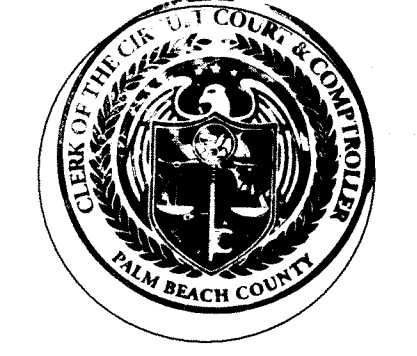


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28

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:21 A.M.
THIS 31 DAY OF Dec. 1
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 132 ON
PAGES 28 THROUGH 31
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
By: *Devin McCane*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

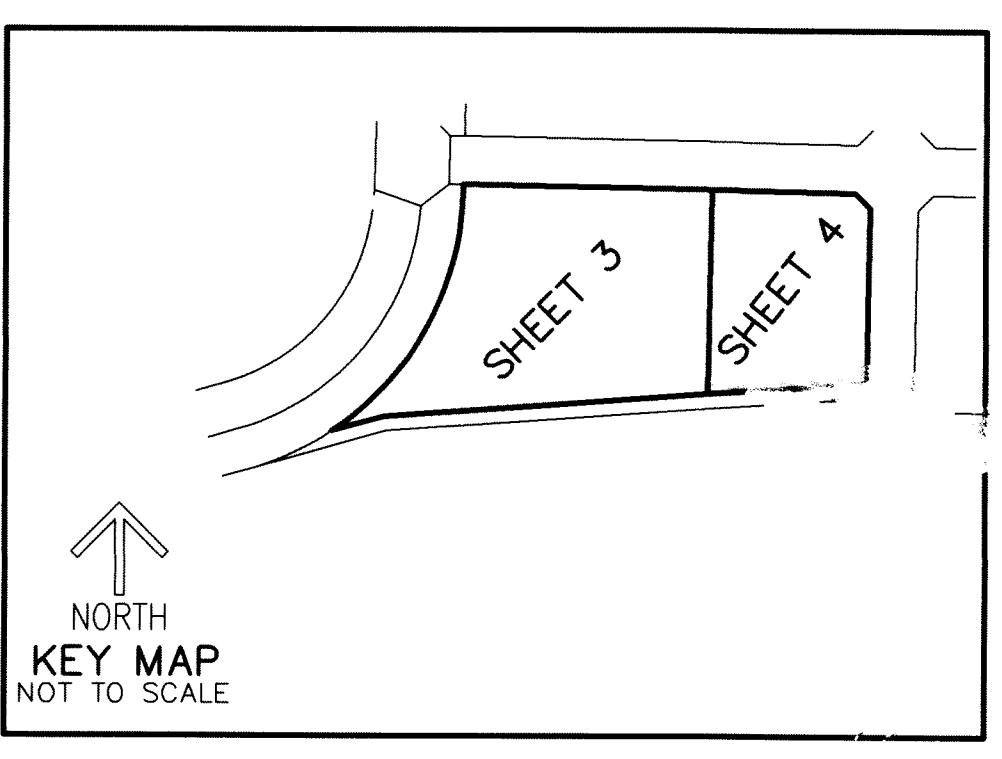
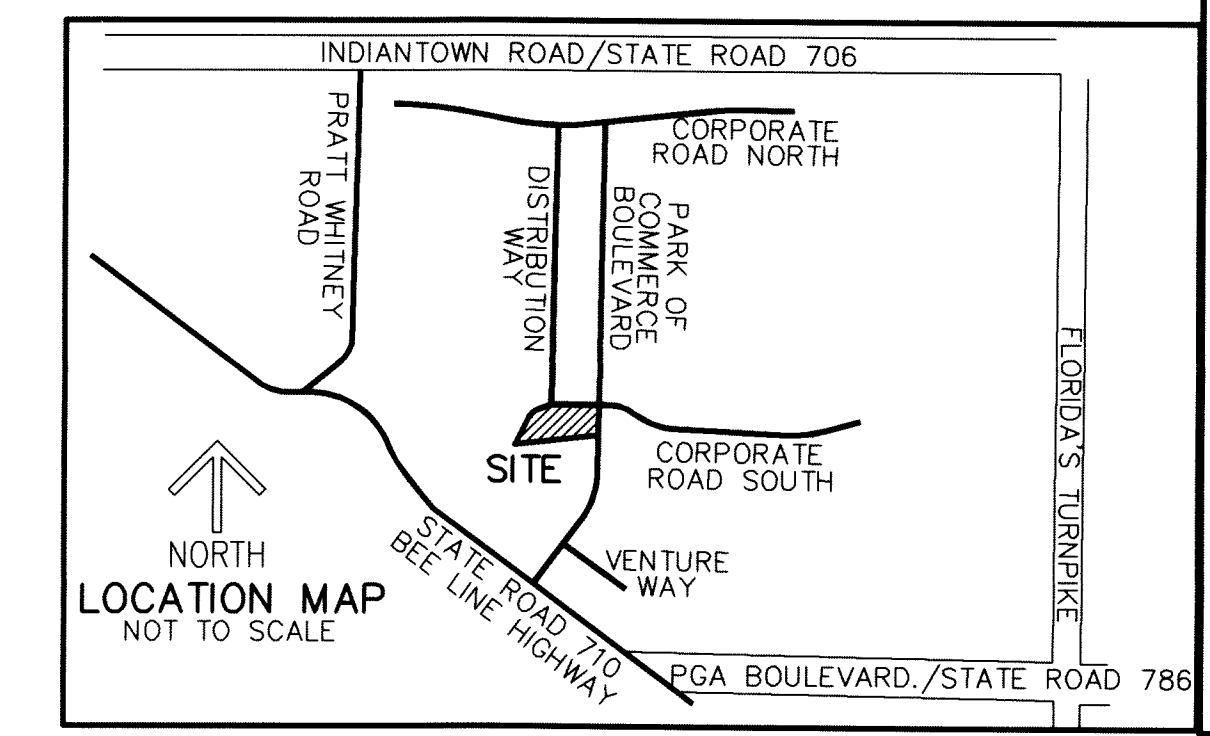


