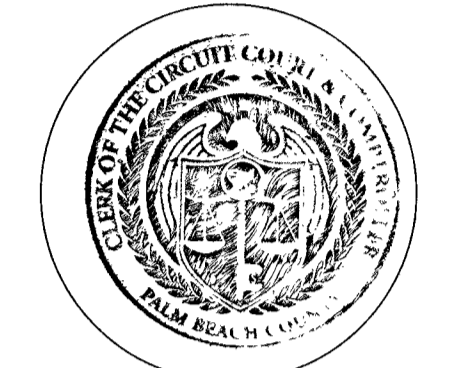


PALM BEACH PARK OF COMMERCE, P.I.P.D. - PARK OF COMMERCE AUTO SUITES

BEING A REPLAT OF LOTS 13 AND 14, AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:22 P.M. THIS 25 DAY OF SEPTEMBER 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 49 THRU 50
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

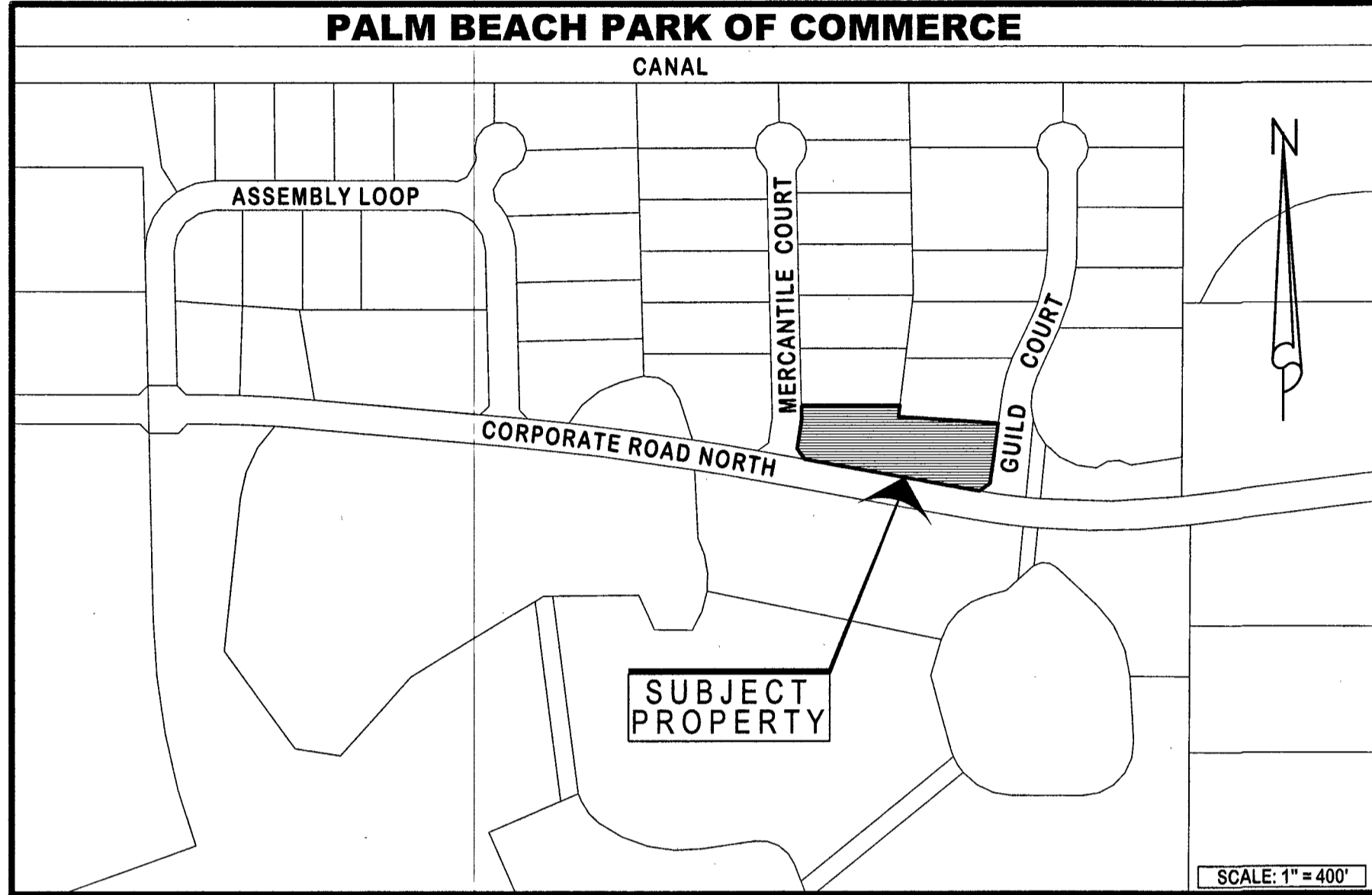
BY: *Richard Jerome Wilkie* D.C.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561)746-8454.



