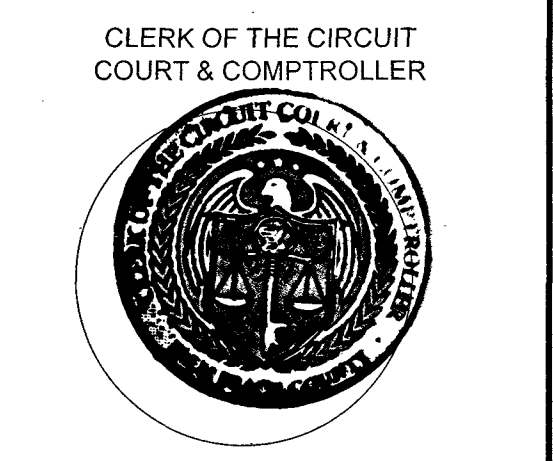


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT 3:27 P.M. THIS 21  
DAY OF February 20 23 AND DULY  
RECORDED IN PLAT BOOK 135  
ON PAGES 101 THROUGH 108  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK



CLERK OF THE CIRCUIT COURT & COMPTROLLER

NOTARY STAMP  
ALICIA JOSEPH  
Commission # FH 118672  
Expires April 19, 2025  
Issued This Budget Salary Service

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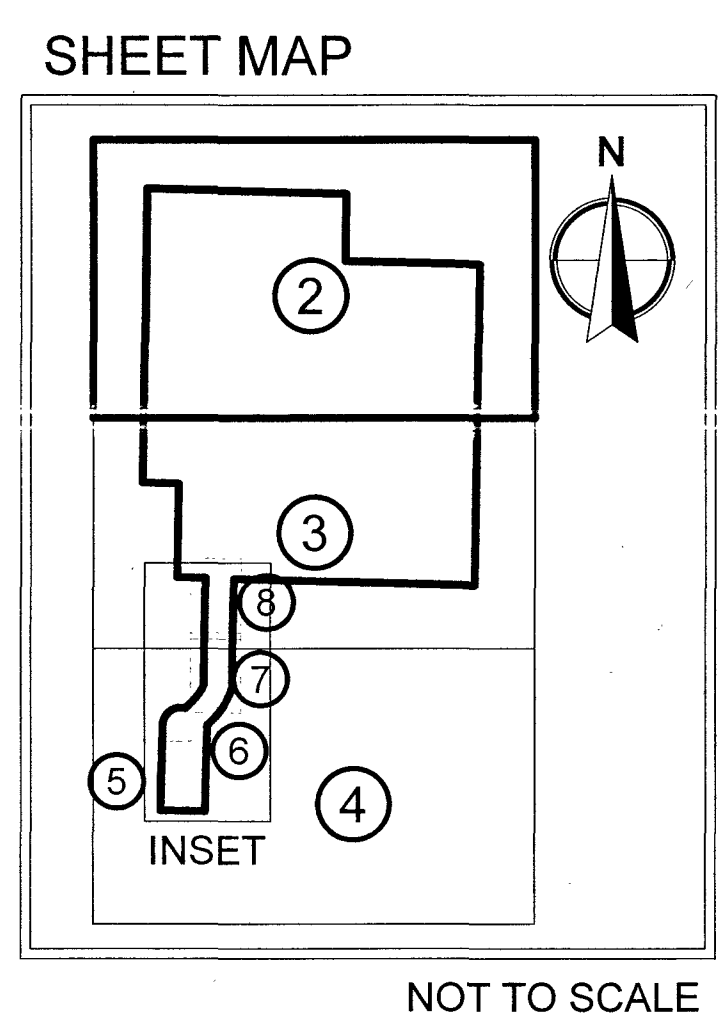
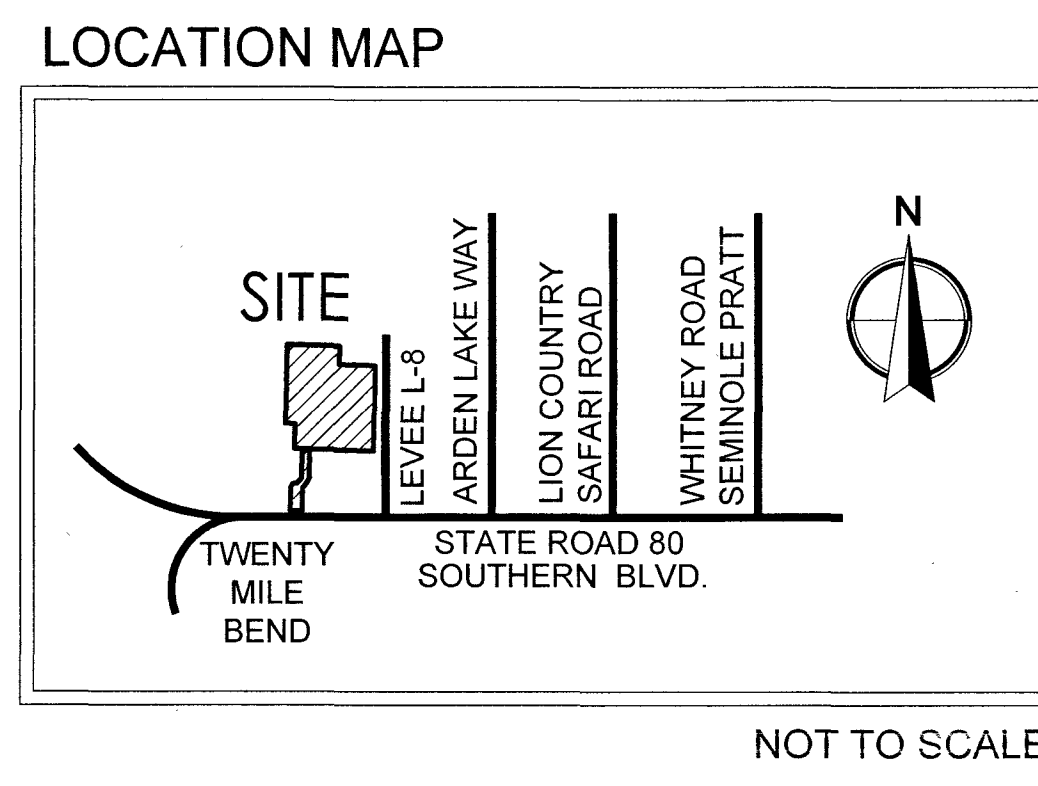
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# CENTRAL PARK COMMERCE CENTER MUPD

