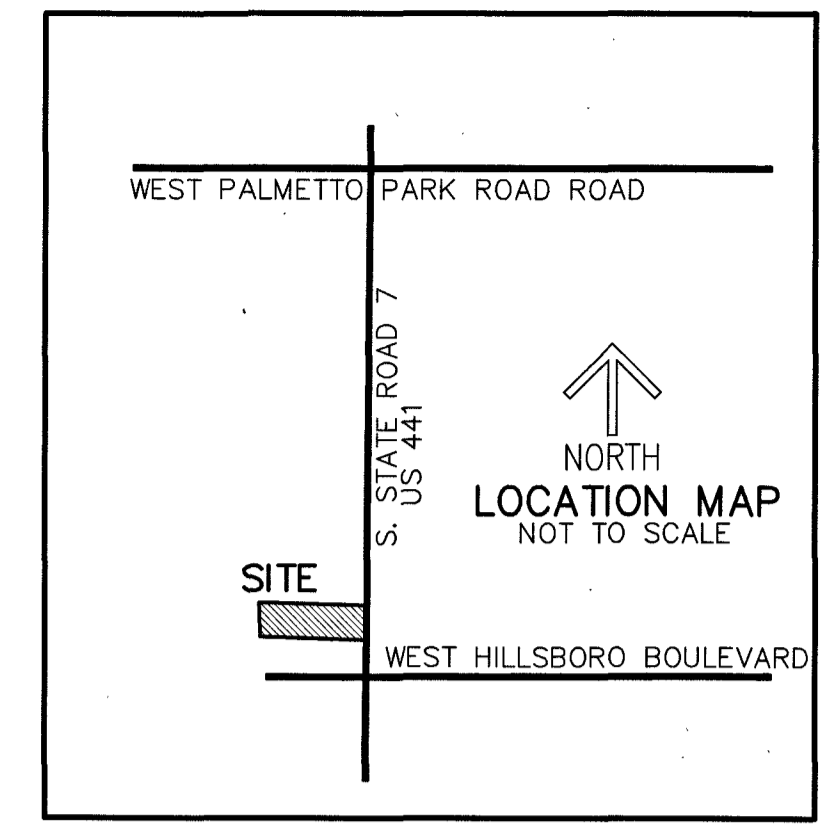


STATE ROAD 7 COMFE CHURCH

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:11 P.M.
THIS 12 DAY OF AUGUST
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 132 ON
PAGES 17 THROUGH 19

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: *David Lindley*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT HILLSBORO/OFFICE BUILDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS STATE ROAD 7 COMFE CHURCH, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BOCA ENTRADA BOULEVARD, ALSO KNOWN AS PARCEL S-1, BOCA ENTRADA PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF US 441 (SOUTH STATE ROAD NO. 7) AS RECORDED IN ROAD PLAT BOOK 8, PAGE 124 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°23'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 445.13 FEET TO THE NORTHEAST CORNER OF HILLSBORO COUNTRY CLUB PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 20 OF SAID PUBLIC RECORDS; THENCE NORTH 78°03'17" WEST ALONG THE NORTH LINE OF SAID HILLSBORO COUNTRY CLUB PLAT ONE, A DISTANCE OF 293.62 FEET TO THE SOUTHEAST CORNER OF PARCEL A-3 OF SAID BOCA ENTRADA PLAT NO. 1; THENCE NORTH 01°23'00" WEST ALONG THE EAST LINE OF SAID PARCEL A-3, A DISTANCE OF 120.02 FEET; THENCE SOUTH 88°37'00" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 10.22 FEET; THENCE NORTH 01°23'00" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 257.42 FEET TO AFORESAID SOUTH RIGHT-OF-WAY LINE OF BOCA ENTRADA BOULEVARD; THENCE NORTH 88°37'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 295.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 120,140 SQUARE FEET/2.7580 ACRES, MORE OR LESS.

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

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR HILLSBORO/OFFICE BUILDING 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 HILLSBORO/OFFICE BUILDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES. 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 ITS BOARD OF DIRECTORS THIS 11th DAY OF July, 2024.

WITNESS: *Jason Lazar*
PRINT NAME: Jason Lazar

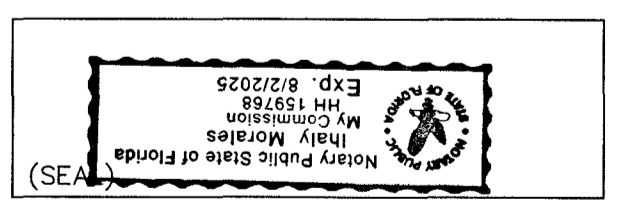
WITNESS: *Karolina Koubickas*
PRINT NAME: Karolina Koubickas

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11th DAY OF July, 2024 BY JAMES H. BATMASIAN THE MANAGER OF HILLSBORO/OFFICE BUILDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

David Lindley
NOTARY PUBLIC
PRINT NAME: David Lindley
MY COMMISSION EXPIRES: 8/2/2025
COMMISSION NUMBER: HH159768



HILLSBORO/OFFICE BUILDING LLC
A FLORIDA LIMITED LIABILITY COMPANY



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 31430, AT PAGE 528 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OCEAN BANK, A FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL SEAL TO BE AFFIXED HEREBY BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF JUNE, 2024.

