

RESOLUTION NO. 74-09-17

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 39-09-16 THE DEVELOPMENT ORDER AUTHORIZING THE DEVELOPMENT OF A SPACEBOX SELF-STORAGE FACILITY; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO MODIFY CONDITION 1 PERTAINING TO THE PLANS PURSUANT TO WHICH THE FACILITY WILL BE CONSTRUCTED; PROVIDING FOR AMENDMENTS TO CONDITIONS 15, 16 AND 22 OR RESOLUTION 39-09-16 AUTHORIZING A TEMPORARY OUTDOOR STORAGE LOT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, iPlan & Design, LLC, is the authorized agent (“Applicant”) for Spacebox Lake Park, LLC (“Owner”); and

WHEREAS, the Owner owns the property legally described in Exhibit “A” which is attached hereto and incorporated herein; and

WHEREAS, the Owner previously proposed a two phased self-storage facility within the approved Congress Avenue Planned Unit Development and submitted applications for a Site Plan and Special Exception Use; and

WHEREAS, the Town Commission approved Resolution 39-09-16, constituting the Development Order for the applications; and

WHEREAS, the Owner proposes to amend conditions 1, 15, 16, and 22 of the Spacebox Development Order to eliminate the outdoor storage lot; and

WHEREAS, the Town Commission has conducted a quasi-judicial hearing to consider the Owner’s proposed amendments to the Development Order; and

WHEREAS, at this hearing, the Town Council considered the evidence presented by the Town Staff, the Applicant, the Owner, and other interested parties and members of the public, regarding the proposed amendments to the Spacebox Development Order.

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 Town Commission hereby amends the Spacebox Development Order as shown below:

1. **Section 2.** The Town Commission hereby approves a Site Plan and the special exception use of “Self-Storage Facility” subject to the following conditions: The Applicant shall develop the Site consistent with the following Plans:
 - a. Phase I: Site Plan, Architectural Plan, Landscape Plan, Irrigation Plans, Civil Plans, Photometric Plan, Electrical Plan, Master Sign Plan and Autoturn Analysis referenced as Sheets A101, A102, A103, A201, A202, A203, C5, C6, C7, C8, C9, C10, and MSP1 received and dated by the Department of Community Development on 8/31/16 and revised sheets SP1, LP1, LP2, LP4, IR1, IR2, IR3, IR4, C1, C2, C3, C4, PHM1, PHM2, E0, E1, and ATA1 received and dated by the Department of Community Development on 10/06/17 (includes subsequent revisions).
 - b. Phase II: Site Plan, Architectural Plan, Landscape Plan, Preliminary Civil Engineering Plan, Site Photometric Plan, Electrical Plan, and Autoturn Analysis referenced as Sheets SP1, A101.2, A102.2, A103.2, A201.0, A202.2, A203.2, LP3, IR1, IR2, IR3, CP, ATA2 received and dated by the Department of Community Development on 8/31/16 (includes subsequent revisions).
 - c. Survey signed and sealed 10-22-15 and prepared by Lidberg Land Surveying, Inc. received and dated by the Department of Community Development on 8/31/16 (includes subsequent revisions).
2. The Owner, the Applicant and their successors and assigns shall be subject to the conditions set forth herein.
3. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the rights of way of North Congress Avenue, Water Tower Road, or the Park Avenue West as part of the construction of the Site, shall be submitted to the Community Development Director and Public Works Director, and shall be subject to their review and approval.
4. Should the Community Development Director (the Director) determine that the construction is disrupting the surrounding entrance/exit streets and parking areas along North Congress Avenue, the Park Avenue West Extension, or Water Tower Road such that the operation of nearby businesses is adversely impacted, the Director may issue a stop work order requiring the immediate cessation of construction activities until such time as the Director determines that there is a resolution of the adverse impacts on nearby businesses.
5. The Applicant shall install and from the date of the issuance of a certificate of occupancy shall continuously maintain the landscaping shown on the Site Plan and the Landscaping Plan. In addition, upon notification by the Director, the Applicant shall replace any and all dead or dying landscape material so that it is consistent with the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
6. The hedge material for the Site shall be maintained at five feet unless otherwise noted on the approved plans which have been incorporated herein as a condition.
7. The Applicant shall ensure that pedestrians have safe and adequate passage along each of the Site’s entrances.
8. During the construction of the Site, the Applicant shall ensure that any and all contractors use commonly accepted best practices to reduce airborne dust and particulates.

