

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "OKEECHOBEE STEAKHOUSE", BEING A REPLAT OF A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 2, "AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A, WEST GATE ESTATES NORTHERN SECTION", AS RECORDED IN PLAT BOOK 9, PAGE 20, AND LOTS 27 AND 28, BLOCK 7, AND LOTS 1 THROUGH 13 AND LOTS 31 THROUGH 37, BLOCK 8, "WEST GATE ESTATES (NORTHERN SECTION)", AS RECORDED IN PLAT BOOK 8, PAGE 38, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 'A': BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, "AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A, WEST GATE ESTATES NORTHERN SECTION"; THENCE N01°06'49"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 112.50 FEET; THENCE S88°53'11"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 103.78 FEET; THENCE S01°06'49"W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2, FOR A DISTANCE OF 112.50 FEET; THENCE N88°53'11"W ALONG THE SOUTH LINES OF SAID LOTS 1, 2, 3 AND 4, BLOCK 2, FOR A DISTANCE OF 103.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 'B': BEGINNING AT THE NORTH-WEST CORNER OF SAID LOT 27, BLOCK 7, "WEST GATE ESTATES (NORTHERN SECTION)"; THENCE S88°53'11"E ALONG THE NORTH LINES OF LOTS 27 AND 28, BLOCK 7, FOR A DISTANCE OF 50.00 FEET; THENCE S01°06'49"W ALONG THE EAST LINE OF SAID LOT 28, BLOCK 7, FOR A DISTANCE OF 115.00 FEET; THENCE N88°53'11"W ALONG THE SOUTH LINES OF SAID LOTS 27 AND 28, BLOCK 7, FOR A DISTANCE OF 50.00 FEET; THENCE N01°06'49"E ALONG THE WEST LINE OF SAID LOT 27, BLOCK 7, FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCELS 'C' AND 'D': BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 8, "WEST GATE ESTATES (NORTHERN SECTION)"; THENCE S88°53'11"E ALONG THE NORTH LINES OF SAID LOTS 1 THROUGH 13, BLOCK 8, FOR A DISTANCE OF 328.78 FEET; THENCE S01°06'49"W ALONG THE EAST LINE OF SAID LOT 13, BLOCK 8, FOR A DISTANCE OF 115.00 FEET; THENCE N88°53'11"W ALONG THE SOUTH LINES OF SAID LOTS 8 THROUGH 13, BLOCK 8, FOR A DISTANCE OF 150.00 FEET; THENCE S01°06'49"W ALONG THE EAST LINE OF SAID LOT 37, BLOCK 8, FOR A DISTANCE OF 115.00 FEET; THENCE N88°53'11"W ALONG THE SOUTH LINES OF SAID LOTS 31 THROUGH 37, BLOCK 8, FOR A DISTANCE OF 178.78 FEET; THENCE N01°06'49"E ALONG THE WEST LINES OF SAID LOTS 1 AND 31, BLOCK 8, FOR A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.74 ACRES, MORE OR LESS.

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

PARCELS 'A', 'B' AND 'C', AS SHOWN HEREON, ARE HEREBY RESERVED FOR OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE RIGHT OF WAY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PROTECTION OF INTERSECTION STOPPING SIGHT DISTANCE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OKEECHOBEE 2854, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PARCEL 'D', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THIS PLAT SHALL BE THE OBLIGATION OF OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 14th DAY OF AUGUST, 2014.

WITNESS: [Signature] OKEECHOBEE 2854, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: Curtis R. Lewis, CURTIS R. LEWIS, MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CURTIS R. LEWIS, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OKEECHOBEE 2854, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF August, 2014.