BEING A PORTION OF SECTIONS 29 & 32, TOWNSHIP 43S, RANGE 40E  
PALM BEACH COUNTY, FLORIDA



SITE DATA	
CONTROL NAME	CENTRAL PARK COMMERCE CENTER MUPD
CONTROL NUMBER	2015-00085

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PBA HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CENTRAL PARK COMMERCE CENTER MUPD, BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 40 EAST; WHICH IS THE SAME AS THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE NORTH 88°20'18" WEST 918.66' ALONG THE SOUTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE SOUTH 00°57'24" WEST 1759.20 FEET TO A POINT; THENCE NORTH 88°23'35" WEST 1661.30 FEET TO A POINT; THENCE SOUTH 00°56'55" WEST 747.16 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 32 TO A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE 323.00 FEET WITH A CENTRAL ANGLE OF 31°38'07" AND RADIUS OF 585.00 FEET BEARING NORTH 72°14'09" WEST TO A NON-TANGENT POINT; THENCE SOUTH 01°31'46" WEST 599.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 PER SECTION 93120-2515; THENCE NORTH 88°28'42" WEST 308.38 FEET ALONG SAID STATE ROAD NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE NORTH 01°31'46" EAST 589.82 FEET TO THE BEGINNING OR A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE 224.90 FEET WITH A CENTRAL ANGLE OF 103°05'12" AND RADIUS OF 125.00 FEET TO A NON-TANGENT POINT; THENCE NORTH 45°55'57" EAST 64.02 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE 142.67 FEET WITH A CENTRAL ANGLE OF 20°41'41" AND RADIUS OF 395.00 FEET BEARING NORTH 44°03'18" WEST TO A NON-TANGENT POINT; THENCE NORTH 00°56'55" EAST 742.78 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 32 TO A POINT; THENCE NORTH 88°23'35" WEST 198.48 FEET TO A POINT; THENCE NORTH 00°56'55" EAST 650.00 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 32 TO A POINT; THENCE NORTH 88°23'35" WEST 247.05 FEET TO A POINT; THENCE NORTH 00°56'55" EAST 1111.41 FEET ALONG THE EAST LINE OF HAUL ROAD WHICH IS PARALLEL WITH THE WEST LINE OF SAID SECTION 32; THENCE NORTH 00°49'13" EAST 930.70 FEET CONTINUING ALONG THE EAST LINE OF SAID HAUL ROAD WHICH IS PARALLEL WITH THE WEST LINE OF SAID SECTION 29 TO A POINT; THENCE SOUTH 88°27'45" EAST 1376.21 FEET TO A POINT; THENCE SOUTH 00°57'24" WEST 467.02 FEET TO A POINT; THENCE SOUTH 88°27'45" EAST 933.05 FEET TO A POINT; THENCE SOUTH 00°57'24" WEST 468.66 FEET TO THE POINT OF BEGINNING

CONTAINING IN ALL 138.32 ACRES MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. TRACT B, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER, PBA HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PBA HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT WM-1 (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE LAKE MAINTENANCE ACCESS EASEMENTS (LMAE), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. TRACTS OS-1 THROUGH OS-5, (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACT R/W, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

9. BUFFER EASEMENTS (BE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY PBA HOLDINGS, INC., TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "ASSOCIATION"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE ASSOCIATION UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

11. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS AND THE TRACTS FOR PRIVATE ROAD PURPOSES, 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 CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF January 2023.