9. The dumpster area shall be kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park.
10. Prior to issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
11. The Applicant hereby acknowledges that the development of the Site is subject to the recorded Unity of Control for the PUD, and agrees to comply with the terms thereof.
12. Prior to the issuance of any building permits, the Applicant shall submit copies of any other permits required by other agencies, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.
13. Any revisions to the approved Site Plan, Landscape Plan, Architectural Elevations, Signs, Statement of Use, Photometric Plan, colors, materials, or the location of proposed improvements or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.
14. Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.
15. All expired landscaping currently surrounding the Site shall be replaced with trees, vegetation or other plantings which are in accordance with the specifications approved as part of the master plan for the PUD. Additionally, if any existing landscape material is damaged as part of the Applicant's development of the Phase II of the project, the Applicant shall immediately replace it in accordance with the approved specifications.
16. The Applicant shall submit any easements, abandonments, or releases to the Director for review and approval by the Town Attorney. Any documents which have been approved by the Town Attorney and which require recordation shall be the responsibility of the Applicant and shall be recorded prior to the issuance of the building permit for the construction of Phase I.
17. **The Applicant shall initiate bona fide and continuous development of either Phase 1 or 2, or both proposed for construction on the Site within 18 months from the effective date of this resolution. Should the Director determine that the Applicant has not initiated bona fide and continuous development, of either Phase 1 or 2, or both on the Site, the approvals granted by this Resolution shall become null and void for the Phase or Phases. Once bona fide development has been initiated, the development of the Site shall be completed within 18 months.**
18. Revise the architectural plans to show louvres as an architectural detail.
19. Revise the site plan to show the use of a classic fence type pursuant to the option provided along with the updated detail.

20. Outdoor storage of any kind is prohibited at all times on the Property. Parking on any grassed or unimproved areas is also prohibited at all times.

Section 3: The Owner, the Applicant and their successors and assigns shall be subject to the conditions set forth herein.

Section 4. This Resolution shall become effective upon adoption.

EXHIBIT "A"
Legal Description

Property Control Number: 36-43-42-19-26-007-0000

CONGRESS BUSINESS PARK PLAT NO 2 PUD TR G1 K/A FUTURE DEVELOPMENT



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


	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u> / </u>	<u> — </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u> / </u>	<u> — </u>
COMMISSIONER ERIN FLAHERTY	<u> / </u>	<u> — </u>
COMMISSIONER ANNE LYNCH	<u> / </u>	<u> — </u>
COMMISSIONER ROGER MICHAUD	<u> / </u>	<u> — </u>

The Town Commission thereupon declared the foregoing Resolution NO. 44-09-17 duly passed and adopted this 18 day of October, 2017.

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

Prepared by:
Edward P. Canterbury, Esq.
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
P.O. Box 280
Fort Myers, FL 33902

**NOTICE OF LOT SPLIT APPROVAL
(OWNER)**

THIS NOTICE OF LOT SPLIT APPROVAL (the "Notice"), is made this 29th day of August, 2019, by **Spacebox Lake Park, LLC**, a Mississippi limited liability company ("Association"), whose mailing address is c/o Merchants Retail Partners, 2801 Highway 280 South, Suite 345, Birmingham, AL 35223.

WHEREAS, Owner is the owner of Lot G1 (the "Lot") of Congress Business Park subdivision, according to the map or plat thereof as recorded in Plat Book 120, Page 127, in the Public Records of Palm Beach County, Florida;

WHEREAS, Owner submitted an application to the Town of Lake Park, Florida (the "Town") for approval of a lot split/minor replat of the Lot pursuant to the Land Development Regulations of the Town, in the form attached hereto as Exhibit "A" (the "Lot Split"); and

WHEREAS, the Town has administratively approved the Lot Split through the Town's Community Development division, in accordance with the aforementioned Land Development Regulations (the "Lot Split Approval"); and

WHEREAS, Owner is desirous of establishing record notice of the Lot Split Approval by the recording this Notice in the Public Records of Palm Beach County, Florida.

NOW, THEREFORE, the Owner states as follows:

1. The foregoing recitals are true and correct and are incorporated in this Notice.
2. Pursuant to the Lot Split Approval and this Notice, the Lot Split is finalized and effective.
3. The Town requires the following language be included in this Notice:

Development Order (approved by Resolution 74-09-17) has expired with this minor replat (i.e., Lot Split). Future development will require site plan approval by the Town.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, this Notice has been executed this 29th day of August, 2019, for the purposes herein expressed.

