

RESOLUTION 45-08-22

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING THE PLAT OF DALFEN WATERTOWER INDUSTRIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park (“Town”) is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, DG Lake Park Property Owner, LP is the fee simple owner (the “Owner”) of 16.77 acres of undeveloped real property, the legal description of which is attached hereto, and incorporated herein as **Exhibit “A”** (the “subject property”); and

WHEREAS, the subject property is generally located north of Watertower Road and west of Old Dixie Highway in the Town of Lake Park, Florida (“Town”); and

WHEREAS, the subject property is within the Town’s CLIC-1 Zoning District; and

WHEREAS, Kimley-Horn (“Agent”) has submitted an application to the Town on behalf of the Owner requesting approval of the Plat of Dalfen Watertower Industrial (the Plat); and

WHEREAS, Town’s Community Development Department staff, and its consulting engineer, have reviewed the Application and presented their recommendations to the Town Commission; and

WHEREAS, the Town Commission has determined that the Plat is consistent with the Town’s Comprehensive Plan; and

WHEREAS, the Town Commission also considered the evidence presented by Town’s Community Development Department staff, its consulting engineer, the Owner, and other interested parties and members of the public, as to whether the Plat meets the statutory and Town platting regulations; and

WHEREAS, the Town Manager and Town Attorney have been given opportunity to comment and had none; and

WHEREAS, the Town Commission has determined that the Plat complies with the statutory and Town code platting regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Commission hereby approves the Plat of Dalfen Watertower Industrial.

Section 3. This Resolution shall take effect upon execution.

The foregoing Resolution was offered by Vice-Mayor Glas-Castro who moved its adoption. The motion was seconded by Commissioner Michaud and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	—
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	—
COMMISSIONER JOHN LINDEN	<u>/</u>	—
COMMISSIONER ROGER MICHAUD	<u>/</u>	—
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	—

The Town Commission thereupon declared the foregoing Resolution No. 45-08-22 duly passed and adopted this 3 day of August, 2022.

TOWN OF LAKE PARK, FLORIDA

BY: 
MICHAEL O'ROURKE
MAYOR

ATTEST:


VIVIAN MENDEZ
TOWN CLERK

Approved as to form and legal sufficiency:

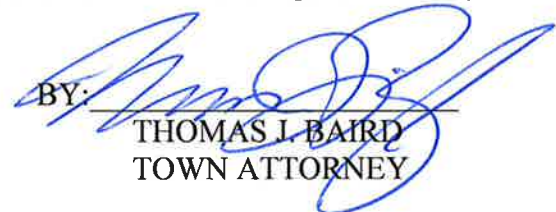
BY: 
THOMAS J. BAIRD
TOWN ATTORNEY



EXHIBIT "A"

Legal Description

NEW OVERALL DESCRIPTION LOTS 1, 2, 3, 4, 5, TRACT A AND TRACT B OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. WATER MANAGEMENT TRACT "B" ACCORDING TO THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT A, SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N. 01°42'12" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 325.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S. 88°05'52" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 888.19 FEET TO THE NORTHEAST CORNER OF LOT 3, ACCORDING TO THE SAID PLAT OF 1100 COMMERCE PARK; THENCE S. 01°42'12" W., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE 100.00 FEET; THENCE S. 88°05'52" E., ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 739.50 FEET; THENCE S. 08°40'16" E., ALONG THE EAST LINE OF LOT 1 AND TRACT A OF SAID PLAT SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY OF OLD DIXIE HIGHWAY A DISTANCE OF 228.72 FEET; THENCE N. 88°06'15" W., ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 702.81 FEET TO THE NORTHEAST CORNER OF SCHUMACHER AT WATER TOWER ROAD RECORDED IN PLAT BOOK 85, PAGE 163 FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE S. 01°19'36" W., ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE SOUTHEAST CORNER OF TRACT A. THENCE N. 88°28'51" W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 602.00 FEET TO THE W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF TRACT A. THENCE N. 01°19'36" E., ALONG THE WEST LINE OF SAID PLAT 450.00 FEET TO E., ALONG THE WEST LINE OF SAID PLAT 450.00 FEET TO THE NORTHWEST CORNER OF TRACT A. THENCE N. 88°06'15" W., ALONG THE SOUTH LINE OF THE PLAT OF 1100 W., ALONG THE SOUTH LINE OF THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 364.12 TO THE POINT OF BEGINNING. SAID PARCEL BEING 730,542.2± SQUARE FEET OR 16.771± ACRES MORE OR LESS.

DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

TRACT "A" (PRIVATE RIGHT OF WAY) ACCORDING TO THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S. 88°05'52" E., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 232.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88°05'15" E., ALONG THE SOUTH LINE OF SAID PLAT AND THE SOUTH LINE OF TRACT "A" AS SHOWN ON SAID PLAT, A DISTANCE OF 1436.62 FEET TO THE WEST LINE OF 7 FOOT ADDITIONAL RIGHT OF WAY SHOWN ON SAID PLAT FOR OLD DIXIE HIGHWAY, SAID LINE ALSO BEING THE EAST LINE OF SAID TRACT "A"; THENCE N. 08°40'16" W. ALONG SAID EAST LINE OF TRACT "A", A DISTANCE OF 50.86 FEET; THENCE N. 88°06'15" W. A DISTANCE OF 1352.52 FEET TO THE POINT OF CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 75°29'12"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.94 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 55 FEET AND A CENTRAL ANGLE OF 25°30'02"; THENCE NORTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 242.84 FEET TO THE POINT OF BEGINNING.

