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DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT GARDENS BUSINESS CENTER PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HILLTOP GARDENS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, (S.E. 1/4) OF SECTION 18, NORTH 1°35'37" EAST, 467.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF TRACT A, COSTAKOS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG A LINE BEING 467.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER, (S.E. 1/4) OF SECTION 18 AND ALONG THE NORTH LINE OF SAID TRACT A, NORTH 88°26'25" WEST, 100.00 FEET; THENCE ALONG SAID NORTH LINE, SOUTH 1°35'37" WEST, 14.00 FEET TO THE NORTHEAST CORNER OF PLAT OF NORTHLAKE/CONGRESS COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 122, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG A LINE BEING 453 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER, (S.E. 1/4) OF SAID SECTION 18, ALONG THE NORTH LINE OF SAID PLAT OF NORTHLAKE/CONGRESS COMMERCIAL CENTER, AND ALONG THE NORTH LINE OF PLAT OF NORTHLAKE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 88°26'25" WEST, 973.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT CONTROL DISTRICT C-17 CANAL; THENCE ALONG SAID LINE, NORTH 12°26'48" EAST, 1574.06 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 18; THENCE ALONG SAID LINE, SOUTH 88°36'48" EAST, 113.78 FEET THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER, (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 18, SOUTH 1°36'27" WEST, 518.78 FEET; THENCE SOUTH 88°33'21" EAST, 147.58 FEET; THENCE SOUTH 1°36'27" WEST, 147.58 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 18; THENCE ALONG SAID LINE, SOUTH 88°33'21" EAST, 515.79 FEET TO THE AFORESAID EAST LINE OF SAID SOUTHEAST ONE-QUARTER, (S.E. 1/4) OF SECTION 18; THENCE ALONG SAID LINE, SOUTH 1°35'37" WEST 567.05 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,009,144 SQUARE FEET, 23.1667 ACRES, MORE OR LESS.

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

PARCEL 1 AND PARCEL 2 ARE HEREBY RESERVED TO GARDENS BUSINESS CENTER PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR FUTURE DEVELOPMENT AND ALL PARCELS SPECIFIED HEREIN AND SHOWN HEREON, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF: THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager, THIS 7 DAY OF September, 2021.

BY: GARDENS BUSINESS CENTER, PALM BEACH LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: GARDENS BUSINESS CENTER ONE, LLC
A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER
6508 TRAVIS ROAD
WEST PALM BEACH, FLORIDA 33406

WITNESS: Dorene Schaufkowitz
PRINT NAME: Dorene Schaufkowitz
WITNESS: Anne R Craig
PRINT NAME: Anne R Craig
WITNESS: Ryan Craig
PRINT NAME: Ryan Craig

BY: Steven L. Craig, AS MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED STEVEN L. CRAIG, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ID Driver AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER, OF GARDENS BUSINESS CENTER ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF GARDENS BUSINESS CENTER, PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AND ACCEPTS IT'S MAINTENANCE OBLIGATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF September A.D. 2021.

