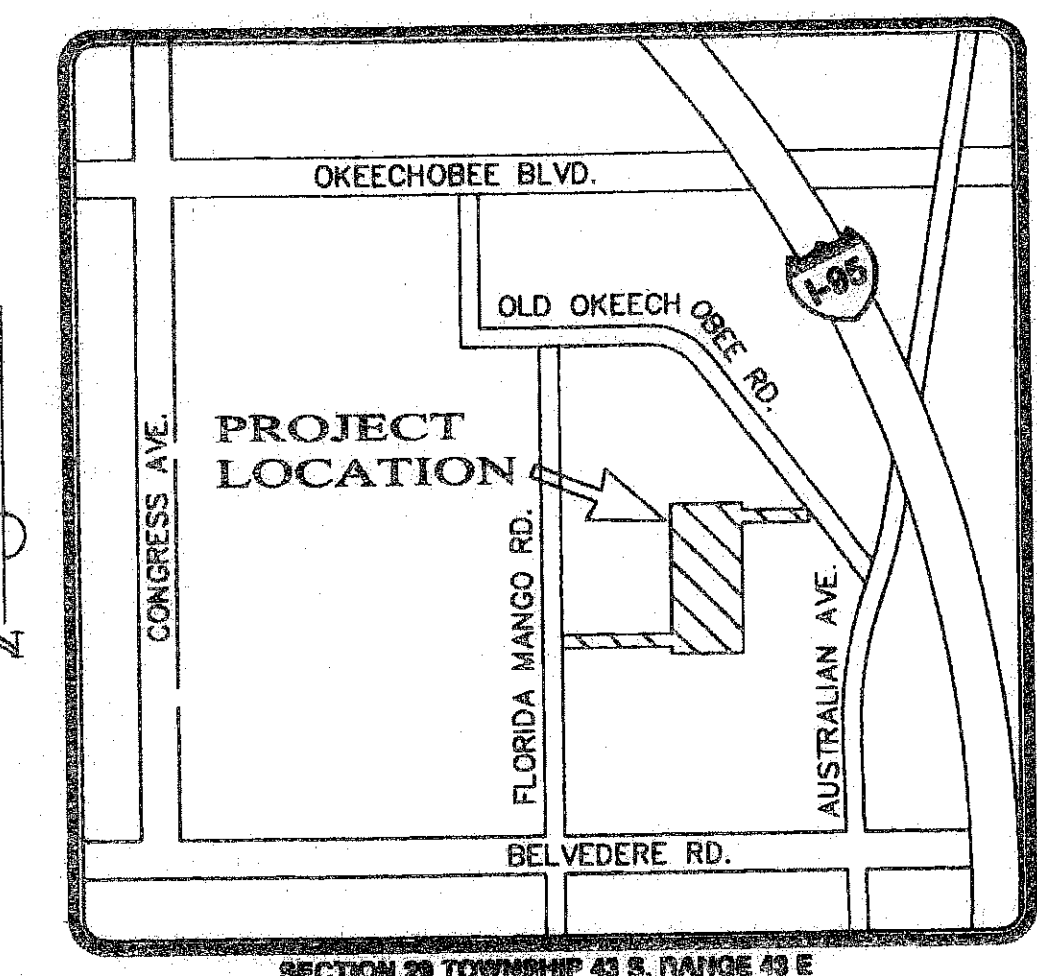


20090314898

# PALM BEACH ICE WORKS

LYING IN THE NORTHEAST QUARTER (NE 1/4)  
OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
APRIL 2009 SHEET 1 OF 3

00074-258



190  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 2:48 this 20  
day of Oct 2009,  
and duly recorded in Plat Book  
112 Pages 160 Through  
112  
SHARON R. BOCK  
Clerk & Comptroller  
By: [Signature]

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LLS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "PALM BEACH ICE WORKS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PER QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 23132, PAGE 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING 4112.04 FEET, MORE OR LESS, DUE NORTH, ALONG THE NORTH-SOUTH QUARTER SECTION LINE FROM THE QUARTER CORNER IN THE SOUTH LINE OF SAID SECTION 29; THENCE NORTH 89°22'57" EAST, A DISTANCE OF 40.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE DUE SOUTH, A DISTANCE OF 819.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'58" EAST, A DISTANCE OF 354.98 FEET; THENCE DUE NORTH, A DISTANCE OF 361.26 FEET; THENCE NORTH 89°22'57" EAST, A DISTANCE OF 426.42 FEET; THENCE SOUTH 0°12'35" EAST, A DISTANCE OF 492.70 FEET; THENCE SOUTH 89°26'58" WEST, A DISTANCE OF 428.20 FEET; THENCE DUE NORTH, A DISTANCE OF 81.0 FEET; THENCE SOUTH 89°26'58" WEST, A DISTANCE OF 554.98 FEET; THENCE DUE NORTH, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING.

