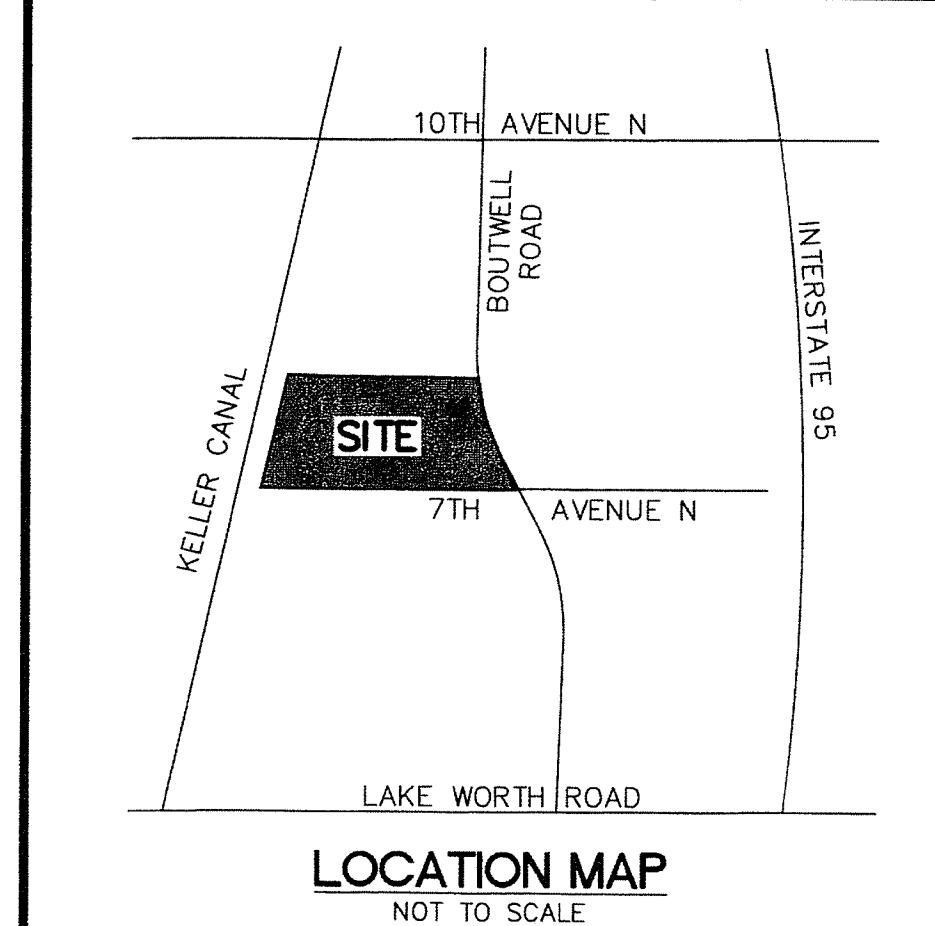


20160410734

BOUTWELL BUSINESS CENTER

BEING A REPLAT OF A PORTION OF THE PLAT OF BOUTWELL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 106, PAGES 182 AND 183 AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, JULY 2016 SHEET 1 OF 2



STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT 2:44 PM THIS 18th DAY OF November 2016 AND DULY RECORDED IN PLAT BOOK NO. 122 ON PAGE 127 - 128
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: [Signature] D.C.
127

