2649 ELECTRONICS WAY

BEING A REPLAT OF LOTS 44, 45 AND 46 AND ALL OF 27TH STREET, AUSTRALIAN PARK, A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 28, PAGES 4, 5 AND 6 AND ALSO LYING IN A PORTION OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY & 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LANDS SHOWN HEREON AS 2649 ELECTRONICS WAY BEING A REPLAT OF LOTS 44, 45 AND 46 AND ALL OF 27TH STREET. AUSTRALIAN PARK. A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 28, PAGES 4, 5 AND 6 AND ALSO LYING IN A PORTION OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

LOTS 44, 45 AND 46 AND ALL OF 27TH STREET, AUSTRALIAN PARK, A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 28, PAGES 4, 5, AND 6.

AREA= 1.958 ACRES MORE OR LESS.

RESERVATION

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

1. PARCEL 1, AS SHOWN HEREON IS HEREBY RESERVED BY 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH,

2. PARCEL 2, AS SHOWN HEREON IS HEREBY RESERVED BY 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

CORPORATE DEDICATION - 2649 ELECTRONICS WAY, LLC

IN WITNESS WHEREOF, 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 254 DAY OF May, 2023.

2649 ELECTRONICS WAY, LLC. A FLORIDA LIMITED LIABILITY COMPANY

BYRichard E. Linn

PRINT NAME: M Crowley

WITNESS: M Crowley

PRINT NAME. J. VISCOME

ACKNOWLEDGMENT - 2649 ELECTRONICS WAY, LLC

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR

ONLINE NOTARIZATION, THIS ASA DAY OF May , 2023, BY RICHARD LINN AS MANAGER OF 2649 ELECTRONICS WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED ______ AS IDENTIFICATION.

MY COMMISSION EXPIRES: June 4, 2024

Patricia Madine A Patricia Nadine Costigan (PRINTED NAME) - NOTARY PUBLIC

CORPORATE DEDICATION - 2700 ELECTRONICS PROPERTIES, LLC IN WITNESS WHEREOF, 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 252 DAY OF May , 2023.

2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: DALE HEDRICK, MANAGER

ACKNOWLEDGMENT - 2700 ELECTRONICS PROPERTIES, LLC STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ASK DAY OF May, 2023, BY DALE HEDRICK AS M ____, 2023, BY DALE HEDRICK AS MANAGER OF 2700 ELECTRONICS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _______ AS IDENTIFICATION.

SEAL

MY COMMISSION EXPIRES: June 4, 2024

COUNTY OF PALM BEACH



Petricia / ladine to (PRINTED NAME) - NOTARY PUBLIC TITLE CERTIFICATION

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I. HARVEY E. OYER III. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PROPERTY IS VESTED IN 2649 ELECTRONICS WAY, LLC. A FLORIDA LIMITED LIABILITY COMPANY AND 2700 ELECTRONICS PROPERTIES, LLC. A FLORIDA LIMITED LIABILITY COMPANY 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

MORTGAGEE'S CONSENT COUNTY OF: Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34074, PAGE 1841, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 255 DAY OF May , 2023.

WITNESS: MCrowley
PRINT NAME: M Crowley WITNESS J. Viscome KARL H. WATSON, AS TRUSTEE OF THE KARL H. WATSON

ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT

STATE OF: Florida
COUNTY OF: Palm Black

MY COMMISSION EXPIRES: June 4, 2024 COMMISSION NUMBER: GG 954561 Paturia Medine A

Patricia Nadine Costigan (PRINTED NAME) - NOTARY PUBLIC

Notary Purse State of Florida Period Moore, Land In My 20-0 or over CD SSRIET TANKERS GENERAL CO.

MORTGAGEE'S CONSENT STATE OF: Florida COUNTY OF: Falm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT 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 THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33875, PAGE 330, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 254 DAY OF **May**, 2023.

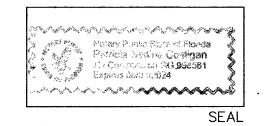
WITNESS: MCrowley
PRINT NAME: MCrawley WITNESS VISCOME
PRINT NAME: J. VISCOME

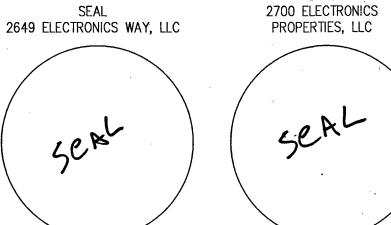
ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT STATE OF: Florida COUNTY OF: Falm Beach

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF May
BY Viakout 6. Burthout AS ______ OF _____

MY COMMISSION EXPIRES: June 4, 2024
COMMISSION NUMBER: 66956541 Vatucia Medica Patricia Nadine Costigan

(PRINTED NAME) - NOTARY PUBL







CITY OF WEST PALM BEACH APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE

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

ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER THAT

TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S)

THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA

STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT

FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT

STATE OF: FLORIDA

COUNTY OF: PALM BEACH

OF WEST PARM REACH, FLORIDA.

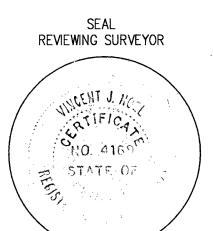
MONUMENTS AT THE CORNERS.

FLORIDA CERTIFICATE NO. 4169

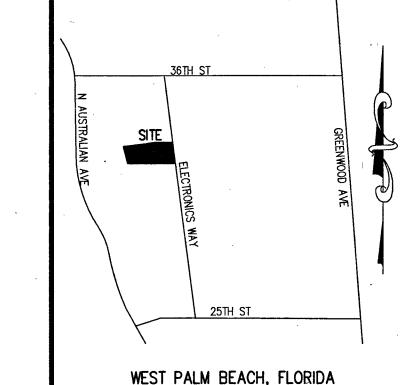
PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 4938

SURVEYOR AND MAPPER'S CERTIFICATE



C. ANDRE RAYMAN PROFESSIONAL SURVEYOR AND MAPPER 4000 STATE CF Erouis;



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10: 25 A.M. THIS 13th DAY OF ULY
2023 AND DULY RECORDED
IN PLAT BOOK NO. 136 ON PAGE(S) 28- 29 JOSEPH ABRUZZO, CLERK AND CIRCUIT COURT & COMPTROLLER

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PRM LB#6603

SURVEYORS NOTES

2. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF S03'38'48"E ALONG THE CENTERLINE OF ELECTRONICS WAY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

LOCATION MAP

3. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

4. 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.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

6. RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.

7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING

AREA TABULATION PARCEL 1 0.532 ACRES PARCEL 2 1.426 ACRES

TOTAL 1.958 ACRES

LEGEND

SET 4" X 4" CONCRETE MONUMENT SET NAIL & DISC STAMPED "PRM" AR¢ LENGTH DELTA ANGLE LICENSED BUSINESS PERMANENT REFERENCE MONUMENT DRAINAGE EASEMENT UTILITY EASEMENT MAINTENANCE EASEMENT PLAT BOOK

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

2649 ELECTRONICS WAY



| A Higher Standard of Excellence Cange Control ENGINEERS - SURVEYORS - GIS MAPPERS GIOUP INC. | DATE | 5/12/2023 |
|--|--------------|-----------|
| | SCALE | N/A |
| | CAD FILE | 20169.01 |
| | SDSK PROJECT | 20169.01 |
| 1280 N. CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409 PH (561)655-1151 • FAX (561)832-9390 WWW.ENGENUITYGROUP.COM | DRAWN | JCM |
| | CHECKED | CAR |
| | | |

DATE

20169.01.05