Spacebox Lake Park, LLC, a Mississippi limited liability company

By: [Signature]
William Leitner, Manager

[Signature]
Witness

Amy Garrett
Print/Type Name of Witness

[Signature]
Witness

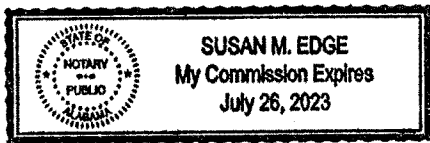
Philip M. Moore
Print/Type Name of Witness

STATE OF Alabama

COUNTY OF Jefferson

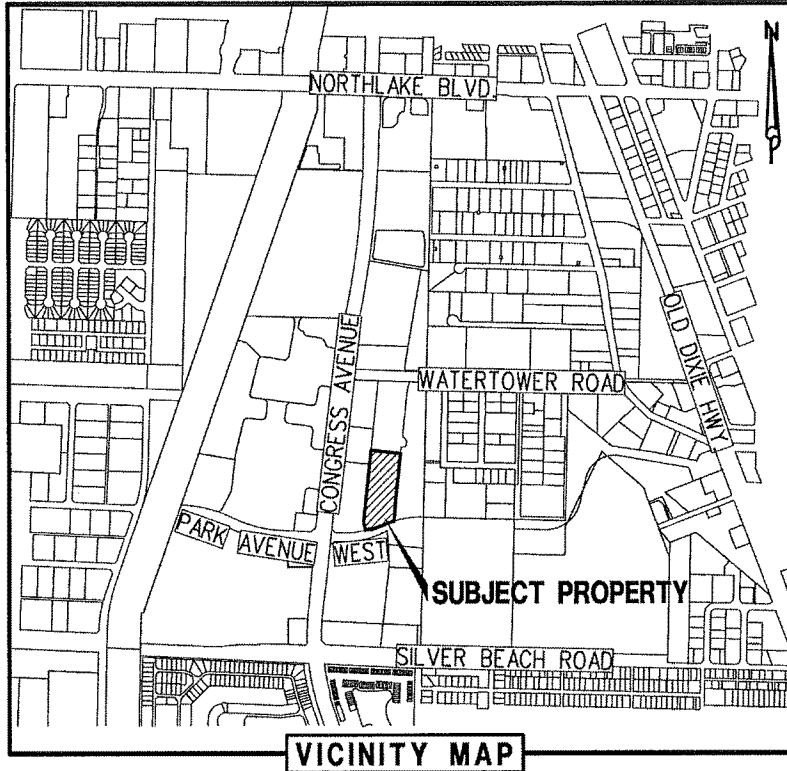
The foregoing instrument was acknowledged before me this 29 day of August 2019 by William Leitner, Manager of **Spacebox Lake Park, LLC**, a Mississippi limited liability company, who () is personally known to me or who () produced _____ as identification.

My Commission Expires:



[Signature]
Notary Public
Susan M. Edge
Print/Type Name of Notary
Commission No: NA

MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	EXHIBIT "A"
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	MINOR REPLAT
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST



A. THIS MINOR REPLAT IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 67-35 LAND DEVELOPMENT REGULATIONS OF THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

B. SHEET INDEX

SHEET No.	DESCRIPTION
1	VICINITY MAP / SHEET INDEX
2	CERTIFICATE OF OWNERSHIP / TOWN APPROVAL
3	MORTGAGEE'S CONSENT / ACKNOWLEDGEMENT
4	CONGRESS BUSINESS PARK ASSOCIATION'S CONSENT
5	SURVEYOR'S REPORT / ABBREVIATIONS
6	PARENT TRACT - LEGAL DESCRIPTION
7-8	PARENT TRACT - BOUNDARY SURVEY SKETCH
9	TRACT "G1A" - LEGAL DESCRIPTION
10	TRACT "G1A" - SKETCH
11	TRACT "G1B" - LEGAL DESCRIPTION
12-13	TRACT "G1B" - SKETCH

VICINITY MAP / SHEET INDEX			
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OFF. CASASUS			DATE APRIL 2019
CKD. D.C.L.	SHEET 1	OF 13	DWG. A99-240JJ

LIDBERG LAND SURVEYING, INC.