AND

WATER MANAGEMENT TRACT "B" ACCORDING TO THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N. 01°42'12" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 325.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S. 88°05'52" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 199.28 FEET TO THE NORTHWEST CORNER OF LOT 5, ACCORDING TO THE SAID PLAT OF 1100 COMMERCE PARK; THENCE S. 01°54'08" W., ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 213.80 FEET; THENCE S. 31°01'09" E., ALONG A RADIAL LINE, A DISTANCE OF 12.00 FEET TO THE POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 144°40'56", A RADIUS OF 55 FEET AND A RADIAL BEARING TO THE RADIUS POINT OF S. 31°01'09" E.; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.89 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID PLAT OF 1100 COMMERCE PARK; THENCE N. 88°06'15" W., ALONG SAID SOUTH LINE, A DISTANCE OF 232.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 10.551± ACRES MORE OR LESS.

SCHEDULE B SECTION II EXCEPTIONS

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2.a. GENERAL OR SPECIAL REAL ESTATE TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. INTENTIONALLY DELETED
6. ALL MATTERS CONTAINED ON THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAULFIELD & WHEELER, INC., AS JOB NO. 9606, DATED SEPTEMBER 8, 2021, AND LAST REVISED ON OCTOBER 18, 2021.

[AFFECTS - SHOWN HEREON]

7. TERMS AND CONDITIONS CONTAINED IN EASEMENT DEED AND AGREEMENT FOR DRAINAGE PURPOSES RECORDED IN O.R. BOOK 4196, PAGE 722, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAULFIELD & WHEELER, INC., AS JOB NO. 9606, DATED SEPTEMBER 8, 2021, AND LAST REVISED ON OCTOBER 18TH, 2021.

[AFFECTS - SHOWN HEREON]

8. TERMS AND CONDITIONS CONTAINED IN EASEMENT DEED AND AGREEMENT FOR DRAINAGE PURPOSES RECORDED IN O.R. BOOK 4224, PAGE 801, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAULFIELD & WHEELER, INC., AS JOB NO. 9606, DATED SEPTEMBER 8, 2021, AND LAST REVISED ON OCTOBER 18TH, 2021.

[AFFECTS - SHOWN HEREON]

9. NON-EXCLUSIVE EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY FOR WATER AND SEWER LINES RECORDED IN O.R. BOOK 6480, PAGE 916, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAULFIELD & WHEELER, INC., AS JOB NO. 9606, DATED SEPTEMBER 8, 2021, AND LAST REVISED ON OCTOBER 18TH, 2021.

[AFFECTS - SHOWN HEREON]

10. MEMORANDUM OF DEVELOPER AGREEMENT RECORDED IN O.R. BOOK 12064, PAGE 1905, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[AFFECTS - NOT PLOTTED]

11. INTENTIONALLY DELETED

[AFFECTS - SHOWN HEREON]

12. ENVIRONMENTAL RESOURCE PERMIT NOTICE BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 22011, PAGE 621, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[AFFECTS - NOT PLOTTED - BLANKET PROPERTY]

13. NOTICE OF LIEN RIGHTS BY SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 22853, PAGE 1631, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NONE DUE AND PAYABLE.

[AFFECTS - NOT PLOTTED]

14. NOTICE OF INTEREST BY SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 26779, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[AFFECTS - NOT PLOTTED]

15. THAT CERTAIN DRAINAGE EASEMENT CONTAINED IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED JUNE 16, 2016, UNDER O.R. BOOK 28371, PAGE 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAULFIELD & WHEELER, INC., AS JOB NO. 9606, DATED SEPTEMBER 8TH, 2021, AND LAST REVISED ON OCTOBER 18TH, 2021.

[AFFECTS - SHOWN HEREON]

16. INTENTIONALLY DELETED

17. INTENTIONALLY DELETED

DESCRIPTION

TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

THE EAST 602.00 FEET OF THE WEST 966.10 FEET OF THE SOUTH 450.00 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING IN PALM BEACH COUNTY, FLORIDA.

SAID PARCEL BEING 6.22± ACRES MORE OR LESS.

SCHEDULE B SECTION II EXCEPTIONS

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
3. STANDARD EXCEPTIONS:
A. INTENTIONALLY DELETED.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACQUIRED TO SUCH LAND.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 199, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
7. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF SCHUMACHER AT WATER TOWER ROAD, AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[AFFECTS - SHOWN HEREON]
8. SANITARY SEWER EASEMENT AGREEMENT BY AND BETWEEN WATERTOWER BUSINESS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, RECORDED JULY 9, 2007 IN OFFICIAL RECORDS BOOK 21913, PAGE 382.

[AFFECTS - SHOWN HEREON]
9. UNRECORDED INTERLOCAL AGREEMENT DATED AUGUST 17, 1988 BY AND BETWEEN THE CITY OF PALM BEACH GARDENS, FLORIDA, A MUNICIPALITY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, VILLAGE OF NORTH PALM BEACH, FLORIDA, A MUNICIPALITY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, TOWN OF LAKE PARK, A MUNICIPALITY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND TOWN OF JUNO BEACH, A MUNICIPALITY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AS EVIDENCED BY AND TOGETHER WITH NOTICE OF LIEN RIGHTS BY SEACOAST UTILITY AUTHORITY RECORDED NOVEMBER 14, 2008 IN OFFICIAL RECORDS BOOK 22953, PAGE 1631 AND NOTICE OF INTEREST RECORDED MAY 8, 2014 IN OFFICIAL RECORDS BOOK 26779, PAGE 403.

[AFFECTS - NOT PLOTTED - BLANKET PROPERTY]

PREPARED BY CAULFIELD & WHEELER, INC. UNDER JOB NO. 9606 DATED

- A. FENCE ENCROACHES OVER NORTHERLY PROPERTY LINE.
B. OVERHEAD UTILITY LINES ALONG SOUTHERLY PROPERTY LINE.
C. 12 FOOT UTILITY EASEMENT WITHIN SOUTHERLY PORTION OF SUBJECT PREMISES.