Notary Public - State of Florida
Sandra Bruorton
My Comm. Expires 04/12/2027

PRINTED NAME OF ACKNOWLEDGER: Sandra Bruorton
SERIAL NUMBER (IF ANY): GG 150961
MY COMMISSION EXPIRES: 10-12-2021

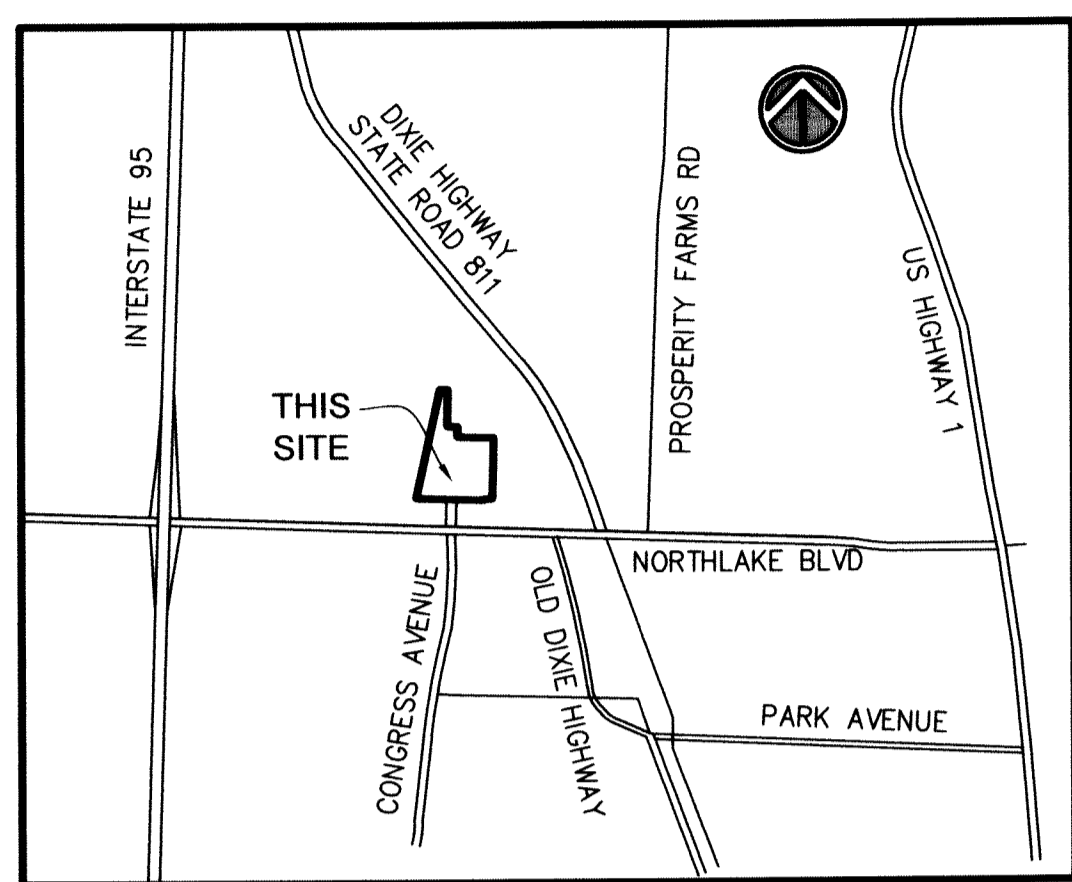
AREA TABULATION

Table with 3 columns: Parcel, Square Feet, Acres. Total: 1,009,144 SQUARE FEET, 23.1667 ACRES

HILLTOP GARDENS

LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

(AUGUST, 2021)



LOCATION MAP
SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST
NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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 30053, PAGE 1401, AS ASSIGNED IN OFFICIAL RECORDS BOOK 32326, PAGE 276, AND AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 32326, PAGE 296, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sr. V.P., AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF Sept, 2021.

WITNESS: Marilyn Beach
PRINT NAME: Marilyn Beach
WITNESS: Dorene Schaufkowitz
PRINT NAME: Dorene Schaufkowitz

BANKFLORIDA
A FLORIDA BANKING CORPORATION
BY: Jeff. Mc

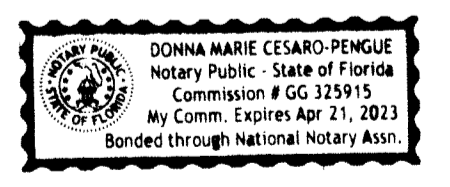
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED Charles R. Hicks, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A FLORIDA BANKING ASSOCIATION, 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 IS 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 SEPT., A.D. 2021.

Notary Public - State of Florida
Donna Marie Cesaro-Pengue
PRINTED NAME OF ACKNOWLEDGER: Donna M. Cesaro-Pengue
SERIAL NUMBER (IF ANY): GG 325915
MY COMMISSION EXPIRES: Apr. 21, 2023



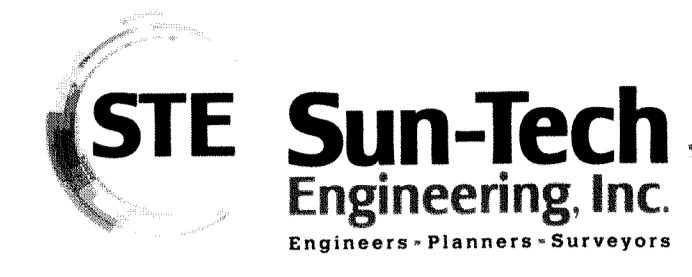
CERTIFICATE OF SURVEYOR AND MAPPER

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091(9), FLORIDA STATUTES AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

Donald L. Cooper, P.S.M. DATE: 8-24-2021

DONALD L. COOPER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 6269
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NO. LB 7019

RECORD PLAT PREPARED BY:



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth: #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

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 THIS COUNTY.

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THIS 7th DAY OF Oct 2021.

BY: Rachele A. Litt, Mayor

ATTEST: Patricia Snider, CMC
CITY CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THIS 7th DAY OF Oct 2021.

BY: Tom Engle, City Engineer

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR AND MAPPER

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED THIS 30 OF SEPTEMBER 2021.

BY: Steven L. Craig, Professional Surveyor & Mapper
STATE OF FLORIDA, LICENSE NO. LS 6889

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

Steven L. Craig, 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 TO GARDENS BUSINESS CENTER PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS PURSUANT TO CHAPTER 197.192, FLORIDA STATUTES AS AMENDED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Attorney-at-Law
Florida Bar No. 0090540
Licensed in Florida

DONALD L. COOPER
PROFESSIONAL
SURVEYOR & MAPPER

BANKFLORIDA

CITY ENGINEER

CITY OF PALM
BEACH GARDENS

CITY OF PALM BEACH
GARDENS REVIEWING
SURVEYOR & MAPPER