LB4431

675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

MINOR REPLAT OF TRACT "G1"
 PLAT BOOK 120, PAGES 127-129

EXHIBIT "A"

TOWN OF LAKE PARK
 PALM BEACH COUNTY, FLORIDA

MINOR REPLAT

PREPARED FOR:
 SPACEBOX LAKE PARK, LLC

SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

MINOR REPLAT APPROVAL

MINOR REPLAT: APPROVED IN ACCORDANCE WITH SECTION 67-35, LAND DEVELOPMENT REGULATIONS, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA.

DATED: 8/26/19


 NADIA DITOMMASO
 COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF OWNERSHIP

SPACEBOX LAKE, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, BY AND THROUGH ITS UNDERSIGNED MANAGER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE "PARENT TRACT" AS DESCRIBED HEREIN AND HAS CAUSED TO BE CREATED THIS MINOR REPLAT DIVIDING SAID PARENT TRACT INTO TWO TRACTS AS SHOWN AND DESCRIBED HEREIN, PURSUANT TO SECTION 67-35 OF THE LAND DEVELOPMENT CODE OF THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA.

SPACEBOX LAKE PARK, LLC
 A MISSISSIPPI LIMITED LIABILITY COMPANY
 AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Amy Garrett
 PRINT NAME: Amy Garrett
 WITNESS: Philip M. Moore
 PRINT NAME: Philip M. Moore

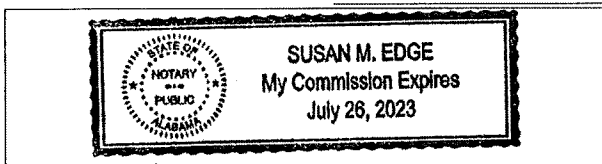
BY: WY
 WILLIAM LEITNER
 MANAGER

ACKNOWLEDGEMENT:

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF August, 2019 BY WILLIAM LEITNER, AS MANAGER OF SPACEBOX LAKE PARK, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____



NOTARY SEAL

Susan M. Edge
 NOTARY PUBLIC STATE OF ALABAMA
 PRINT NAME: Susan M. Edge
 COMMISSION NO. : NA

TOWN APPROVAL / CERTIFICATE OF OWNERSHIP

LIDBERG LAND SURVEYING, INC.

LB4431

675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

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MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	EXHIBIT "A"
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	MINOR REPLAT
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

MORTGAGEE'S CONSENT:

STATE OF ALABAMA
 COUNTY OF JEFFERSON

SERVISFIRST, AN ALABAMA BANKING CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREIN AS "PARENT TRACT" AND DOES HEREBY CONSENT TO THE DIVISION OF SAID PROPERTY AS SHOWN AND DESCRIBED IN THIS MINOR REPLAT AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29476 AT PAGE 1892 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THIS DIVISION OF SAID PARENT TRACT.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRIVATE BANKING OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF August, 2019.

SERVISFIRST BANK
 AN ALABAMA BANKING CORPORATION

WITNESS: Elisa Scroggin
 PRINT NAME: Elisa Scroggin
 WITNESS: [Signature]
 PRINT NAME: Allen Dye

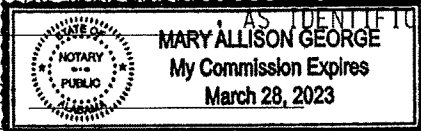
BY: [Signature]
 RON O. MORRISON
 PRIVATE BANKING OFFICER

ACKNOWLEDGEMENT:

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 29th OF August, 2019 BY RON O. MORRISON, AS PRIVATE BANKING OFFICER OF SERVISFIRST BANK, AN ALABAMA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____



Mary Allison George
 NOTARY PUBLIC, STATE OF ALABAMA
 PRINT NAME: Mary Allison George
 COMMISSION NO. : _____

NOTARY SEAL

LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454
 LB4431

MORTGAGEE'S CONSENT			
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MINOR REPLAT OF TRACT "G1"
 PLAT BOOK 120, PAGES 127-129

TOWN OF LAKE PARK
 PALM BEACH COUNTY, FLORIDA

PREPARED FOR:
 SPACEBOX LAKE PARK, LLC

EXHIBIT "A"

MINOR REPLAT

SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

CONGRESS BUSINESS PARK ASSOCIATION'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE CONGRESS BUSINESS PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT
 HEREBY CONSENTS TO THIS MINOR REPLAT, AS SHOWN HEREON, THIS 20th DAY OF
August, 2019.