NEW OVERALL DESCRIPTION

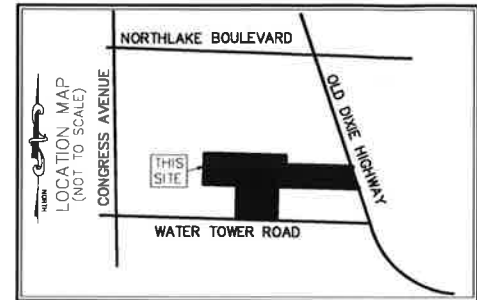
LOTS 1, 2, 3, 4, 5, TRACT "A" AND TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WATER MANAGEMENT TRACT "B" ACCORDING TO THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N. 01°42'12" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 325.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S. 88°05'52" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 888.19 FEET TO THE NORTHEAST CORNER OF LOT 3, ACCORDING TO THE SAID PLAT OF 1100 COMMERCE PARK; THENCE S. 01°42'12" W., ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE 100.00 FEET; THENCE S. 88°05'52" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 739.90 FEET; THENCE S. 08°40'18" E., ALONG THE EAST LINE OF LOT 1 AND TRACT "A" OF SAID PLAT, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 228.72 FEET; THENCE N. 88°06'15" W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 702.81 FEET TO THE NORTHEAST CORNER OF SCHUMACHER AT WATER TOWER ROAD RECORDED IN PLAT BOOK 85, PAGE 163 FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S. 01°19'36" W., ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF SAID PLAT, THENCE N. 88°28'51" W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N. 01°19'36" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", THENCE N. 88°06'15" W., ALONG THE SOUTH LINE OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 364.12 TO THE POINT OF BEGINNING.

SAID PARCEL BEING 730,524 SQUARE FEET OR 16.7705 ACRES MORE OR LESS.



SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST



LEGEND

- A/C - AIR CONDITIONER
- ARC - ARC LENGTH
EL - ELEVATION
FND - FOUND
I.R./CAP - IRON ROD & CAP
INV - INVERT
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.B.C.R. - PALM BEACH COUNTY RECORD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.P.S. - PERMANENT REFERENCE MONUMENT
R - RADIUS
RGE - RANGE
SEC - SECTION
A - DELTA (CENTRAL ANGLE)
SQ. FT. - SQUARE FEET
TWP - TOWNSHIP
-OHE- - ELECTRICAL WIRES OVERHEAD
-FM- - FORCE MAIN
-W- - WATER MAIN
-IRR- - IRRIGATION LINE
-TEL- - PHONE OR FIBER OPTIC LINE
-STM- - STORM LINE
-SS- - SEWER LINE
- - EXISTING ELEVATION

SYMBOLS:

- - BENCHMARK
○ - SIGN
● - SET/FOUND BOUNDARY POINT
□ - FOUND CONCRETE MONUMENT
○ - SANITARY MANHOLE
○ - DRAINAGE MANHOLE
○ - YARD DRAIN
□ - CATCH BASIN
○ - DRAINAGE PIPE END
○ - LIGHT POLE
○ - CONCRETE POWER POLE
○ - WOOD POWER POLE
○ - GUY WIRE ANCHOR
○ - WATER METER
○ - WELL
○ - WATER VALVE
○ - UNIDENTIFIED POLE

NOTES

- 1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
3. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. EFFECTIVE FLOOD ZONE "X" : COMMUNITY PANEL NO. 12099C0387FF; DATED 10 05, 2017.
7. THE WEST LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST IS SHOWN AS N 1--02--42 E. ALL OTHER BEARINGS RELATIVE THERETO.
8. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 88°28'51" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER(NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
9. PLOTTABLE MATTERS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1134932, ISSUING OFFICE FILE NUMBER: 18613, AMERICAN LNLT TITLE INSURANCE COMPANY, COMMITMENT DATE AUGUST 18, 2021 AT 8:00AM, ARE REFLECTED ON THE SURVEY SHOWN HEREON.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
11. ELEVATIONS SHOWN HEREON ARE NATIONAL AMERICAN VERTICAL DATUM (NAVD88) "JOYCE * EL= 9.295", PER PALM BEACH COUNTY ENGINEERING DEPT. IS THE PARENT BENCHMARK.
12. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION AND BUILDINGS ON THE SITE.
13. NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ON THE SITE.
14. NO OBSERVED EVIDENCE OF ANY DIVISION OR PARTY WALLS ON THE SITE.
15. NO OBSERVED EVIDENCE OF ANY WETLANDS MARKED ON THE SITE.
16. NO OBSERVED EVIDENCE OF ANY PARKING ON THE SITE.
17. NO OBSERVED EVIDENCE OF A CEMETERY ON THE SITE.
18. PROPERTY ADDRESS: THERE IS NO STREET ADDRESS ASSOCIATED WITH THE PROPERTY.
19. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM OLD DIXIE HIGHWAY, A PUBLIC RIGHT-OF-WAY.
20. APPARENT PHYSICAL USE OF ADJOINING LANDS IS SHOWN HEREON.
21. AT THE TIME IF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
22. ALL UTILITIES SHOWN HEREON WHERE IDENTIFIED BY VISUALLY EVIDENCE.
23. THE PROPERTY LEGAL DESCRIPTION DESCRIBES A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, STRIPS OR GORES.

CERTIFICATE:

TO:
DG LAKE PARK PROPERTY OWNER, LP., A DELAWARE LIMITED PARTNERSHIP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10.08.2021.

