

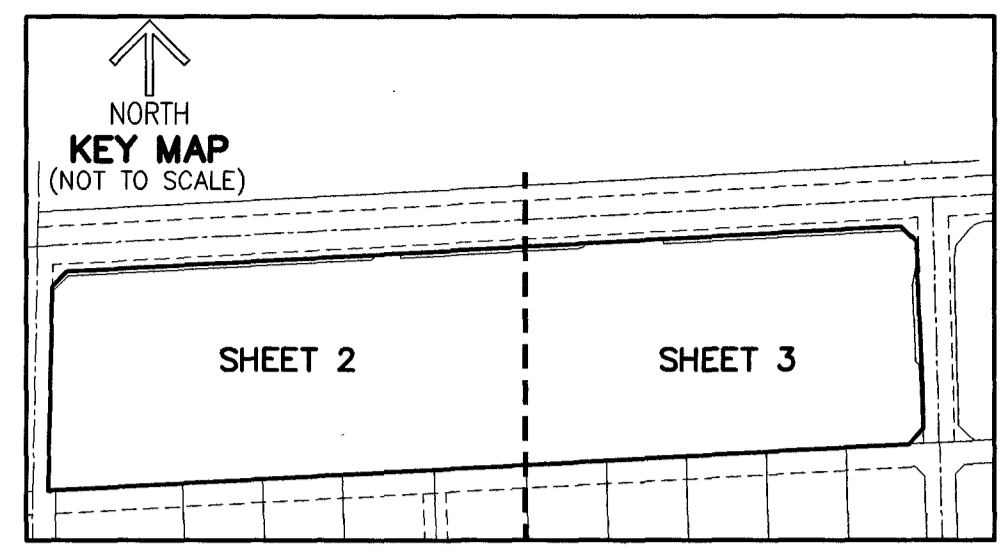
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 1:53 P.M. THIS 13 DAY OF January A.D. 2025 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 169 AND 171 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

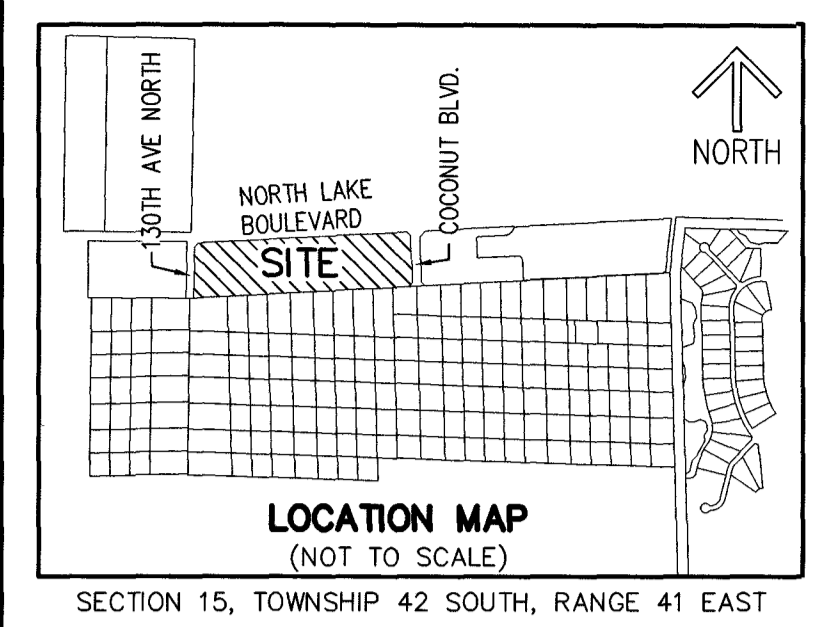


COCONUT CROSSING BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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



AREA TABULATION table with columns: PARCEL/TRACT, SQUARE FEET, ACRES. Rows include PARCEL A, TRACT LB1-LB3, TRACT RW1-RW4, TRACT W1-W3, TRACT WET, TRACT LM-1, and TOTAL.

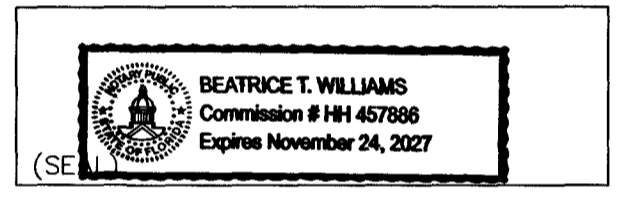


DEDICATION AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT DKC COCONUT CROSSING, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS COCONUT CROSSING, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1. PARCEL A
2. RIGHT-OF-WAY TRACTS
3. WATER MANAGEMENT TRACTS
4. LM-1 TRACT
5. WETLAND TRACT
6. LANDSCAPE BUFFER TRACTS
7. UTILITY EASEMENTS
8. MASS TRANSIT EASEMENTS
9. RURAL PARKWAY EASEMENTS
10. WETLAND BUFFER EASEMENT

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 20 DAY OF November, 2024, BY DAVID COPPA AS CHIEF EXECUTIVE OFFICER OF THE DKC COCONUT CROSSING, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.



Notary Public Signature: Beatrice T. Williams, My Commission Expires: 11/24/2027, Commission Number: HH457886

INDIAN TRAIL IMPROVEMENT DISTRICT ACCEPTANCE:

INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY INDIAN TRAIL IMPROVEMENT DISTRICT ON THIS PLAT. IN WITNESS WHEREOF, INDIAN TRAIL IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY Elizabeth Accomando, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY Betty Argue, ITS SECRETARY, THIS 11th DAY OF December, 2024.

INDIAN TRAIL IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT 19A ATTEST: Betty Argue (Secretary), Elizabeth Accomando (President)

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF Palm Beach I, Adam G. Gutin, 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 DKC COCONUT CROSSING, 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.

DATE: 12/10/2024 ATTEST: Adam G. Gutin (Attorney at Law), Gerson, Harris & Fumero, P.A. LICENSED IN FLORIDA

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS. THIS 13th DAY OF DECEMBER, 2024. PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. 156889

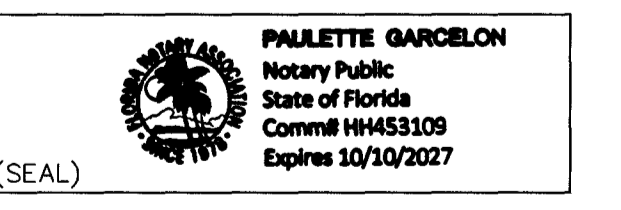
MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH 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 33180, AT PAGE 684 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CITY NATIONAL BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4 DAY OF December, 2024. Witnesses: Melissa Blair, Cindy M. Blackwood, Barbara Burke (Senior Vice President)

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Broward THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 4 DAY OF December, 2024, BY Barbara Burke, SENIOR VICE PRESIDENT FOR CITY NATIONAL BANK OF FLORIDA, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE [] WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.



Notary Public Signature: Paulette Garcelon, My Commission Expires: 10/10/2027, Commission Number: H453109

DKC COCONUT CROSSING, LLC. A FLORIDA LIMITED LIABILITY COMPANY BY: David Coppa, Chief Executive Officer

MORTGAGEE SEAL

REVIEWING SURVEYOR SEAL, CITY OF PALM BEACH GARDENS SEAL, CITY OF PALM BEACH GARDENS ENGINEER SEAL

