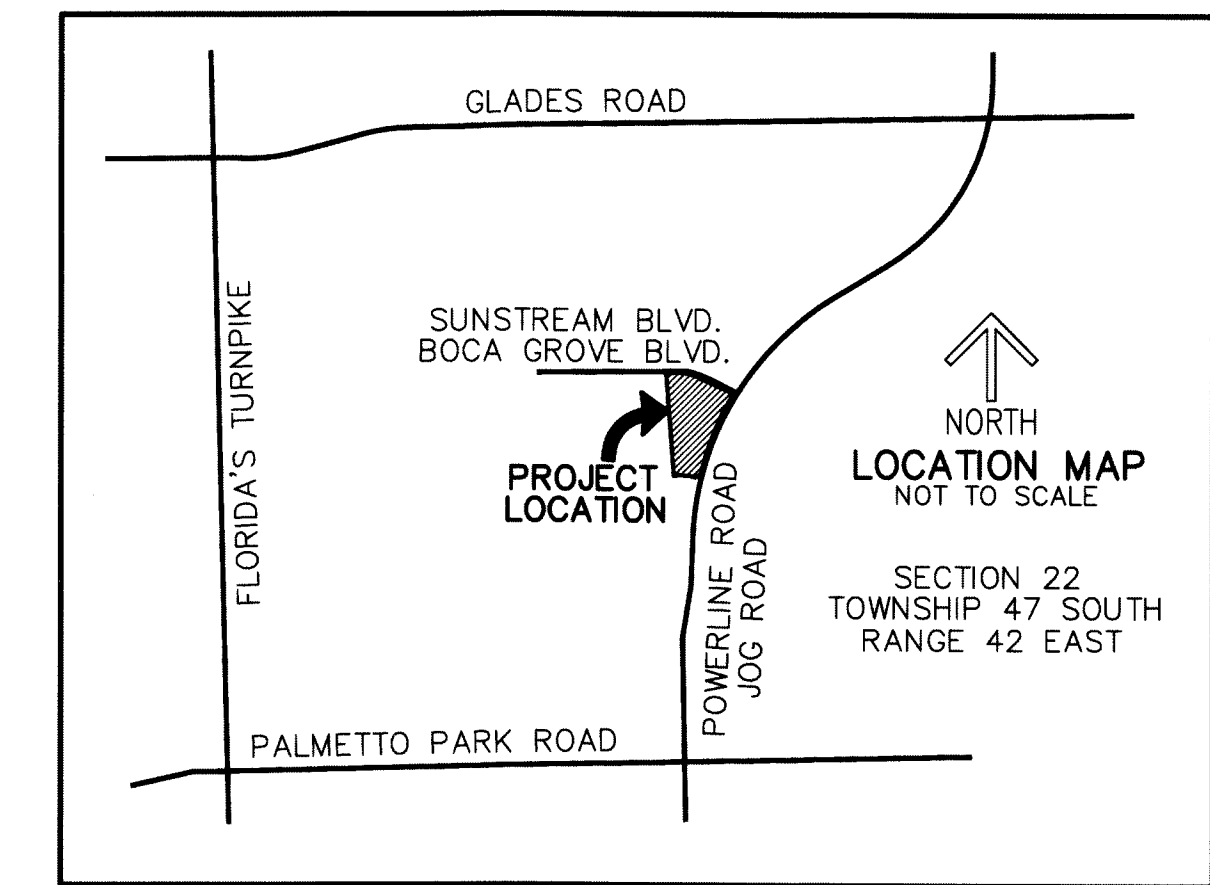


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:37 A.M.
THIS 8 DAY OF January
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 125 ON
PAGES 10 AND 11

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Maria R. Hudson*
DEPUTY CLERK



CLERK

SHEET 1 OF 3

THIS INSTRUMENT WAS PREPARED BY
LUIS J. ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER, #7006
STATE OF FLORIDA
IN THE OFFICE OF BASELINE ENGINEERING AND LAND SURVEYING INC.
1400 N.W. 1ST COURT, BOCA RATON, FL. 33432
(561) 417-0700
LICENSED BUSINESS #6439