DATE OF PLAT OR MAP: 4-15-2022

Table with columns: REVISIONS, DATE, BY. Includes a row for 'FILE NAME: CAULFIELD.srf' and 'DATE: 4/15/2022'.

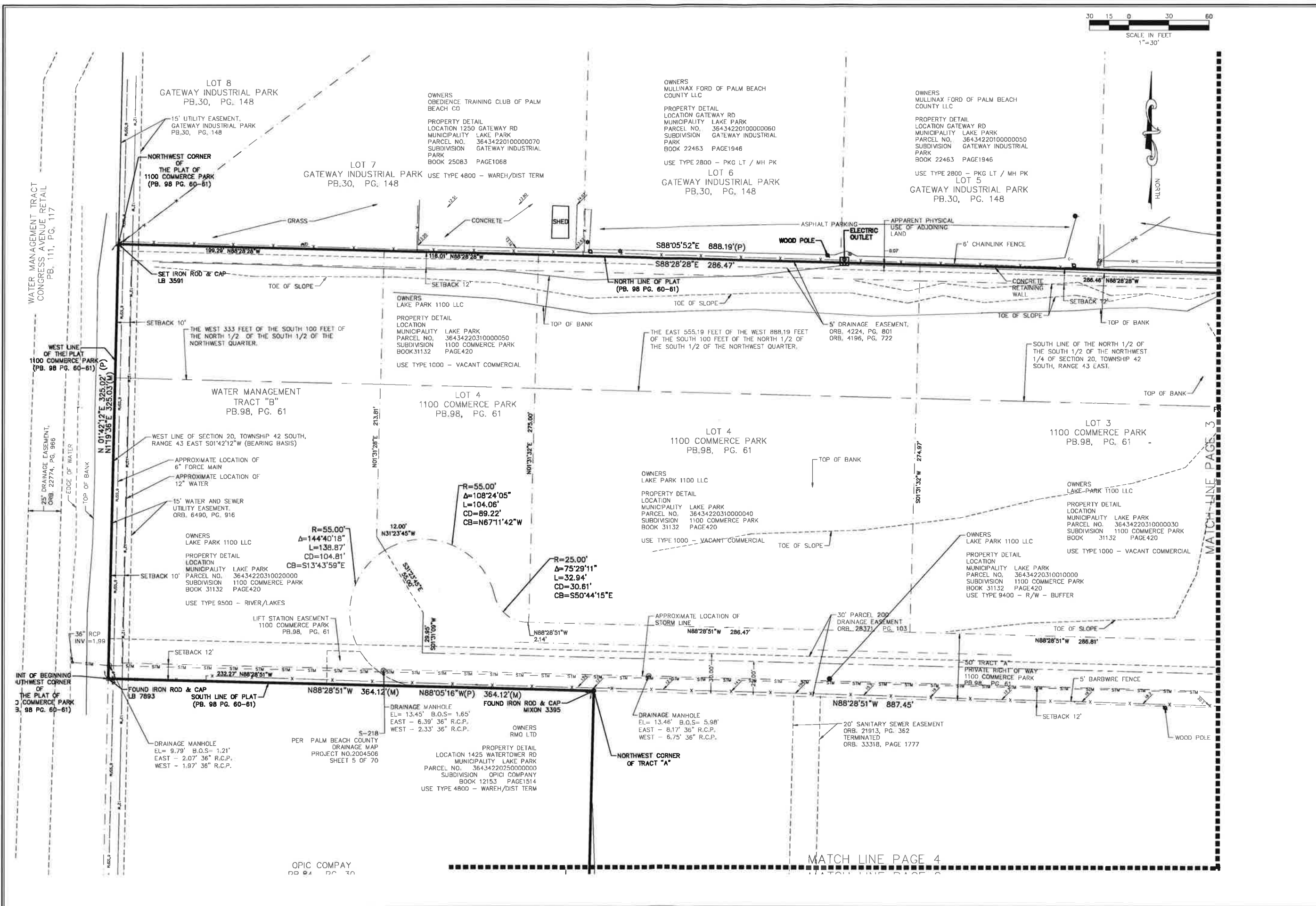
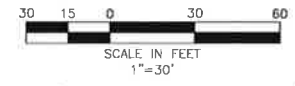
CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)592-1991 / FAX (561)750-1452

ALTA/NSPS LAND TITLE SURVEY DALFEN WATERTOWER INDUSTRIAL

Table with columns: DATE, DRAWN BY, F.B./PG., SCALE. Values: DATE 08/31/21, DRAWN BY AMS, F.B./PG. ELEC, SCALE SHOWN.

