

FEDERAL EXPRESS DISTRIBUTION FACILITY MUPD

A REPLAT OF "PROLOGIS PARK WEST PALM BEACH MUPD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

PULICE LAND SURVEYORS, INC.

PREPARED BY
CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778

LEGEND:

- P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS (4" X 4" X 24") CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED.
- P.C.P. DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED).
- DENOTES: SECTION CORNER
- DENOTES: QUARTER SECTION CORNER
- P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
- O.R.B. DENOTES: OFFICIAL RECORD BOOK

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 15:24H.
THIS 24 DAY OF October 2015
AND DULY RECORDED IN PLAT BOOK 120
AT PAGE 164-166
SHARON R. BOOK
CLERK & COMPTROLLER, PALM BEACH COUNTY
BY: [Signature]
DEPUTY CLERK

6127-002

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT Armand Navlt AS TRUSTEE, AND Paul Jasemko AS TRUSTEE, ON BEHALF OF THEMSELVES AND THE OTHER TRUSTEES (COLLECTIVELY, THE "TRUSTEES") OF THE TRUST FUND KNOWN AS THE PALM BEACH COUNTY FIREFIGHTERS EMPLOYEE BENEFITS FUND, AS CURRENTLY GOVERNED BY THAT CERTAIN AGREEMENT AND DECLARATION OF TRUST DATED EFFECTIVE OCTOBER 10, 1984, AS SUBSEQUENTLY AMENDED AND RESTATED EFFECTIVE JUNE 1, 1993; JULY 1, 2004; AND MARCH 1, 2012, AS AMENDED EFFECTIVE AUGUST 24, 2014 (THE "TRUST"), AND SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS FEDERAL EXPRESS DISTRIBUTION FACILITY MUPD, BEING A REPLAT OF "PROLOGIS PARK WEST PALM BEACH MUPD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF "PROLOGIS PARK WEST PALM BEACH MUPD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,185,995 SQUARE FEET (27.2267 ACRES), MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF THE TRUSTEES OF THE TRUST FUND KNOWN AS THE PALM BEACH COUNTY FIREFIGHTERS EMPLOYEE BENEFITS FUND, AS CURRENTLY GOVERNED BY THAT CERTAIN AGREEMENT AND DECLARATION OF TRUST DATED EFFECTIVE OCTOBER 10, 1984, AS SUBSEQUENTLY AMENDED AND RESTATED EFFECTIVE JUNE 1, 1993; JULY 1, 2004; AND MARCH 1, 2012, AS AMENDED EFFECTIVE AUGUST 24, 2014, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRUSTEES OF THE TRUST FUND KNOWN AS THE PALM BEACH COUNTY FIREFIGHTERS EMPLOYEE BENEFITS FUND, AS CURRENTLY GOVERNED BY THAT CERTAIN AGREEMENT AND DECLARATION OF TRUST DATED EFFECTIVE OCTOBER 10, 1984, AS SUBSEQUENTLY AMENDED AND RESTATED EFFECTIVE JUNE 1, 1993; JULY 1, 2004; AND MARCH 1, 2012, AS AMENDED EFFECTIVE AUGUST 24, 2014, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY RESERVED FOR WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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 FACILITIES.

THE 5' 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.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE MASS TRANSIT EASEMENT (PALM TRAN) AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USES INCLUDE BUT ARE NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES. AT WHICH TIME THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS, UPON THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED TRUSTEES OF THE TRUST HAVE CAUSED THESE PRESENTS TO BE SIGNED BY Armand Navlt AS TRUSTEE, AND Paul Jasemko AS TRUSTEE, ON BEHALF OF THEMSELVES AND THE OTHER TRUSTEES OF THE TRUST THIS 16 DAY OF July, 2015.

Armand Navlt, AS TRUSTEE, AND Paul Jasemko AS TRUSTEE, ON BEHALF OF THEMSELVES AND THE OTHER TRUSTEES OF THE TRUST FUND KNOWN AS THE PALM BEACH COUNTY FIREFIGHTERS EMPLOYEE BENEFITS FUND, AS CURRENTLY GOVERNED BY THAT CERTAIN AGREEMENT AND DECLARATION OF TRUST DATED EFFECTIVE OCTOBER 10, 1984, AS SUBSEQUENTLY AMENDED AND RESTATED EFFECTIVE JUNE 1, 1993; JULY 1, 2004; AND MARCH 1, 2012, AS AMENDED EFFECTIVE AUGUST 24, 2014.

