

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:02 P.M.  
THIS 23 DAY OF October  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK 138 ON  
PAGES 81 THROUGH 82  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

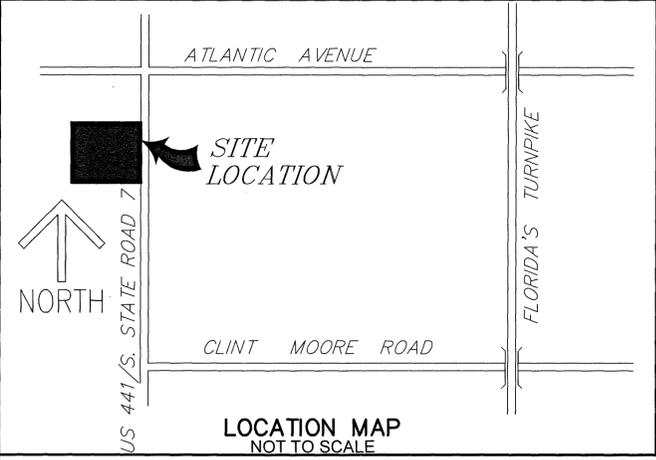
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



# EJKJ INDUSTRIAL MUPD

A REPLAT OF A PORTION OF TRACT 14, BLOCK 67 TOGETHER WITH THE NORTH 15 FEET OF THAT 30-FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 14 AND 15, BLOCK 67, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT EJKJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS EJKJ INDUSTRIAL MUPD, A REPLAT OF A PORTION OF TRACT 14, BLOCK 67 TOGETHER WITH THE NORTH 15 FEET OF THAT 30-FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 14 AND 15, BLOCK 67, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN THENCE SOUTH 88°51'16" WEST ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 6.77 FEET; THENCE SOUTH 01°18'44" EAST, A DISTANCE OF 2.58 FEET; THENCE SOUTH 00°39'54" EAST, A DISTANCE OF 1414.74 FEET; THENCE SOUTH 89°09'38" WEST, A DISTANCE OF 74.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14, BLOCK 67; THENCE SOUTH 89°35'18" WEST ALONG THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 162.12 FEET TO THE POINT OF BEGINNING AND TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441) AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 10678, PAGE 1621, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°34'56" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°35'18" WEST, A DISTANCE OF 521.99 FEET; THENCE NORTH 00°49'56" WEST ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT 14 AND THE WEST LINE OF SAID TRACT 14, A DISTANCE OF 674.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT 14; THENCE NORTH 89°35'18" EAST ALONG THE NORTH LINE OF SAID TRACT 14, A DISTANCE OF 524.94 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441); THENCE SOUTH 00°34'56" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 659.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 353,310 SQUARE FEET/8.1109 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 EJKJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EJKJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### WATER MANAGEMENT TRACTS

TRACTS W1, W2, W3 AND W4, AS SHOWN HEREON ARE HEREBY RESERVED FOR EJKJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EJKJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC AND PRIVATE STREETS, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENTS 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5<sup>th</sup> DAY OF August, 2024.

EJKJ DEVELOPMENT LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: EJKJ MANAGEMENT LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER  
BY: *[Signature]*  
EDWARD P. JACKSON  
AUTHORIZED MEMBER

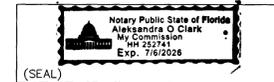
WITNESS: *[Signature]*  
PRINT NAME: Ryan Licata  
WITNESS: *[Signature]*  
PRINT NAME: Jason Clark



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH *[Signature]*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 5<sup>th</sup> DAY OF August, 2024, BY EDWARD P. JACKSON THE AUTHORIZED MEMBER OF EJKJ MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY MANAGER OF EJKJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
Alexandra O. Clark  
PRINT NAME  
MY COMMISSION EXPIRES: 7-6-26  
COMMISSION NUMBER: HH 252741

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DONALD M. ALLISON, 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 EJKJ DEVELOPMENT 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 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: August 7, 2024  
*[Signature]*  
DONALD M. ALLISON  
ATTORNEY AT LAW  
LICENSED IN FLORIDA  
263958

### 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 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 SOUTH 00°43'34" EAST ALONG THE EAST LINE OF SECTION 24 TOWNSHIP 46 SOUTH, RANGE 41 EAST AS PUBLISHED BY PALM BEACH COUNTY SURVEY SECTION, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 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.
- WEST PENN: NOTE THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE CL-94-0011668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

### 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 23 DAY OF October, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
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) 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: 8-8-2024  
*[Signature]*  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