PLAT POSITION AND ORIENTATION:
• COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.
• DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
• DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT
• ZONE = FLORIDA EAST
• LINEAR UNITS = US SURVEY FOOT
• SCALE FACTOR = 1.000005621 (N.E. CORNER OF SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST)
• GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

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 25 DAY OF SEPTEMBER, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE CENTERLINE OF GUILD COURT. SAID LINE BEARS NORTH 08°42'19" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2.) 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.
- 3.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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.
- 4.) NO BUILDING 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.
- 5.) BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 6.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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.

ATTEST: *Susan P. Scheff* BY: *Richard Jerome Wilkie*
SUSAN P. SCHEFF, ASSISTANT SECRETARY, BOARD OF SUPERVISORS
RICHARD JEROME WILKIE, P.S.M., LICENSE NO. 5327, STATE OF FLORIDA
DATE: August 9, 2024

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PAUL A. LESTER, A DULY LICENSED ATTORNEY, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AUTO CLUBHOUSE ONE, 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: August 16, 2024 BY: *Paul A. Lester*
PAUL A. LESTER
FLORIDA BAR NO. 190004

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT OF DEVELOPMENT No. 16)

STATE OF FLORIDA
COUNTY OF PALM BEACH
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 35172 AT PAGES 1970 THROUGH 1977, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYDIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 28th DAY OF August, 2024.

ATTEST: *Susan P. Scheff* BY: *Matthew J. Boydin*
SUSAN P. SCHEFF, ASSISTANT SECRETARY, BOARD OF SUPERVISORS
MATTHEW J. BOYDIN, PRESIDENT, BOARD OF SUPERVISORS
DATE: August 9, 2024

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 9th DAY OF August, 2024.

WITNESS: *Richard S. Wilkie*
PRINT NAME: Richard S. Wilkie
WITNESS: *Victoria Youngman*
PRINT NAME: Victoria Youngman
BY: *Todd C. Marshall*
TODD C. MARSHALL
MANAGER

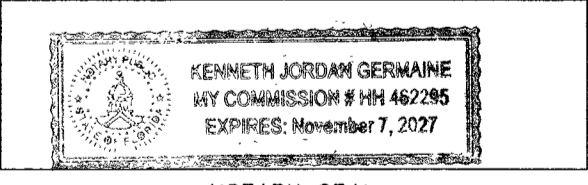
AUTO CLUBHOUSE ONE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF August, 2024, BY TODD C. MARSHALL AS MANAGER FOR AUTO CLUBHOUSE ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Nov 7th, 2027
Kenneth Germaine
NOTARY PUBLIC
PRINT NAME: Kenneth Germaine
COMMISSION NUMBER: HH462295



