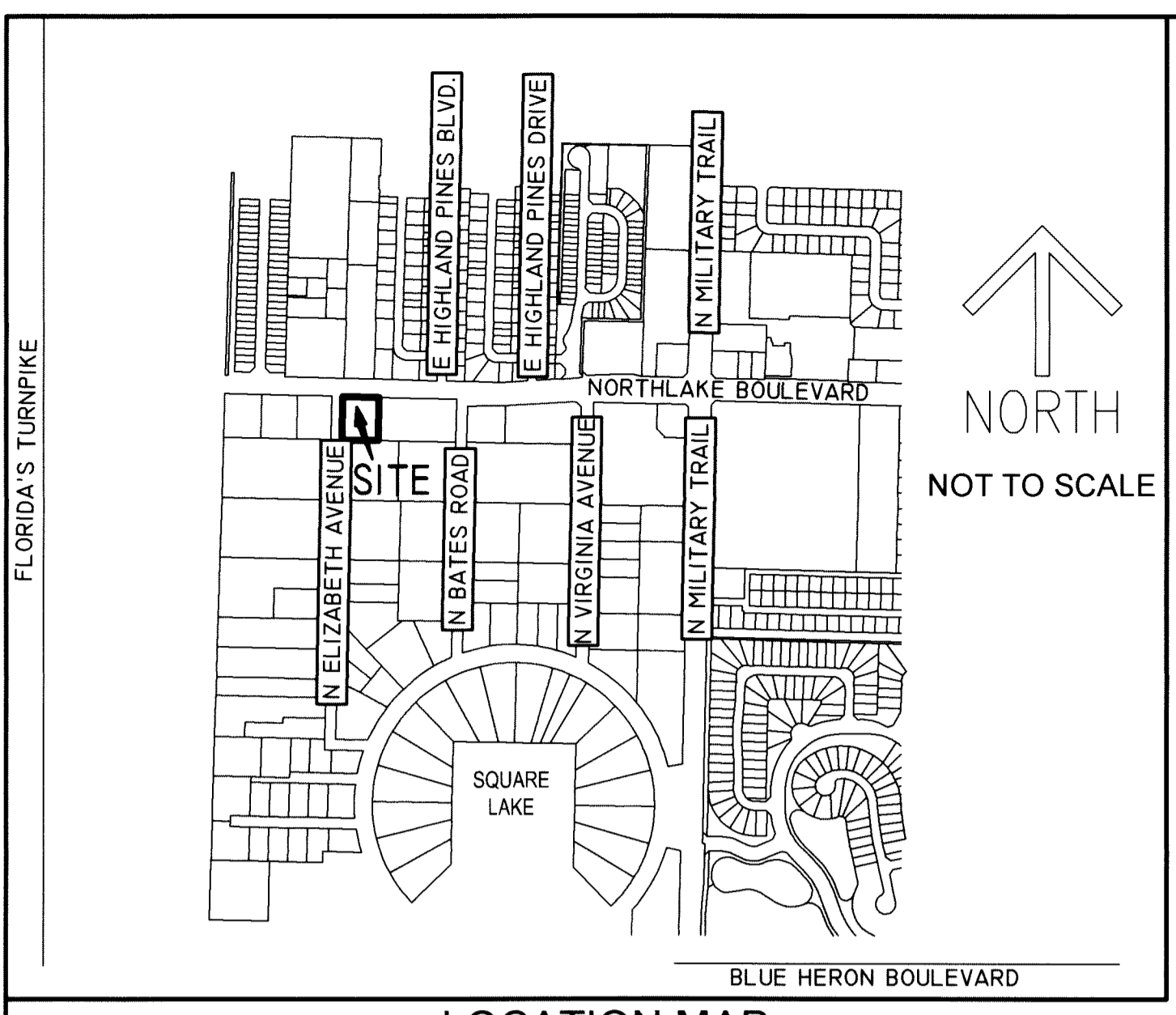
By: *Debra McClellan*  
DEPUTY CLERK



# PLACE OF HOPE COMMERCIAL WEST

BEING A REPLAT OF A PORTION OF LOT 69 OF SQUARE LAKE,  
AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 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  
CERTIFICATE OF AUTHORIZATION NO. LB3591



LOCATION MAP  
SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PLACE OF HOPE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS PLACE OF HOPE COMMERCIAL WEST, BEING A REPLAT OF A PORTION OF LOT 69, OF SQUARE LAKE, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 69; THENCE, ALONG THE WEST LINE THEREOF, SOUTH 01°09'30" WEST, A DISTANCE OF 7.5 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD (LAKE PARK ROAD) AS RECORDED IN DEED BOOK 973, PAGE 694 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING;  
THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°33'47" EAST, A DISTANCE OF 200.05 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PLACE OF HOPE LANE OUTREACH CENTER AS RECORDED IN PLAT BOOK 124, PAGES 180 AND 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 01°09'30" WEST, A DISTANCE OF 231.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 69; THENCE, ALONG THE SOUTH LINE OF SAID LOT 69, NORTH 88°50'30" WEST, A DISTANCE OF 200.05 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE 60 FOOT ROAD RIGHT-OF-WAY OF NORTH ELIZABETH AVENUE AS RECORDED ON SAID PLAT OF SQUARE LAKE; THENCE, DEPARTING SAID SOUTH LINE OF LOT 69, ALONG SAID EAST LINE OF NORTH ELIZABETH AVENUE NORTH 01°09'30" EAST, A DISTANCE OF 232.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING A TOTAL OF 46,392 SQUARE FEET/1.065 ACRES MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- PARCEL A**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR PLACE OF HOPE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PLACE OF HOPE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT RW**  
TRACT RW, 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.
- GENERAL UTILITY EASEMENTS**  
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.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF December, 2019

WITNESS  
PRINT NAME: *Alexis DeBello*  
WITNESS  
PRINT NAME: *Mary S. Stanley*

PLACE OF HOPE, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *Charles L. Bender III*  
CHARLES L. BENDER III  
CHIEF EXECUTIVE OFFICER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF *Palm Beach*  
BEFORE ME PERSONALLY APPEARED CHARLES L. BENDER III, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF PLACE OF HOPE, INC., A FLORIDA NOT FOR PROFIT 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 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 16<sup>th</sup> DAY OF December, 2019

MY COMMISSION EXPIRES:  
GG 353 612  
COMMISSION NUMBER: 7/10/23  
Mary-Mandy Johnson Stanley  
Notary Public  
Comm. # GG353612  
Expires: July 10, 2023  
Bonded Thru Aaron Notary  
PRINT NAME: *M. Stanley*

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT NO. 9  
ATTEST: *O'Neal Bardin Jr.* BY: *Matthew J. Boykin*  
O'NEAL BARDIN, JR. ASSISTANT SECRETARY BOARD OF SUPERVISORS  
MATTHEW J. BOYKIN PRESIDENT BOARD OF SUPERVISORS

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF *Palm Beach*  
I, GREGORY S. KINO, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PLACE OF HOPE, INC., A FLORIDA NOT FOR PROFIT CORPORATION; 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.

DATED: 02/23/2020  
GREGORY S. KINO, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.00003771  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

### SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°33'47"E, ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) AS PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.
- RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- THE PALM BEACH COUNTY ROADWAY PRODUCTION DIVISION CENTERLINE DEFINITION IS DEFINED AS THE CENTERLINE OF THE INSIDE LANE LINE OF THE THROUGH TRAVEL LANES FOR ALL THROUGHFARE ROADS.

### 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 24 DAY OF APRIL, 2020 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *David L. Ricks, P.E.*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### 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") 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.  
DATED: 01/03/2020  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5005