SHEET 1 OF 4

PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 28

BEING A REPLAT OF LOT 7L, PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT 14,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 65,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 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



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT MDH F1 PALM BEACH COMMERCE 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND YTG PALM BEACH IL WR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 28, BEING A REPLAT OF LOT 7L, PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7L, PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS CONTAINING 255,631 SQUARE FEET /5.8685 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

LOT 1, AS SHOWN HEREON IS HEREBY RESERVED BY MDH F1 PALM BEACH COMMERCE 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 MDH F1 PALM BEACH COMMERCE 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
LOT 2, AS SHOWN HEREON IS HEREBY RESERVED BY YTG PALM BEACH IL WR, 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 IL WR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS 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.

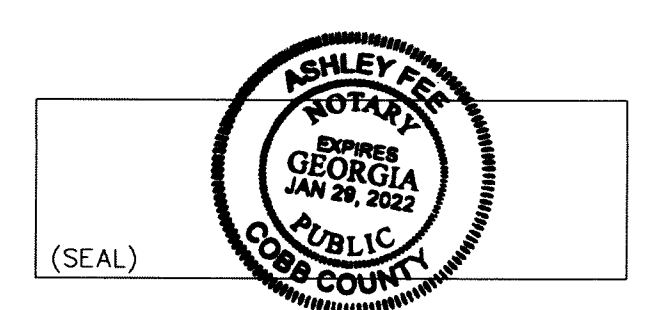
IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF FINANCIAL OFFICER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF February 2021.

WITNESS: *Houston Haisley*
PRINT NAME: Houston Haisley
WITNESS: *Makenna Barbara*
PRINT NAME: MAKENNA BARBARA
BY: *Arun Singh*
ARUN SINGH ITS: CHIEF FINANCIAL OFFICER

MDH F1 PALM BEACH COMMERCE 25, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

ACKNOWLEDGEMENT:

STATE OF Georgia
COUNTY OF Cobb
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 11th DAY OF February, 2021, BY ARUN SINGH AS CHIEF FINANCIAL OFFICER AS OF MDH F1 PALM BEACH COMMERCE 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED _____ AS IDENTIFICATION.