WITNESS: [Signature] BY: [Signature] WITNESS: [Signature] BY: [Signature]
PRINT NAME: John Villa PRINT NAME: Armand Navlt PRINT NAME: John Villa PRINT NAME: Paul Jasemko
TITLE: TRUSTEE TITLE: TRUSTEE TITLE: TRUSTEE TITLE: TRUSTEE
PRINT NAME: Michael Gregorov PRINT NAME: Michael Gregorov

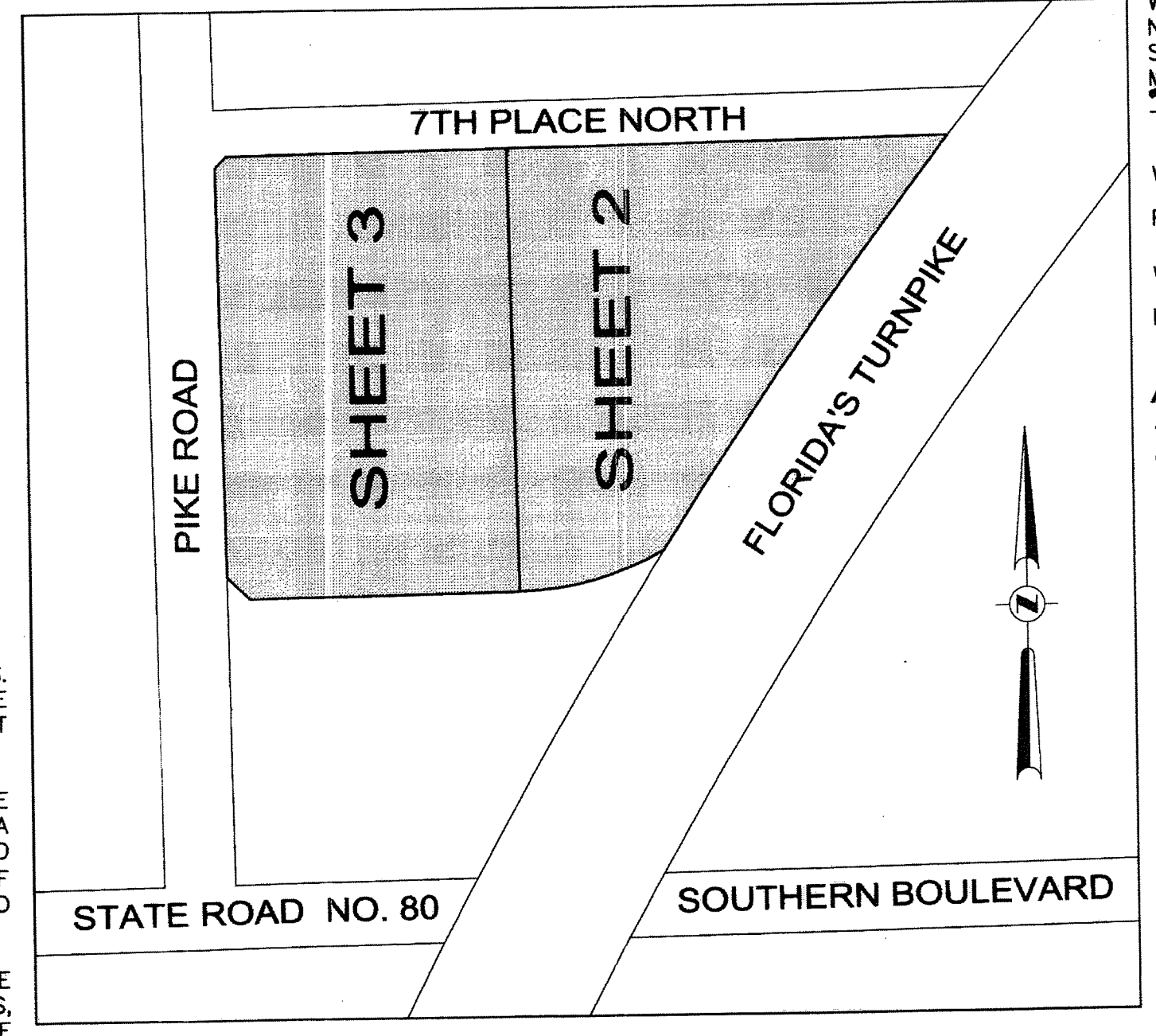
ACKNOWLEDGMENT:

STATE OF Florida S.S.
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Armand Navlt, TRUSTEE, AND Paul Jasemko AS IDENTIFICATION, TRUSTEE WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEES ON BEHALF OF THEMSELVES AND THE OTHER TRUSTEES OF THE TRUST FUND KNOWN AS THE PALM BEACH COUNTY FIREFIGHTERS EMPLOYEE BENEFITS FUND, AS CURRENTLY GOVERNED BY THAT CERTAIN AGREEMENT AND DECLARATION OF TRUST DATED EFFECTIVE OCTOBER 10, 1984, AS SUBSEQUENTLY AMENDED AND RESTATED EFFECTIVE JUNE 1, 1993; JULY 1, 2004; AND MARCH 1, 2012, AS AMENDED EFFECTIVE AUGUST 24, 2014, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEES OF SAID TRUST ON BEHALF OF THEMSELVES AS TRUSTEES AND THE OTHER TRUSTEES OF SAID TRUST AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE TRUSTEES OF THE TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF July, 2015.
COMMISSION EXPIRATION DATE: 10/16/15
COMMISSION NUMBER: 6613432
[Signature]
NOTARY PUBLIC
Michael Szwednick
PRINT NAME:

TABULAR DATA TABLE:

ZONING PETITION NUMBER:	1996-00041
PROJECT NAME:	FEDERAL EXPRESS DISTRIBUTION FACILITY
TOTAL PLAT AREA:	1,185,995 SQUARE FEET (27.2267 ACRES)±
TRACT A:	981,895 SQUARE FEET (22.5412 ACRES)±
TRACT B:	70,593 SQUARE FEET (1.6206 ACRES)±
WATER MANAGEMENT TRACT:	133,507 SQUARE FEET (3.0649 ACRES)±



LOCATION MAP AND SHEET INDEX NOT TO SCALE

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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, WEST PALM BEACH INVESTMENT, LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF July, 2015.

SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: WEST PALM BEACH INVESTMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS MANAGER
WITNESS: [Signature] PRINT NAME: Kevin Darr
WITNESS: [Signature] PRINT NAME: Ben Faust

BY: [Signature] JASON K. BRIA AUTHORIZED SIGNATORY

ACKNOWLEDGMENT:

STATE OF North Carolina S.S.
COUNTY OF Mecklenburg
BEFORE ME PERSONALLY APPEARED JASON K. BRIA WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF WEST PALM BEACH INVESTMENT, LLC, THE MANAGER OF SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED SIGNATORY OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF July, 2015.
COMMISSION EXPIRATION DATE: 3/27/2018
COMMISSION NUMBER:
[Signature]
NOTARY PUBLIC
Maurisa Singer
PRINT NAME: MAURISA SINGER

ACCEPTANCE OF RESERVATIONS:

STATE OF North Carolina S.S.
COUNTY OF Mecklenburg
WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF July, 2015.

WITNESS: [Signature] WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION
PRINT NAME: Kevin Darr BY: [Signature] JASON K. BRIA, ITS PRESIDENT
WITNESS: [Signature]
PRINT NAME: Ben Faust

ACKNOWLEDGMENT:

STATE OF North Carolina S.S.
COUNTY OF Mecklenburg
BEFORE ME PERSONALLY APPEARED JASON K. BRIA WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT IS 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 22nd DAY OF July, 2015.
COMMISSION EXPIRATION DATE: 3/27/2018
COMMISSION NUMBER: [Signature]
NOTARY PUBLIC
Maurisa Singer
PRINT NAME: MAURISA SINGER

MORTGAGEE'S CONSENT:

STATE OF North Carolina S.S.
COUNTY OF Mecklenburg
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON TRACT "A" AND THE WATER MANAGEMENT TRACT 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 27334 AT PAGE 1395 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF July, 2015.

WITNESS: [Signature] REGIONS BANK AN ALABAMA BANKING CORPORATION
PRINT NAME: Lisa Moody BY: [Signature] MATTHEW R. GENETT, VICE PRESIDENT
WITNESS: [Signature]

MORTGAGE ACKNOWLEDGMENT:

STATE OF North Carolina S.S.
COUNTY OF Mecklenburg
BEFORE ME PERSONALLY APPEARED MATTHEW R. GENETT WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT IS 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 23rd DAY OF July, 2015.

COMMISSION EXPIRATION DATE: 10-10-16
COMMISSION NUMBER: 20012710094
[Signature]
NOTARY PUBLIC
Kimberly J. Charles
PRINT NAME: KIMBERLY J. CHARLES

COUNTY ENGINEER:

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 29th DAY OF October, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.
BY: [Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF Florida S.S.
COUNTY OF Duval
I ROBERT A. LEAPLEY, JR., 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 TRACT "B" IS VESTED IN THE TRUSTEES OF THE TRUST FUND KNOWN AS THE PALM BEACH COUNTY FIREFIGHTERS EMPLOYEE BENEFITS FUND, AS CURRENTLY GOVERNED BY THAT CERTAIN AGREEMENT AND DECLARATION OF TRUST DATED EFFECTIVE OCTOBER 10, 1984, AS SUBSEQUENTLY AMENDED AND RESTATED EFFECTIVE JUNE 1, 1993; JULY 1, 2004; AND MARCH 1, 2012, AS AMENDED EFFECTIVE AUGUST 24, 2014, AND THE TITLE TO TRACT "A" AND THE WATER MANAGEMENT TRACT IS VESTED IN SUNCAP WEST PALM BEACH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT 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 CREATED BY THIS PLAT.
[Signature] ROBERT A. LEAPLEY, JR., ESQ. DATE: August 18, 2015
[Signature] Robert A. Leapley Jr. PRINT NAME

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1990 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000037475 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PIKE ROAD, HAVING A BEARING OF N00°56'04"W.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL PALM BEACH COUNTY UTILITY EASEMENTS SHOWN ON THAT CERTAIN PLAT OF "PROLOGIS PARK WEST PALM BEACH MUPD" RECORDED AT PLAT BOOK 111, PAGES 165-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEPICTED AS "PBUC" ARE HEREBY RELEASED UPON RECORDATION OF THIS PLAT.

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FLORIDA 33351

SURVEYOR AND 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.
[Signature] BETH BURNS DATE: SEPTEMBER 24, 2015
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS6136
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 3870

WEST PALM BEACH COMMERCE PARK PROPERTY OWNERS ASSOCIATION, A FLORIDA NON-PROFIT CORPORATION COUNTY ENGINEER SURVEYOR