MY COMMISSION EXPIRES: 2/24/16

BY: [Signature] NOTARY PUBLIC DANIEL BLAINE TATUM COMMISSION NO. 141389

OKEECHOBEE STEAKHOUSE

A REPLAT OF A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 2, "AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A, WEST GATE ESTATES NORTHERN SECTION", AS RECORDED IN PLAT BOOK 9, PAGE 20, AND LOTS 27 AND 28, BLOCK 7, AND LOTS 1 THROUGH 13 AND LOTS 31 THROUGH 37, BLOCK 8, "WEST GATE ESTATES (NORTHERN SECTION)", AS RECORDED IN PLAT BOOK 8, PAGE 38, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, GARY BRANDENBURG, ESQ., 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 HAS BEEN PAID; AND THAT ALL 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: Aug 14th 2014 [Signature] GARY BRANDENBURG, ESQ. ATTORNEY AT LAW STATE OF FLORIDA FLORIDA BAR NO. 260096

MORTGAGEE'S 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 AS PARCEL 'A', 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 23249, AT PAGE 889 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF August, 2014.

WITNESS: [Signature] BB&T BANK A FLORIDA CORPORATION BY: Ken Galaska, Ken Galaska, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Ken Galaska, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BB&T BANK, A FLORIDA CORPORATION, ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 14th DAY OF August, 2014.

MY COMMISSION EXPIRES: January 2, 2017

BY: [Signature] NOTARY PUBLIC COMMISSION NO. FF135128

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 27th DAY OF August, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: [Signature] GEORGE T. WEBB, P.E., COUNTY ENGINEER

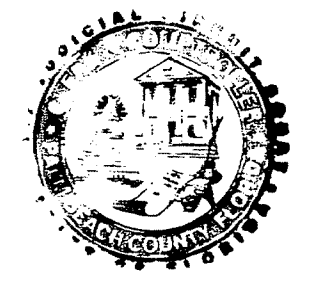
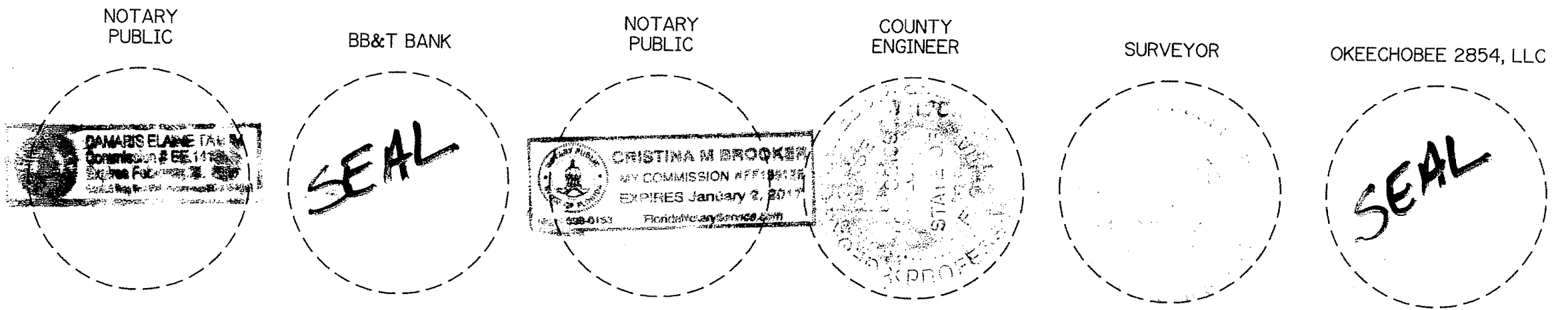
SITE DATA:

ZONING PETITION NO.: 2004-00788 & 74-33 NAME OF PLAT: OKEECHOBEE STEAKHOUSE TYPE OF PLAT: BOUNDARY PLAT (COMMERCIAL/INDUSTRIAL) TOTAL LAND AREA: 1.74 ACRES