AND ALL THAT CERTAIN PLOT OR PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEING AND DESCRIBED AS FOLLOWS:

BEGINNING 50 FEET NORTHERLY ALONG THE CENTER LINE OF OKEECHOBEE ROAD, OF THE WEYBRECHT TRACK AS RECORDED IN DEED BOOK 205, PAGE 537, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

THENCE RUN WESTERLY PARALLEL TO THE NORTH LINE OF SAID SECTION A DISTANCE OF 363 FEET MORE OR LESS TO THE CENTER OF THE DITCH LOCATED AT THIS POINT; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID DITCH A DISTANCE OF 20 FEET; THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID SECTION TO THE CENTER LINE OF OKEECHOBEE ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF OKEECHOBEE ROAD TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.1525 ACRES (EXCLUDING 25 FEET, HALF RIGHT OF WAY FOR OKEECHOBEE ROAD).

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS, AND TAXES FOR THE CURRENT YEAR.

LESS AND EXCEPT THE FOLLOWING PARCELS:

(i) 0.001 ACRES.

COMMENCING AT THE NORTHEAST CORNER OF THE P.W. WEYBRECHT PARCEL RECORDED IN DEED BOOK 205, PAGE 537, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 19°41'16" WEST (STATE PLANE GRID BEARING DATUM) ALONG THE CENTER LINE OF OLD OKEECHOBEE ROAD, 50.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 84; THENCE NORTH 88°45'36" WEST ALONG THE SOUTH LINE OF LOT 84, A DISTANCE OF 363.59 FEET TO THE SOUTHWEST CORNER OF LOT 84; THENCE NORTH 02°01'00" EAST ALONG THE WEST LINE OF LOT 84, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE NORTH 02°01'00" EAST ALONG THE WEST LINE OF LOT 84, A DISTANCE OF 20.09 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3967, PAGE 1168, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING SHOWN AND DESCRIBED ON A SURVEY PREPARED BY JAMES D. CARLTON, INC., DATED JULY 27, 1979, JOB NO. 3-81-703; THENCE SOUTH 88°41'18" EAST ALONG SAID NORTH LINE, 2.42 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 01°43'10" WEST ALONG THE EAST LINE OF SAID PARCEL, 20.09 FEET TO A POINT ON A LINE THAT IS 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 84; THENCE NORTH 88°45'36" WEST ALONG SAID PARALLEL LINE, 2.52 FOOT TO THE POINT OF BEGINNING.

(ii) 0.028 ACRES.

COMMENCING AT THE NORTHEAST CORNER OF THE P.W. WEYBRECHT PARCEL RECORDED IN DEED BOOK 205, PAGE 537, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 19°41'16" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE CENTER LINE OF OLD OKEECHOBEE ROAD, 50.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 85; THENCE NORTH 88°45'36" WEST ALONG THE NORTH LINE OF LOT 85, A DISTANCE OF 363.59 FEET TO THE NORTHWEST CORNER OF LOT 85, BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE SOUTH 02°01'00" WEST ALONG THE WEST LINE OF LOTS 85 AND 86, A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF LOT 86; THENCE SOUTH 88°45'36" EAST ALONG THE SOUTH LINE OF LOT 86, A DISTANCE OF 4.44 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3967, PAGE 1168, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING SHOWN AND DESCRIBED OF A SURVEY PREPARED BY JAMES D. CARLTON, INC., DATED JULY 27, 1979, JOB NO. 3-81-703; THENCE NORTH 01°43'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 349.98 FEET, TO THE NORTH LINE OF LOT 85; THENCE NORTH 88°45'36" WEST, ALONG SAID NORTH LINE, 2.63 FEET TO THE POINT OF BEGINNING.

(iii) 0.011 ACRES.

COMMENCING AT THE NORTHEAST CORNER OF THE P.W. WEYBRECHT PARCEL RECORDED IN DEED BOOK 205, PAGE 537, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 19°41'16" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE CENTER LINE OF OLD OKEECHOBEE ROAD, 50.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 87; THENCE NORTH 88°45'36" WEST ALONG THE NORTH LINE OF LOT 87, A DISTANCE OF 363.59 FEET TO THE NORTHWEST CORNER OF LOT 87; THENCE SOUTH 02°01'00" WEST ALONG THE WEST LINE OF LOTS 87 AND 88, A DISTANCE OF 350.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 87, BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE CONTINUE SOUTH 02°01'00" WEST ALONG THE WEST LINE OF LOT 87, A DISTANCE OF 102.63 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3967, PAGE 1168, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING SHOWN AND DESCRIBED ON A SURVEY PREPARED BY JAMES D. CARLTON, INC., DATED JULY 27, 1979, JOB NO. 3-81-703; THENCE SOUTH 88°37'39" EAST ALONG SAID SOUTH LINE, 4.97 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 01°43'10" EAST ALONG THE EAST LINE OF SAID PARCEL, 102.63 FEET TO THE NORTH LINE OF LOT 87; THENCE NORTH 88°45'36" WEST ALONG SAID NORTH LINE, 4.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 243,033 SQUARE FEET (5.579 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
NONE

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ATTESTED BY ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2009.