GROVE CENTRE OFFICE MUPD

A PORTION OF THE NORTHWEST ONE-QUARTER OF
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TJAC BOCA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GROVE CENTRE OFFICE MUPD, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST; THENCE S.00°12'33"E., ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,358.00 FEET TO THE NORTHEAST CORNER OF ISLAND IN THE GROVE, AS RECORDED IN PLAT BOOK 60, PAGES 178 AND 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE N.89°14'46"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF SUNSTREAM BOULEVARD, AS SHOWN ON THE PLAT OF BOCA GROVE, AS RECORDED IN PLAT BOOK 32, PAGE 12 AND BOCA GROVE ADDITION, AS RECORDED IN PLAT BOOK 39, PAGE 194, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 36.95 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 306.54 FEET AND A CENTRAL ANGLE OF 32°12'39"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE RECORDED IN PLAT BOOK 39, PAGE 194, A DISTANCE OF 172.33 FEET; THENCE S.58°32'34"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 173.95 FEET; THENCE S.14°20'20"E., A DISTANCE OF 34.86 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD, AS RECORDED IN ROAD PLAT BOOK 6, PAGES 106 THROUGH 109 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°08'07"E., A RADIAL DISTANCE OF 2,313.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°08'09", A DISTANCE OF 5.48 FEET; THENCE S.29°43'44"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 72.18 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,946.47 FEET AND A CENTRAL ANGLE OF 11°06'53"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 377.59 FEET; THENCE S.18°36'51"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 17.45 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2,271.64 FEET AND A CENTRAL ANGLE OF 00°05'19"; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.51 FEET; THENCE S.63°34'12"W., A DISTANCE OF 35.38 FEET; THENCE N.71°23'09"W., A DISTANCE OF 2.54 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 331.64 FEET AND A CENTRAL ANGLE OF 18°49'24"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 108.95 FEET; THENCE S.89°47'27"W., A DISTANCE OF 15.05 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 22, AND THE EAST LINE OF SAID ISLAND IN THE GROVE; THENCE N.00°12'33"W., ALONG SAID LINE, A DISTANCE OF 598.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 150,660 SQUARE FEET/3.4587 ACRES MORE OR LESS.

HAVE 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 RESERVED FOR TJAC BOCA GROVE, 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 SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY BY TJAC BOCA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREAFTER "OWNER"), TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING, THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY 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 THEIR BOARD OF DIRECTORS, THIS 24th DAY OF October, 2017.

TJAC BOCA GROVE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TJAC BOCA GROVE HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: *Rachel Schwarzman*
PRINT NAME: RACHEL SCHWARZMAN
WITNESS: *Nathalie Assens*
PRINT NAME: NATHALIE ASSENS

BY: *Zvi Schwarzman*
ZVI SCHWARZMAN
MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ZVI SCHWARZMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TJAC BOCA GROVE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGER OF TJAC BOCA GROVE, LLC, A FLORIDA 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 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 24th DAY OF October, 2017

MY COMMISSION EXPIRES: 6/13/2020

COMMISSION NUMBER: 691280

NOTARY PUBLIC
Margrita Brown
PRINT NAME: MARGRITA BROWN

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach

I, BRUCE E. LOREN, 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 TJAC BOCA GROVE, 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.

DATED: 10/18/17

Bruce E. Loren
NAME: BRUCE E. LOREN
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 RECORDS BOOK 29399 AT PAGE 1877 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 Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF October, 2017.

WITNESS: *Lisa Beach*
PRINT NAME: LISA BEACH

WITNESS: *Sharis Derivation*
PRINT NAME: SHARIS DERIVATION

BY: *Rebecca Cox*
NAME: REBECCA COX
TITLE: Senior Vice President

Georgia SunTrust Bank
A FLORIDA BANKING CORPORATION

ACKNOWLEDGEMENT:

STATE OF Florida)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED Rebecca Cox, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR.VP. OF SunTrust Bank, A Florida BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SR.VP. 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 19th DAY OF October, 2017

MY COMMISSION EXPIRES: 6/13/2020

COMMISSION NUMBER: 661280

NOTARY PUBLIC
Margrita Brown
PRINT NAME: MARGRITA BROWN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 8th DAY OF January, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEYOR & MAPPER'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS 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. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.16°26'52"E., ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "JOG POWER" AND "LT. COL. HIGGINS", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. "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.
6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS NOTED OTHERWISE.

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"), 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: 10/16/17

Luis J. Ortiz
LUIS J. ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7006
BASELINE ENGINEERING AND LAND SURVEYING
1400 N.W. 1ST COURT, BOCA RATON, FLORIDA 33432
CERTIFICATE OF AUTHORIZATION NO. LB6439

TJAC BOCA GROVE HOLDINGS, LLC
TJAC BOCA GROVE HOLDINGS, LLC
MORTGAGEE
MORTGAGEE NOTARY
COUNTY ENGINEER
SURVEYOR

SEAL