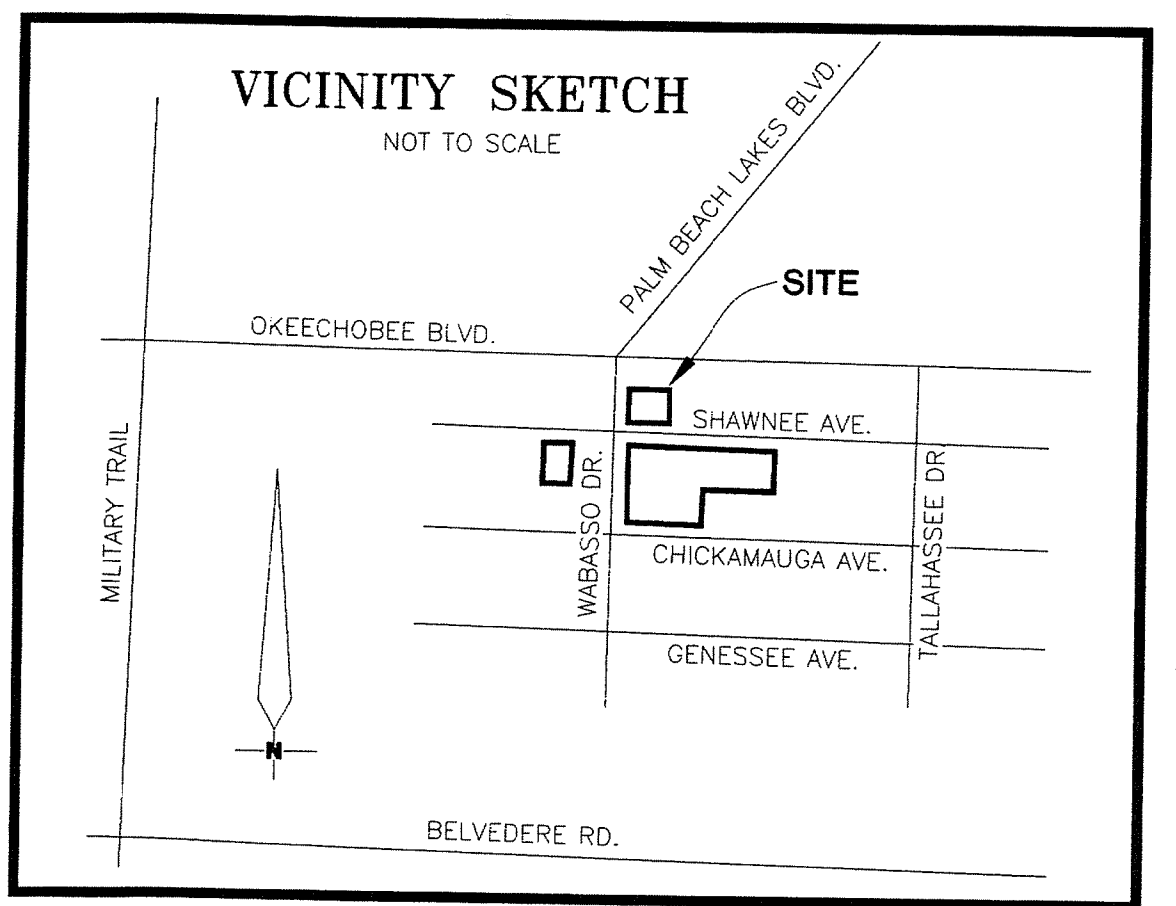
NOTICE:

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 PREPARED BY ROBERT A. BUGGEE PROFESSIONAL SURVEYOR & MAPPER. #3302 STATE OF FLORIDA IN THE OFFICES OF "THE SURVEYOR" 233 E. GATEWAY BOULEVARD BOYNTON BEACH, FLORIDA 33435 LICENSED BUSINESS # 7890



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:51 A.M. THIS 27th DAY OF August, 2014, AND DULY RECORDED IN PLAT BOOK NO. 119 ON PAGE 139-136. SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] D.C.



STATE PLANE DATA:

COORDINATES SHOWN ARE GRID DATUM. DATUM = NAD 83, 1990 ADJUSTMENT ZONE = EAST, TRANSVERSE MERCATOR PROJECTION LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE SCALE FACTOR = 1.00003954 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE STATE PLANE GRID NAD 83/90 ADJUSTMENT WITH THE CENTERLINE OF SHAWNEE AVENUE BEARING S88°53'11"E. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT, INCLUDING RIGHT OF WAY EASEMENTS, WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. LANDSCAPING ON UTILITY EASEMENTS SHALL REQUIRE THE APPROVAL OF ALL UTILITY COMPANIES OCCUPYING SAME. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY. 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.

SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS (P.C.P.'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.

BY: [Signature] DATE: 8/14/14 ROBERT A. BUGGEE PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 3302 STATE OF FLORIDA