David Lindley REGISTERED LAND SURVEYOR NO. 5005 STATE OF FLORIDA

JOB # 9606 SH. NO. 1 OF 4 SHEETS



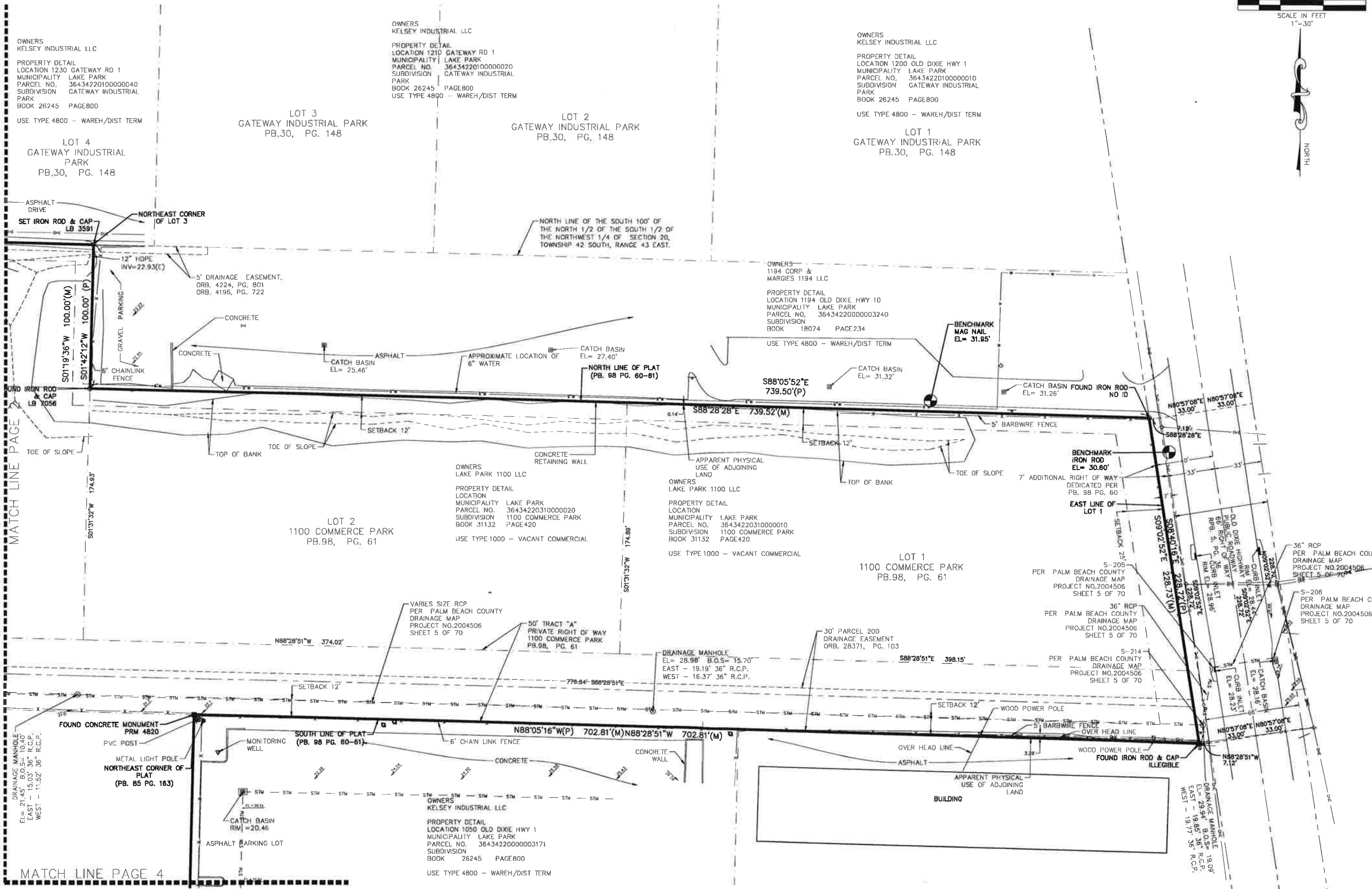
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BY	AMS
REVISIONS	
FILE NAME	C:\AW\9606_9606.dwg

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 9000 GLADES ROAD - SUITE 100
 FORT LAUDERDALE, FL 33309
 PHONE (954) 592-1991 / FAX (954) 750-1452

ALTA/NPS LAND TITLE SURVEY
DALFEN WATERTOWER INDUSTRIAL

DATE	08/31/21
DRAWN BY	AMS
F.B./PG.	ELEC.
SCALE	SHOWN

JOB # 9606
 SH1. NO
2
 OF 4 SHEETS



OWNERS
KELSEY INDUSTRIAL LLC

PROPERTY DETAIL
LOCATION 1230 GATEWAY RD 1
MUNICIPALITY LAKE PARK
PARCEL NO. 36434220100000040
SUBDIVISION GATEWAY INDUSTRIAL PARK
BOOK 26245 PAGE800
USE TYPE 4800 - WAREH/DIST TERM

LOT 3
GATEWAY INDUSTRIAL PARK
PB.30, PG. 148

LOT 2
GATEWAY INDUSTRIAL PARK
PB.30, PG. 148

OWNERS
KELSEY INDUSTRIAL LLC

PROPERTY DETAIL
LOCATION 1200 OLD DIXIE HWY 1
MUNICIPALITY LAKE PARK
PARCEL NO. 36434220100000010
SUBDIVISION GATEWAY INDUSTRIAL PARK
BOOK 26245 PAGE800
USE TYPE 4800 - WAREH/DIST TERM

LOT 1
GATEWAY INDUSTRIAL PARK
PB.30, PG. 148

LOT 2
1100 COMMERCE PARK
PB.98, PG. 61

LOT 1
1100 COMMERCE PARK
PB.98, PG. 61

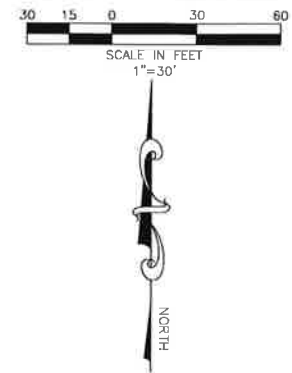
NO.	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-0991 / FAX (561) 750-1452