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BOUTWELL BUSINESS CENTER, BEING A PORTION OF THE PLAT OF BOUTWELL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 106, PAGES 182-183, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 27, INCLUSIVE, AND TRACTS "B" AND "C" OF BOUTWELL INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING ADDITIONAL RIGHT-OF-WAY FOR BOUTWELL ROAD AS SHOWN ON PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-71-087, AS DESCRIBED IN OFFICIAL RECORD BOOK 1891, PAGE 104, AND ADDITIONAL RIGHT-OF-WAY FOR BOUTWELL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 28006, PAGE 1855, ALL OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT "C", SAID POINT BEING ON THE NORTH LINE OF SAID BOUTWELL INDUSTRIAL PARK; THENCE ALONG SAID NORTH LINE SOUTH 88°07'35" EAST, A DISTANCE OF 1067.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1183.50 FEET FROM WHICH A RADIAL LINE BEARS NORTH 85°30'49" EAST, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BOUTWELL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 28006, PAGE 1855 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'56", AN ARC DISTANCE OF 265.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17°20'07" EAST, A DISTANCE OF 344.37 FEET; THENCE SOUTH 37°16'32" WEST, A DISTANCE OF 65.22 FEET TO A POINT ON THE SOUTH LINE OF SAID BOUTWELL INDUSTRIAL PARK; THENCE ALONG SAID SOUTH LINE NORTH 88°06'49" WEST, A DISTANCE OF 1447.54 FEET TO A POINT ON THE WEST LINE OF SAID BOUTWELL INDUSTRIAL PARK, SAID POINT ALSO BEING ON THE EAST LINE OF THE KELLER CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 19084, PAGE 579 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST AND EAST LINES NORTH 22°59'40" EAST, A DISTANCE OF 682.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 809,604.74 SQUARE FEET OR 18.59 ACRES, MORE OR LESS.

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

1. PARCEL A, AS SHOWN HEREON, IS HEREBY BEING RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND ASSIGNS, SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 28037, PAGE 926 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
2. THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE 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 SYSTEMS, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY OF LAKE WORTH, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 20th DAY OF September, 2016.

CP LOGISTICS LAKE WORTH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: CP LOGISTICS PLATFORM, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: PANATTONI CLP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS ADMINISTRATOR

BY: PANATTONI CLP OPERATOR, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESS: [Signature] PRINT NAME: WILLIAM BULLEN
[Signature] PRINT TITLE: PRESIDENT

WITNESS: [Signature] PRINT NAME: JIM O'NEAL
[Signature] PRINT TITLE: [Blank]

ACKNOWLEDGMENT

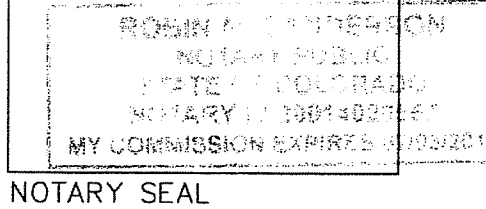
STATE OF: Colorado
COUNTY OF: DENVER

BEFORE ME PERSONALLY APPEARED William Bullen WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CORPORATE OFFICER OF CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY 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 20th DAY OF September, 2016.

MY COMMISSION EXPIRES: July 3, 2017

[Signature] Robin M. Swanson
SIGNATURE
Robin M. Swanson
(PRINTED NAME) - NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, Daniel Mackler, 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 CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS 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 SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/16/16 BY: [Signature]
PRINT NAME: Daniel Mackler

CITY APPROVAL

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH, FLORIDA, AND DOES HEREBY ABANDON AND VACATE EASEMENTS AS SHOWN ON THE UNDERLYING PLATS THAT LIE WITHIN THE LIMITS OF THIS PLAT THIS 1st DAY OF Nov, 2016.

BY: [Signature] Mayor
MAYOR

BY: [Signature] Greg Rice
GREG RICE
PLANNING BOARD CHAIRMAN

BY: [Signature] Michael Bornstein
MICHAEL BORNSTEIN
CITY MANAGER

BY: [Signature] Pamela Lopez
PAMELA LOPEZ
CITY CLERK

REVIEWING SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH SEC. 177.071 F.S.

DATE: 11/03/16

BY: [Signature] David A. Bower
DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER NO. 5888
STATE OF FLORIDA

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE PLAT OF BOUTWELL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 106, PAGES 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING N88°06'49"W.
3. NO BUILDING 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.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH ZONING REGULATIONS.
5. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING APPLICATION NAME PANATTONI LW-INDUSTRIAL.
6. 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.
7. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

SURVEYORS 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 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 THE CITY OF LAKE WORTH, FLORIDA.

