

# SOUTH ROAD OFFICE MUPD

BEING A REPLAT OF PARCEL B, SOUTH ROAD/441, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATIONS:

**KNOW ALL MEN BY THESE PRESENTS**, THAT 5165 HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SOUTH ROAD OFFICE MUPD, BEING A REPLAT OF PARCEL B, SOUTH ROAD/441, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B, SOUTH ROAD/441, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**CONTAINING:** 4.36 ACRES, OR 189,889 SQUARE FEET, MORE OR LESS

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

**TRACT A**, AS SHOWN HEREON, IS HEREBY RESERVED FOR 5165 HOMELAND PLAZA, 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 5165 HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**TRACT D**, AS SHOWN HEREON, IS HEREBY RESERVED FOR 5165 HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, 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.

**IN WITNESS WHEREOF**, THE ABOVE-NAMED 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 10 DAY OF September, 2024.

5165 HOMELAND PLAZA, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): Todd Rolfe  
PRINT NAME: Todd Rolfe

WITNESS (2): Tari Boldin  
PRINT NAME: Tari Boldin

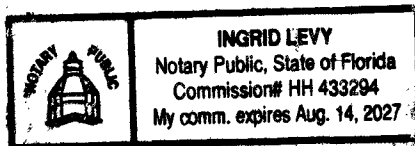
## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10 DAY OF Sept, 2024, BY JASON GORSACK, AS MANAGER FOR 5165 HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES Aug 14, 2027

SIGNATURE Ingrid Levy  
(PRINTED NAME) - NOTARY PUBLIC



## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Scott W. Hoffman, 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 5165 HOMELAND PLAZA, 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 SUBDIVISION DEPICTED BY THIS PLAT.

DATE: November 1, 2024

BY: Scott W. Hoffman  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 164860

## MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida  
COUNTY OF Palm Beach

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 RECORD BOOK 34428 AT PAGE 1443, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

**IN WITNESS WHEREOF**, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF September, 2024.

TRUIST BANK,  
A NORTH CAROLINA BANKING CORPORATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: W. Dale Kahle  
PRINTED NAME-TITLE: W. DALE KAHLE  
SR VICE PRESIDENT

WITNESS (1): Todd Rolfe  
PRINT NAME: Todd Rolfe

WITNESS (2): Melanie Miller  
PRINT NAME: Melanie Miller

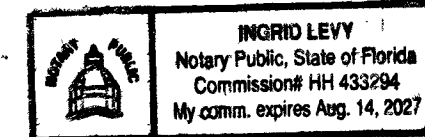
## ACKNOWLEDGEMENT:

STATE OF Florida  
COUNTY OF Palm Beach County

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10 DAY OF Sept, 2024, BY W. Dale Kahle, AS Senior VICE PRESIDENT, FOR TRUIST BANK, A NORTH CAROLINA BANKING CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES Aug 14, 2027

SIGNATURE Ingrid Levy  
(PRINTED NAME) - NOTARY PUBLIC



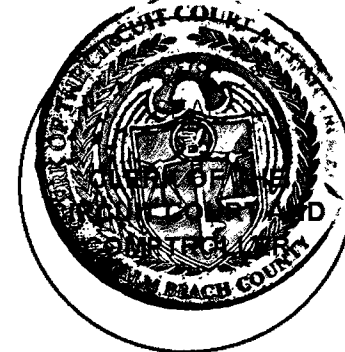
## COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF DECEMBER, 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: David L. Ricks  
DAVID L. RICKS, P.E. - COUNTY ENGINEER



**SITE DATA:**  
Control No. 2003-00036



## SURVEYOR & MAPPER'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NAD 83 (1990 ADJUSTMENT) STATE PLANE GRID BEARING OF S86°17'23"E ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINT "HOMELAND" AND THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NAD 83 (1990 ADJUSTMENT)".
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000018534 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)
- THE LAND SHOWN HEREON IS SUBJECT TO A BLANKET EASEMENT PER THE DECLARATION OF ARCHITECTURAL CONSISTENCY, UNITY OF CONTROL AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17754, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE LAND SHOWN HEREON IS SUBJECT TO A DRAINAGE AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14093, PAGE 1866, AND OFFICIAL RECORDS BOOK 19786, PAGE 1585, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOT INCLUSIVE OF THE NORTH 208.91 OF THE EAST 50.76 FEET OF SAID LAND AND AS FURTHER DESIGNATED ON SHEET 2 OF THIS PLAT.

## PREPARING SURVEYOR & MAPPER'S STATEMENT

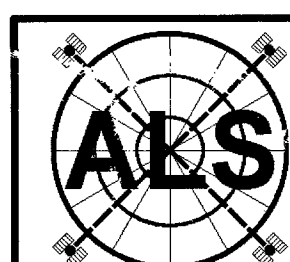
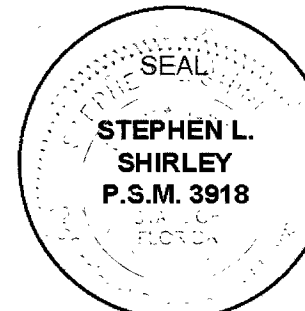
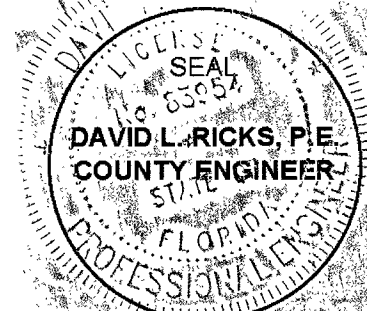
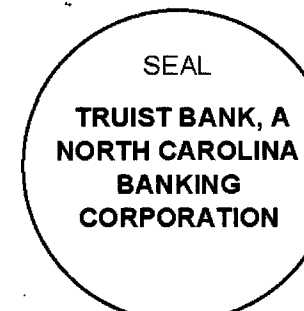
THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 3200 SUMMIT BLVD #19717, WEST PALM BEACH, FL 33416

## 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."), AND MONUMENTS 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: 08/07/2024

Stephen L. Shirley  
STEPHEN L. SHIRLEY, P.S.M.  
LICENSE NO. LS3918  
STATE OF FLORIDA



**ASSOCIATED LAND SURVEYORS, INC.**  
3200 SUMMIT BLVD #19717  
WEST PALM BEACH, FL 33416  
PHONE: (561) 848-2102 FAX: (561) 844-9659  
LB NO. 7344 EMAIL: als@allsurvey.net