ALTA/NSPS LAND
TITLE SURVEY
DALFEN WATERTOWER INDUSTRIAL

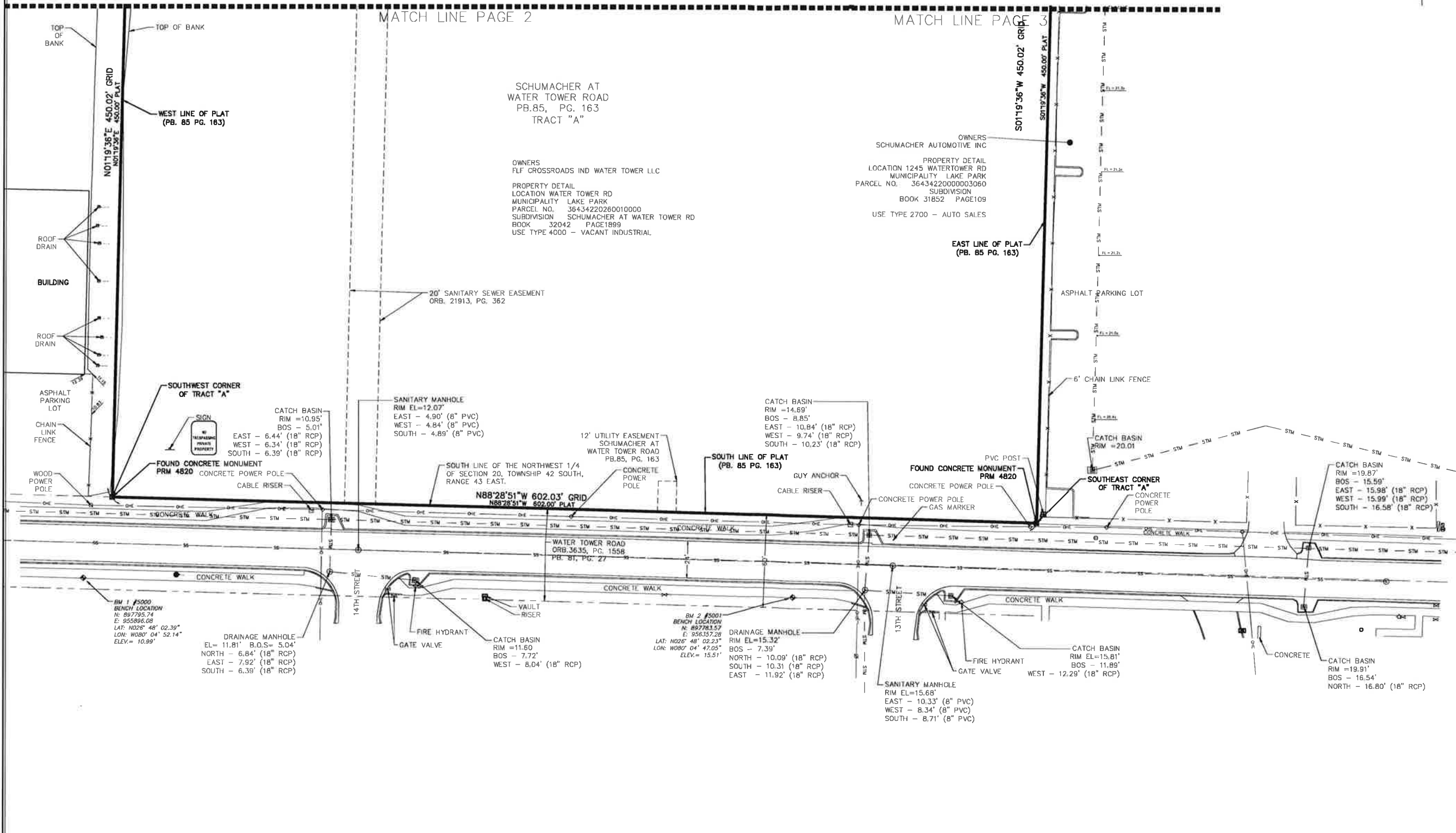
DATE 08/31/21
DRAWN BY AMS
F.B./PG. ELEC.
SCALE SHOWN

JOB # 9606
SHT. NO.
3
OF 4 SHEETS



MATCH LINE PAGE 2

MATCH LINE PAGE 3



SCHUMACHER AT
WATER TOWER ROAD
PB.85, PG. 163
TRACT "A"

OWNERS
FLY CROSSROADS IND WATER TOWER LLC

PROPERTY DETAIL
LOCATION WATER TOWER RD
MUNICIPALITY LAKE PARK
PARCEL NO. 36434220260010000
SUBDIVISION SCHUMACHER AT WATER TOWER RD
BOOK 32042 PAGE1899
USE TYPE 4000 - VACANT INDUSTRIAL

OWNERS
SCHUMACHER AUTOMOTIVE INC

PROPERTY DETAIL
LOCATION 1245 WATER TOWER RD
MUNICIPALITY LAKE PARK
PARCEL NO. 3643422000003060
SUBDIVISION
BOOK 31852 PAGE109
USE TYPE 2700 - AUTO SALES

N01°19'36"E 450.02' GRID
N01°19'36"E 450.00' PLAT

S01°19'36"W 450.02' GRID
S01°19'36"W 450.00' PLAT

SOUTHWEST CORNER
OF TRACT "A"

CATCH BASIN
RIM = 10.95'
BOS = 5.01'
EAST - 6.44' (18" RCP)
WEST - 6.34' (18" RCP)
SOUTH - 6.39' (18" RCP)

SANITARY MANHOLE
RIM EL=12.07'
EAST - 4.90' (8" PVC)
WEST - 4.84' (8" PVC)
SOUTH - 4.89' (8" PVC)

CATCH BASIN
RIM = 14.69'
BOS = 8.85'
EAST - 10.84' (18" RCP)
WEST - 9.74' (18" RCP)
SOUTH - 10.23' (18" RCP)

CATCH BASIN
RIM = 20.01'

CATCH BASIN
RIM = 19.87'
BOS = 15.59'
EAST - 15.98' (18" RCP)
WEST - 15.99' (18" RCP)
SOUTH - 16.58' (18" RCP)