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT AUTO CLUBHOUSE ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PARK OF COMMERCE AUTO SUITES, BEING A REPLAT OF LOTS 13 AND 14, AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14, SAID CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUILD COURT, AS SHOWN ON SAID PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GUILD COURT, SOUTH 08°42'19" WEST, A DISTANCE OF 164.41 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 54°41'05" WEST, A DISTANCE OF 35.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORPORATE ROAD NORTH, AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1926.21 FEET AND A RADIAL BEARING TO SAID POINT BEARS SOUTH 10°39'54" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF CORPORATE ROAD NORTH, THROUGH A CENTRAL ANGLE OF 00°31'21", A DISTANCE OF 17.56 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF CORPORATE ROAD NORTH, NORTH 78°48'45" WEST, A DISTANCE OF 467.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MERCANTILE COURT AS SHOWN ON SAID PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MERCANTILE COURT, NORTH 34°38'02" WEST, A DISTANCE OF 34.84 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 09°32'41" EAST, A DISTANCE OF 80.39 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°27'19" WEST, A DISTANCE OF 38.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, SOUTH 89°08'27" EAST, A DISTANCE OF 269.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE EAST LINE OF SAID LOT 13, SOUTH 07°42'56" WEST, A DISTANCE OF 31.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE NORTH LINE OF SAID LOT 14, SOUTH 85°16'09" EAST, A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 90.970 SQUARE FEET OR 2.088 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

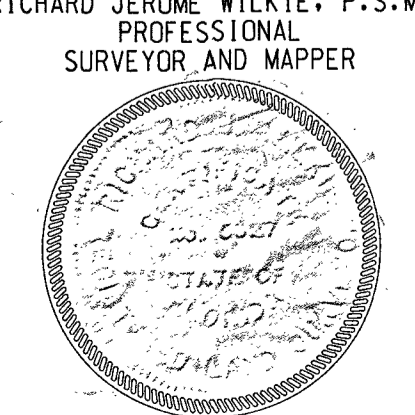
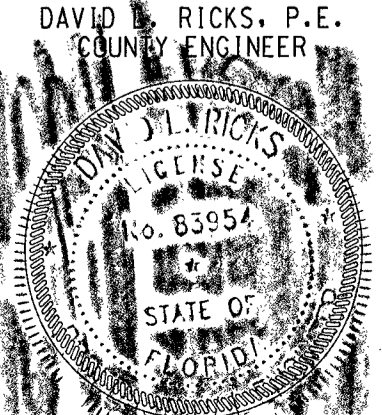
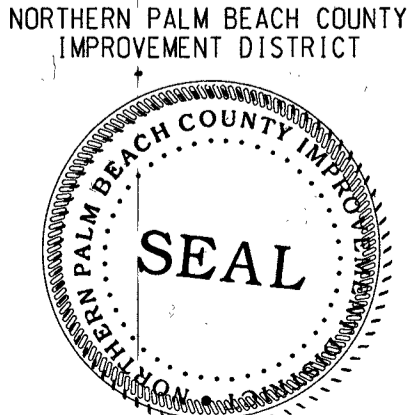
- 1.) TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR AUTO CLUBHOUSE ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF AUTO CLUBHOUSE ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2.) LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ABBREVIATIONS:

N	= NORTHING COORDINATE
E	= EASTING COORDINATE
R	= CURVE'S RADIUS
D	= CURVE'S DELTA ANGLE
L	= CURVE'S ARC LENGTH
C.B.	= CURVE'S CHORD BEARING
C.D.	= CURVE'S CHORD DISTANCE
GPS	= GLOBAL POSITIONING SYSTEM
GRID	= STATE PLANE GRID BEARING & DISTANCE
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
P.I.P.D.	= PLANNED INDUSTRIAL PARK DEVELOPMENT
PCP	= PERMANENT CONTROL POINT
PRM	= PERMANENT REFERENCE MONUMENT

LEGEND:

□	= DENOTES SET PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "PRM LB 4431"
○	= DENOTES SET PERMANENT REFERENCE MONUMENT (PRM) SET MAG NAIL & DISC STAMPED "PRM LB 4431"



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

SITE PLAN CONTROL NO.: 1981-00190

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OFF.	CASASUS
CKD.	R.J.W.
JOB	23-098-306
DATE	JULY 2024
SHEET	1 OF 2
DWG.	D23-098P