BY: *Ashley Fee*
NOTARY PUBLIC, STATE OF Georgia
PRINT NAME: Ashley Fee
MY COMMISSION EXPIRES: Jan 29, 2022
COMMISSION NUMBER: _____



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, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF January 2021.

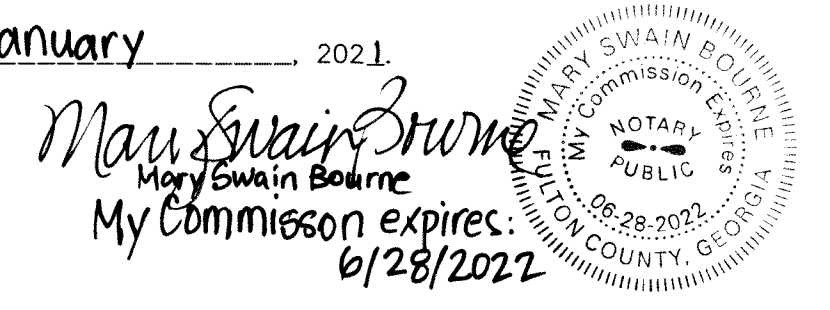
YTG PALM BEACH IL WR, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: YTG FLORIDA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
BY: YTG VENTURES, LP,
A DELAWARE LIMITED PARTNERSHIP,
ITS MANAGER
BY: YTG INVESTORS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
BY: *J. Bradford Smith*
J. BRADFORD SMITH
MANAGER

WITNESS: *Jon Brees*
PRINT NAME: JON Brees
WITNESS: *Susan P. Scheff*
PRINT NAME: Susan P. Scheff

ACKNOWLEDGEMENT:

STATE OF GEORGIA
COUNTY OF FULTON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 25th DAY OF January, 2021, BY J. BRADFORD SMITH AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF January, 2021.



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

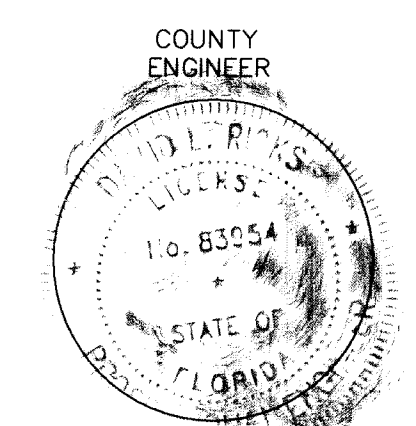
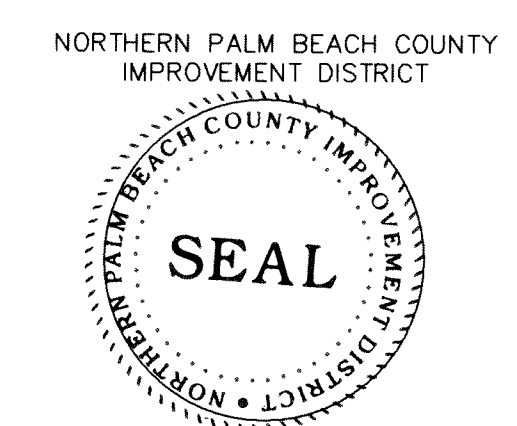
I, CLIFFORD HERTZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MDH F1 PALM BEACH COMMERCE 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND YTG PALM BEACH IL WR, 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: 2/24/21
Clifford Hertz
CLIFFORD HERTZ
ATTORNEY AT LAW

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 21 DAY OF APRIL, 2021 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*
DAVID L. RICKS, P.E.
COUNTY ENGINEER



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

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; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENT, AS RECORDED IN PLAT BOOK 56 AT PAGES 172 THROUGH 176 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 24th DAY OF March 2021.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 16
ATTEST: *Susan P. Scheff*
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: *Matthew J. Boykin*
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR AND MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N87°59'27"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 41 SOUTH RANGE 41 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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.
- 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 CONTROL PRM'S SHOWN ON THE ATTACHED MAP.
- ALL 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.

DATED: 3-16-2021
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