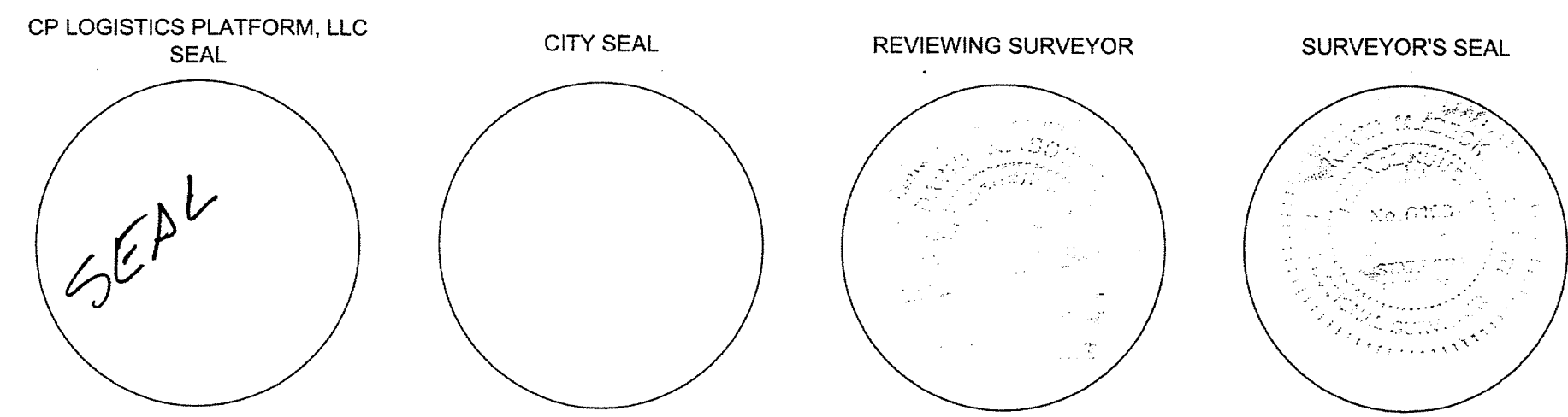
[Signature] Kevin M. Beck
KEVIN M. BECK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6168
STATE OF FLORIDA L.B.# 6603
DATE: 11-08-16

EXISTING EASEMENTS

PARCEL MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN IN VARIOUS OFFICIAL RECORD BOOKS AND PAGES IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. ONLY THE EASEMENTS AS SHOWN HEREON ARE TO BE RETAINED BY THIS REPLAT. IT IS THE INTENT OF THIS REPLAT TO EXTINGUISH ALL EASEMENTS, TRACTS AND LOTS SHOWN ON THE PARENT PLAT OF BOUTWELL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 106, PAGES 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND

- | | |
|---------|---|
| DWG | DRAWING |
| Δ | CENTRAL (DELTA) ANGLE |
| F.S. | FLORIDA STATUTES |
| L | ARC LENGTH |
| LB | LICENSED BUSINESS |
| LWDD | LAKE WORTH DRAINAGE DISTRICT |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.B. | PLAT BOOK |
| P.B.CO. | PALM BEACH COUNTY |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| PG(S) | PAGE(S) |
| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| U.E. | UTILITY EASEMENT |
| ⊙ | CENTERLINE |
| ■ | SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. "LB 6603" |



THIS INSTRUMENT PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF ENGENUITY GROUP, INC., ENGINEERS SURVEYORS AND GIS MAPPERS, 1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

BOUTWELL BUSINESS CENTER

A Higher Standard of Excellence

ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

DATE	1/26/2016
SCALE	N/A
CAD FILE	14136.03rp01.dwg
SDSK PROJECT	14136.03
DRAWN	STAFF
CHECKED	K. BECK

S H E E T

1/2

JOB NO.
14136.03

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