BM 1 #5000
BENCH LOCATION
N: 897795.74
E: 305396.69
LAT: N02°5'48" 02.39"
LON: W080° 04' 52.14"
ELEV = 10.99'

DRAINAGE MANHOLE
EL = 11.81' B.O.S = 5.04'
NORTH - 6.84' (18" RCP)
EAST - 7.92' (18" RCP)
SOUTH - 6.39' (18" RCP)

CATCH BASIN
RIM = 11.60'
BOS = 7.72'
WEST - 8.04' (18" RCP)

BM 2 #5001
BENCH LOCATION
N: 857783.57
E: 956357.28
LAT: N02°5'48" 02.23"
LON: W080° 04' 47.05"
ELEV = 15.51'

DRAINAGE MANHOLE
RIM EL=15.32'
BOS = 7.39'
NORTH - 10.09' (18" RCP)
SOUTH - 10.31' (18" RCP)
EAST - 11.92' (18" RCP)

SANITARY MANHOLE
RIM EL=15.68'
EAST - 10.33' (8" PVC)
WEST - 8.34' (8" PVC)
SOUTH - 8.71' (8" PVC)

CATCH BASIN
RIM EL=15.81'
BOS = 11.89'
WEST - 12.29' (18" RCP)

CATCH BASIN
RIM = 19.91'
BOS = 16.54'
NORTH - 16.80' (18" RCP)

NO.	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/NPS LAND
TITLE SURVEY
DALFEN WATERTOWER INDUSTRIAL

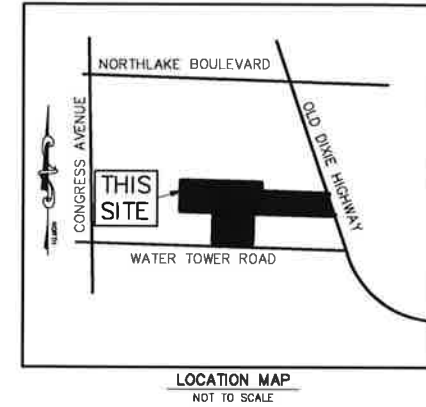
DATE 08/31/21
DRAWN BY AMS
F.B./ PG. ELEC.
SCALE SHOWN

JOB # 9606
SHT. NO.
4
OF 4 SHEETS

DALFEN WATERTOWER INDUSTRIAL

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, TRACT "A" AND TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60 AND WATER MANAGEMENT TRACT "B" ACCORDING TO THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 AND TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, 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

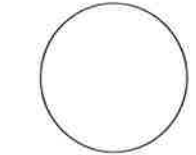


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS DALFEN WATERTOWER INDUSTRIAL, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, TRACT "A" AND TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60 AND WATER MANAGEMENT TRACT "B" ACCORDING TO THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 AND TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N. 01°19'36" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 325.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S. 88°28'28" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 888.19 FEET TO THE NORTHEAST CORNER OF LOT 3, ACCORDING TO THE SAID PLAT OF 1100 COMMERCE PARK; THENCE S. 01°19'36" W., ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE 100.00 FEET; THENCE S. 88°28'28" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 739.50 FEET; THENCE S. 09°02'52" E., ALONG THE EAST LINE OF LOT 1 AND TRACT "A" OF SAID PLAT, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 228.72 FEET; THENCE N. 88°28'51" W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 702.77 FEET TO THE NORTHEAST CORNER OF SCHUMACHER AT WATER TOWER ROAD RECORDED IN PLAT BOOK 85, PAGE 163 FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S. 01°19'36" W., ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF SAID PLAT, THENCE N. 88°28'51" W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE N. 01°19'36" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", THENCE N. 88°28'51" W., ALONG THE SOUTH LINE OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 364.10 TO THE POINT OF BEGINNING.

SAID PARCEL BEING 730,524 SQUARE FEET OR 16.7705 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 DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, PALM BEACH COUNTY.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF LAKE PARK, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

PUBLIC DRAINAGE EASEMENT

THE PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

SEACOAST UTILITY AUTHORITY EASEMENTS

THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUA, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCLUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE TOWN OF LAKE PARK.

2008 FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND, THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PORTION OF THE PLATS

COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60 AND 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 AND SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS _____ DAY OF _____ 2022.

DG LAKE PARK PROPERTY OWNER, L.P.,
A DELAWARE LIMITED PARTNERSHIP
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: DG LAKE PARK PROPERTY OWNER, GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

WITNESS: _____
PRINT NAME _____
WITNESS: _____
PRINT NAME _____

BY: _____
JOSEPH WALKER
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2022, BY JOSEPH WALKER THE AUTHORIZED SIGNATORY OF DG LAKE PARK PROPERTY OWNER, GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE DELAWARE LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

TITLE CERTIFICATION:

COUNTY OF _____
STATE OF _____

I, _____, 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 TO DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP; 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.

DATED: _____

ATTORNEY AT LAW
LICENSED IN FLORIDA

TOWN OF LAKE PARK REVIEWING SURVEYOR'S CERTIFICATE:

TOWN OF LAKE PARK
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA.

DATE: _____

GARY A. RAYMAN, P.L.S.
PROJECT MANAGER
LICENSED SURVEYOR 2633
STATE OF FLORIDA

TOWN OF LAKE PARK APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177-071(1)(a), FLORIDA STATUTES, THIS _____ DAY OF _____, A.D. 2022.

BY: _____
ROBERT F. RENNEBAUM - TOWN ENGINEER

BY: _____
MICHAEL O'ROURKE - MAYOR

BY: _____
VIVIAN MENDEZ - TOWN CLERK

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 TOWN OF LAKE PARK, PALM BEACH COUNTY ZONING REGULATIONS.
- 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 TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARING SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 88°28'51" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 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.