WITNESS: [Signature] BRETT OLDFELD (PRINT NAME)  
WITNESS: [Signature] JAMES W. RICHIE (PRINT NAME)  
PBA HOLDINGS, INC. A FLORIDA CORPORATION  
BY: [Signature] ENRIQUE A. TOMEU, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21 DAY OF January 2023, BY ENRIQUE A. TOMEU AS PRESIDENT FOR PBA HOLDINGS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF January 2023.  
MY COMMISSION EXPIRES: April 19, 2025 (DATE)  
BY: [Signature] ALICIA JOSEPH (PRINT NAME)  
COMMISSION NUMBER: HH118672

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 21 DAY OF February 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: [Signature] DAVID L. RICKS, P.E. COUNTY ENGINEER

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF January 2023.

WITNESS: [Signature] BRETT OLDFELD (PRINT NAME)  
WITNESS: [Signature] JAMES W. RICHIE (PRINT NAME)  
BY: [Signature] ENRIQUE A. TOMEU, PRESIDENT  
CENTRAL PARK COMMERCE CENTER MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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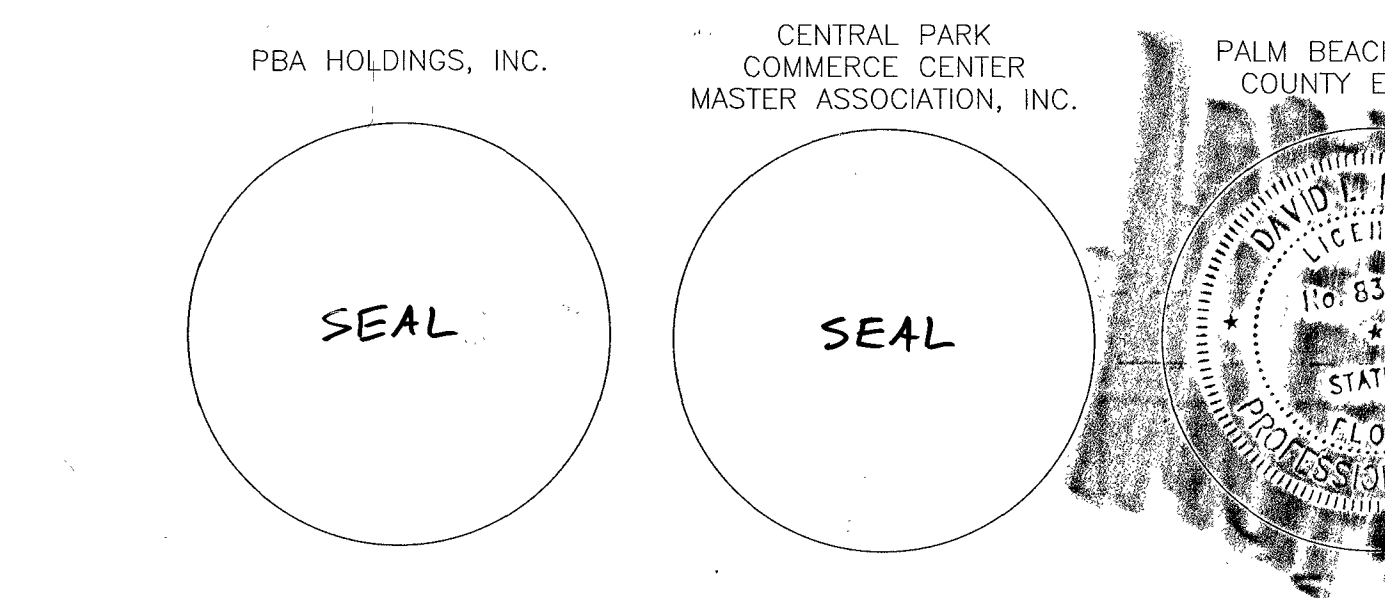
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF January 2023.  
MY COMMISSION EXPIRES: April 19, 2025 (DATE)  
BY: [Signature] ALICIA JOSEPH (PRINT NAME)  
COMMISSION NUMBER: HH118672

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MARK H. DAHLMEIER, 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 PBA HOLDINGS, INC., A FLORIDA 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.

DATE: 01/09/2023  
BY: [Signature] MARK H. DAHLMEIER ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORIDA BAR NO. 366950



### SURVEYOR NOTES

- 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 BEARINGS SHOWN UPON THIS SURVEY ARE GRID BEARINGS BASED UPON THE NORTH AMERICAN DATUM (NAD) 1983 (1990 ADJUSTMENT) USING THE NORTH LINE OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BEING NORTH 88°20'18" WEST AS PUBLISHED BY PALM BEACH COUNTY SURVEY DIVISION.
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. SCALE FACTOR = 0.99998948 GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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.
- NO BUILDING 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 50% ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHT-OF-WAYS WHICH AFFECT THE PROPERTY, ARE BLANKET IN NATURE AND CANNOT BE PLOTTED: SUBJECT TO ACCESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12795, PAGE 1-33.

### SURVEYOR & MAPPER 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 THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

THIS 21 DAY OF January 2023  
[Signature] JIM SULLIVAN  
SULLIVAN, P.S.M.  
LICENSE NO. LS6889  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN  
  
2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CFN 20230057378 PL BK 135 PG 101