BY: LLS HOLDINGS, LLC,  
A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA  
WITNESS: [Signature] BY: [Signature]  
WITNESS: [Signature] BY: Lori Alf  
(PRINTED NAME) (TITLE)  
WITNESS: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ (PRINTED NAME) (TITLE)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Lori Alf WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF LLS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE [SHE] AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS 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 22<sup>ND</sup> DAY OF SEPTEMBER, 2009  
MY COMMISSION EXPIRES: 2/22/2010  
DD504094  
COMMISSION NUMBER  
[Signature]  
NOTARY PUBLIC  
BARBARA W. LOUCKS  
(PRINTED NAME)  
(SEAL)

### SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF FLORIDA MANGO ROAD (ALSO BEING THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 29-43-43), AS MONUMENTED AND ASSUMED TO BEAR NORTH 01°35'44" EAST.
2. (C) - DENOTES PERMANENT REFERENCE MONUMENT (PRM LB. NO. 6880) UNLESS OTHERWISE NOTED
3. \* - DENOTES PERMANENT CONTROL POINT (P.C.P. LB. NO. 6880) UNLESS OTHERWISE NOTED
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
6. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE STATED.
7. PLAT POSITION AND ORIENTATION:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT  
C. ZONE = FLORIDA EAST ZONE  
D. LINEAR UNIT = U.S. SURVEY FOOT  
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
F. ALL DISTANCES SHOWN ARE GROUND DISTANCES.  
G. SCALE FACTOR = 1.0000446  
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
I. PLAT TO GRID ORIENTATION 00°24'36" COUNTERCLOCKWISE

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.

THIS INSTRUMENT WAS PREPARED BY MILLER / LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Roger C. Stanton, 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 LLS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND [THAT THERE ARE NO MORTGAGES OF RECORD]; [THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT].  
DATE: 9/16/2009 BY: [Signature]  
PRINT NAME: Roger C. Stanton  
ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 9066303

### SURVEYOR AND MAPPER CERTIFICATE

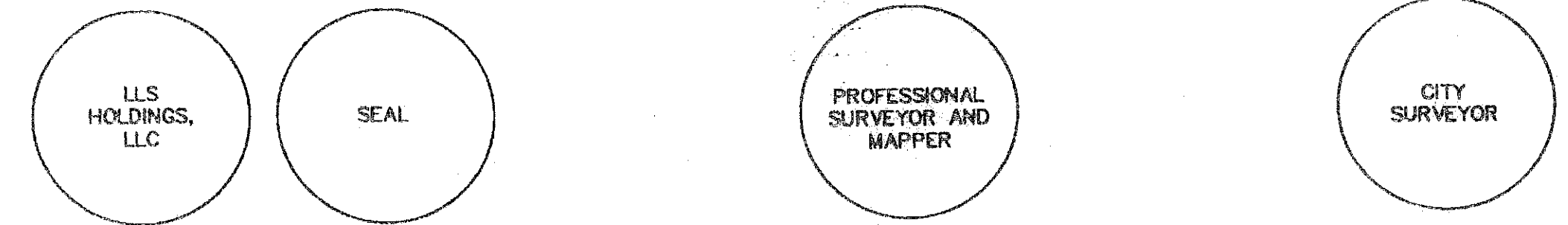
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SECTION 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 THE CITY OF WEST PALM BEACH, FLORIDA.  
DATE: 09-10-09  
[Signature]  
MARTIN P. ROSSI, P.S.M.  
LICENSE NO. 5857  
STATE OF FLORIDA  
MILLER LEGG & ASSOCIATES  
CERTIFICATE OF AUTHORIZATION LB NO. 6680

### CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA NOR THE VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP'S) AND MONUMENTS AT LOT CORNERS.  
THIS 30 DAY OF Sept, 2009  
BY: [Signature]  
WIMBET J. NOEL - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4169 STATE OF FLORIDA

### APPROVAL CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL EASEMENTS AS SHOWN ON THE UNDERLYING PLATS LOCATED WITHIN THE LIMITS OF THIS PLAT UNLESS NOTED OTHERWISE.  
BY: [Signature]  
LOIS J. FRANKEL - MAYOR  
APPROVED: [Signature] 2009  
CITY PLANNING BOARD  
BY: [Signature]  
ANGELA USHER - VICE-CHAIR



### SHEET INDEX:

TITLE PAGE SHEET 1 OF 3  
MAP SHEET 2-3 OF 3

**MILLER LEGG**  
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Certificate of Authorization: LB6880