WITNESS: *Daniela Lorie*
PRINT NAME: DANIELA LORIE

WITNESS: *Steph Lopez*
PRINT NAME: Steph Lopez

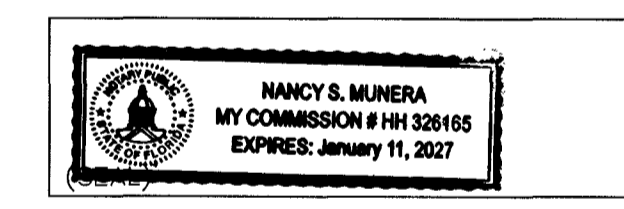
OCEAN BANK
A FLORIDA BANKING CORPORATION

Juan A Mendiola
BY: JUAN A MENDIOLA
NAME: JUAN A MENDIOLA
TITLE: SVP

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Miami Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11th DAY OF June, 2024 BY Juan Mendiola AS SVP OF OCEAN BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Nancy S. Munera
NOTARY PUBLIC
PRINT NAME: Nancy S. Munera
MY COMMISSION EXPIRES: January 11, 2027
COMMISSION NUMBER: HH326165

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF California
COUNTY OF Contra Costa

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 31430, AT PAGE 528 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PACIFIC COAST BANKERS' BANK D/B/A/ BORROWER'S LOAN PROTECTION, A CALIFORNIA BANKING CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF CREDIT OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF July, 2024.

WITNESS: *Andrey Melcher*
PRINT NAME: Andrey Melcher

WITNESS: *Sydney Simmons*
PRINT NAME: Sydney Simmons

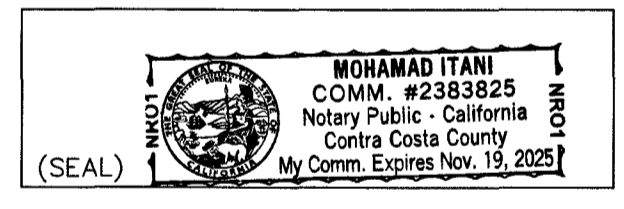
PACIFIC COAST BANKERS' BANK
D/B/A/ BORROWER'S LOAN PROTECTION
A CALIFORNIA BANKING CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: *Cindy Chen*
NAME: CINDY CHEN
TITLE: CHIEF CREDIT OFFICER

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF Contra Costa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11th DAY OF July, 2024 BY Cindy Chen AS C.C.O. OF PACIFIC COAST BANKERS' BANK D/B/A/ BORROWER'S LOAN PROTECTION, A CALIFORNIA BANKING CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE P.C.B. Bank WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED CA DL AS IDENTIFICATION.



Mohamad Itani
NOTARY PUBLIC
PRINT NAME: MOHAMAD ITANI
MY COMMISSION EXPIRES: 11/19/2025
COMMISSION NUMBER: 2383825

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, JASON M. LAZAR, 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 HILLSBORO/OFFICE BUILDING 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: 7/16/24

Jason M. Lazar
JASON M. LAZAR
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.03°22'03"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "FREDDY" AND "PBF 83". COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS PUBLISHED BY PALM BEACH COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- THERE ARE NO BLANKET EASEMENTS OF RECORD LYING WITHIN SUBJECT PROPERTY.

COUNTY APPROVAL:

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 12 DAY OF AUGUST, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

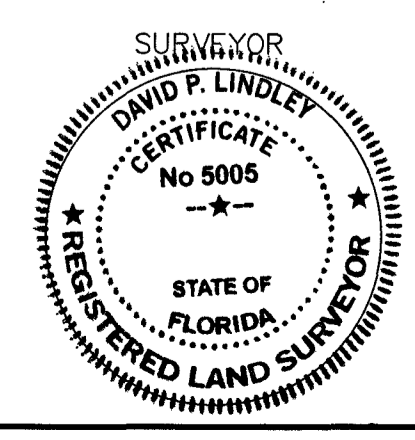
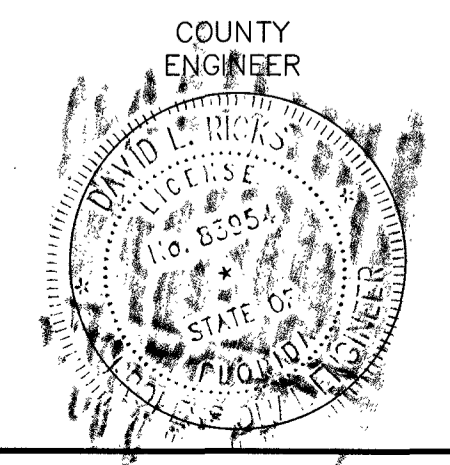
By: *David L. Ricks*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S 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: 7-16-2024

David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591



SITE DATA
CONTROL NO. 2001-00015