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) 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 ORDINANCES OF THE TOWN OF LAKE PARK.

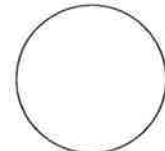
DATED: _____

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

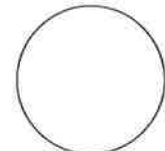
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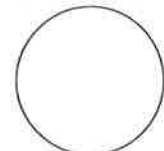
TOWN OF LAKE PARK
ENGINEER



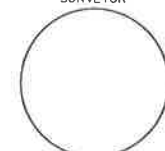
TOWN OF LAKE PARK
CLERK



TOWN OF LAKE PARK
REVIEWING SURVEYOR



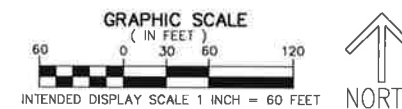
SURVEYOR



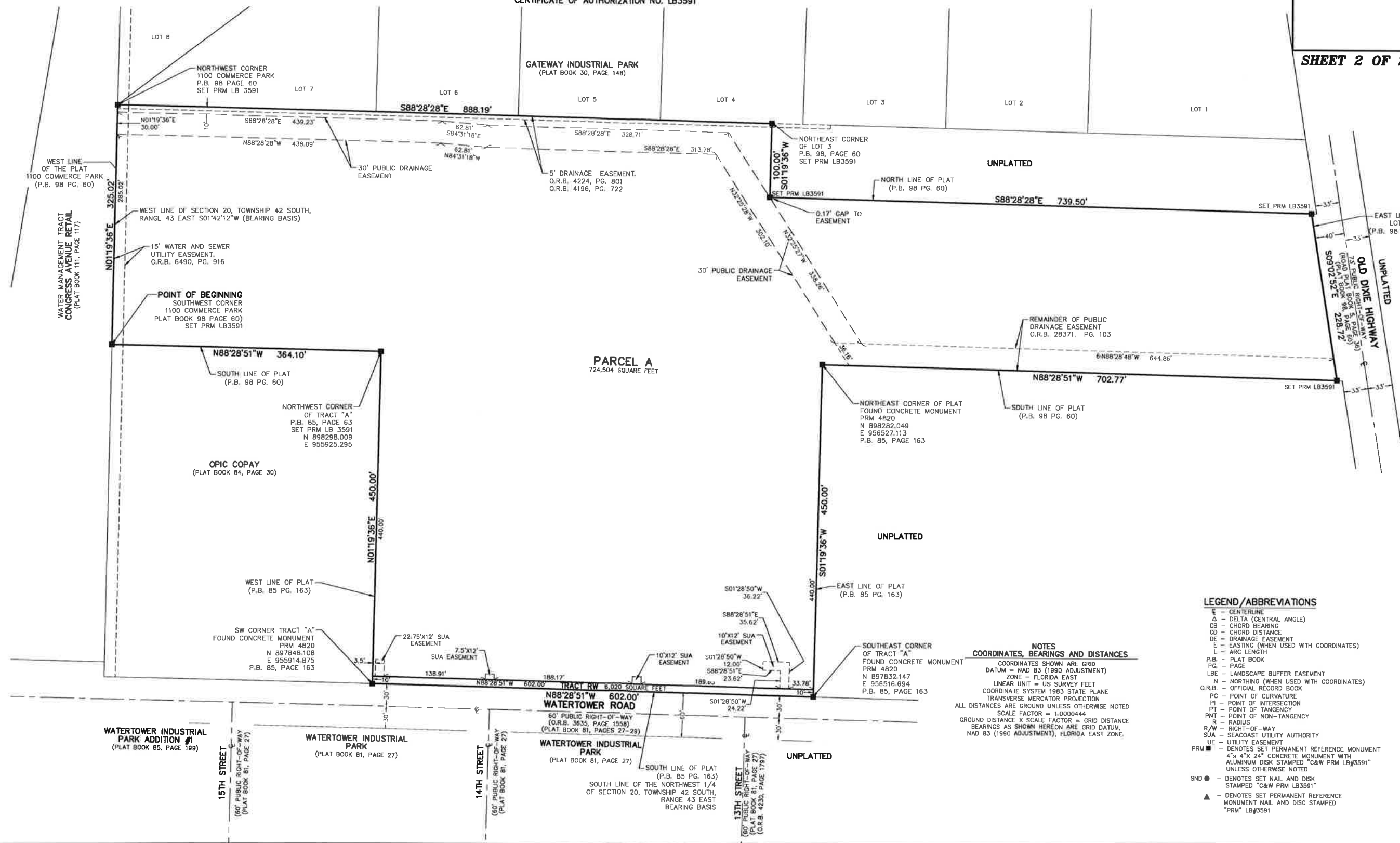
DALFEN WATERTOWER INDUSTRIAL

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, TRACT "A" AND TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 60 AND WATER MANAGEMENT TRACT "B" ACCORDING TO THE PLAT OF 1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 AND TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, 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



SHEET 2 OF 2



- LEGEND/ABBREVIATIONS**
- E - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - LBE - LANDSCAPE BUFFER EASEMENT
 - N - NOTHING (WHEN USED WITH COORDINATES)
 - O.R.B. - OFFICIAL RECORD BOOK
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - SUA - SEACOAST UTILITY AUTHORITY
 - UE - UTILITY EASEMENT
 - PRM ■ - DENOTES SET PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
 - SND ● - DENOTES SET NAIL AND DISK STAMPED "C&W PRM LB3591"
 - ▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "PRM LB3591"

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000444
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.