WITNESS: Sarah Johansen

PRINT NAME: Sarah Johansen

WITNESS: Lisa Johansen

PRINT NAME: Lisa Johansen

CONGRESS BUSINESS PARK ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: Phillip Brandt
 PHILLIP BRANDT - VICE PRESIDENT

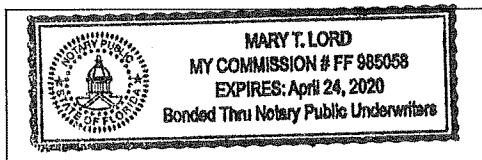
ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING CONGRESS BUSINESS PARK ASSOCIATION, INC.'S CONSENT WAS ACKNOWLEDGED
 BEFORE ME THIS 20th DAY OF August, 2019 BY PHILLIP BRANDT, AS
 VICE PRESIDENT OF CONGRESS BUSINESS PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-
 FOR-PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____
 AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4-24-2020

Mary T. Lord
 NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Mary T. Lord

COMMISSION NUMBER: FF 985058

NOTARY SEAL

CONGRESS BUSINESS PARK ASSOCIATION, INC.



LB4431

675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

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MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> EXHIBIT "A" </div> MINOR REPLAT
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

ABBREVIATIONS:

R = RADIUS	PB = PLAT BOOK	R/W = RIGHT OF WAY
L = ARC LENGTH	PG. = PAGE	SUA = SEACOAST UTILITY AUTHORITY
D = ARC DELTA ANGLE	POB = POINT OF BEGINNING	UE = UTILITY EASEMENT
LB = LICENSED BUSINESS	POC = POINT OF COMMENCEMENT	
ORB = OFFICIAL RECORD BOOK	PRM = PERMANENT REFERENCE MONUMENT	

SURVEYOR'S REPORT:

1. THIS IS A BOUNDARY SURVEY.
2. SURVEY BASED ON THE PLAT OF CONGRESS BUSINESS PARK-PLAT NO. 2, A P.U.D.
3. LEGAL DESCRIPTION WAS PREPARED BY LIDBERG LAND SURVEYING.
4. BEARING BASIS: NORTH 06°13'12" EAST ALONG THE WEST LINE OF TRACT "G1", CONGRESS BUSINESS PARK - PLAT NO. 2, A P.U.D., AS RECORDED IN PLAT BOOK 120, PAGES 127 THROUGH 129.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, ELEV. 11, PER FLOOD INSURANCE RATE MAP NO. 12099C0387F DATED OCTOBER 5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE
6. TOTAL AREA = 203,226 SQUARE FEET OR 4.665 ACRES, MORE OR LESS.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
8. THIS SURVEY FALLS WITHIN THE COMMERCIAL-HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL MAPPED FEATURES WERE LOCATED BY THIS OFFICE.
9. ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929
 PRIMARY BENCHMARK USED FOR THIS SURVEY IS JOYCE PBC BM AT ELEVATION 10.804 NGVD. TO CONVERT FROM NGVD 1929 TO NAVD 1988 SUBTRACT 1.526
10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
 PREPARED FOR:

SPACEBOX LAKE PARK, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY

11. © COPYRIGHT 2019 BY LIDBERG LAND SURVEYING, INC.
 THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: MARCH 5, 2019

LIDBERG LAND SURVEYING, INC.

BY: DAVID C. LIDBERG
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 3613



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 Jupiter, Florida 33458 TEL. 561-746-8454

ABBREVIATIONS / SURVEYOR'S REPORT			
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		DATE	JUNE 2019
		DWG.	A99-240JJ

MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	EXHIBIT "A"
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	MINOR REPLAT
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

LEGAL DESCRIPTION - PARENT TRACT

ALL OF TRACT "G1", AS SHOWN ON THE PLAT OF CONGRESS BUSINESS PARK - PLAT NO. 2, A P.U.D., RECORDED IN PLAT BOOK 120, PAGES 127 THROUGH 129

CONTAINING A TOTAL OF 203,226 SQUARE FEET OR 4.665 ACRES, MORE OR LESS.

PARENT TRACT - LEGAL DESCRIPTION

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-	-		JUNE 2019
CKD.	D.C.L.	SHEET	DWG.
-	-	6 OF 13	A99-240JJ



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MINOR REPLAT OF TRACT "G1"
PLAT BOOK 120, PAGES 127-129

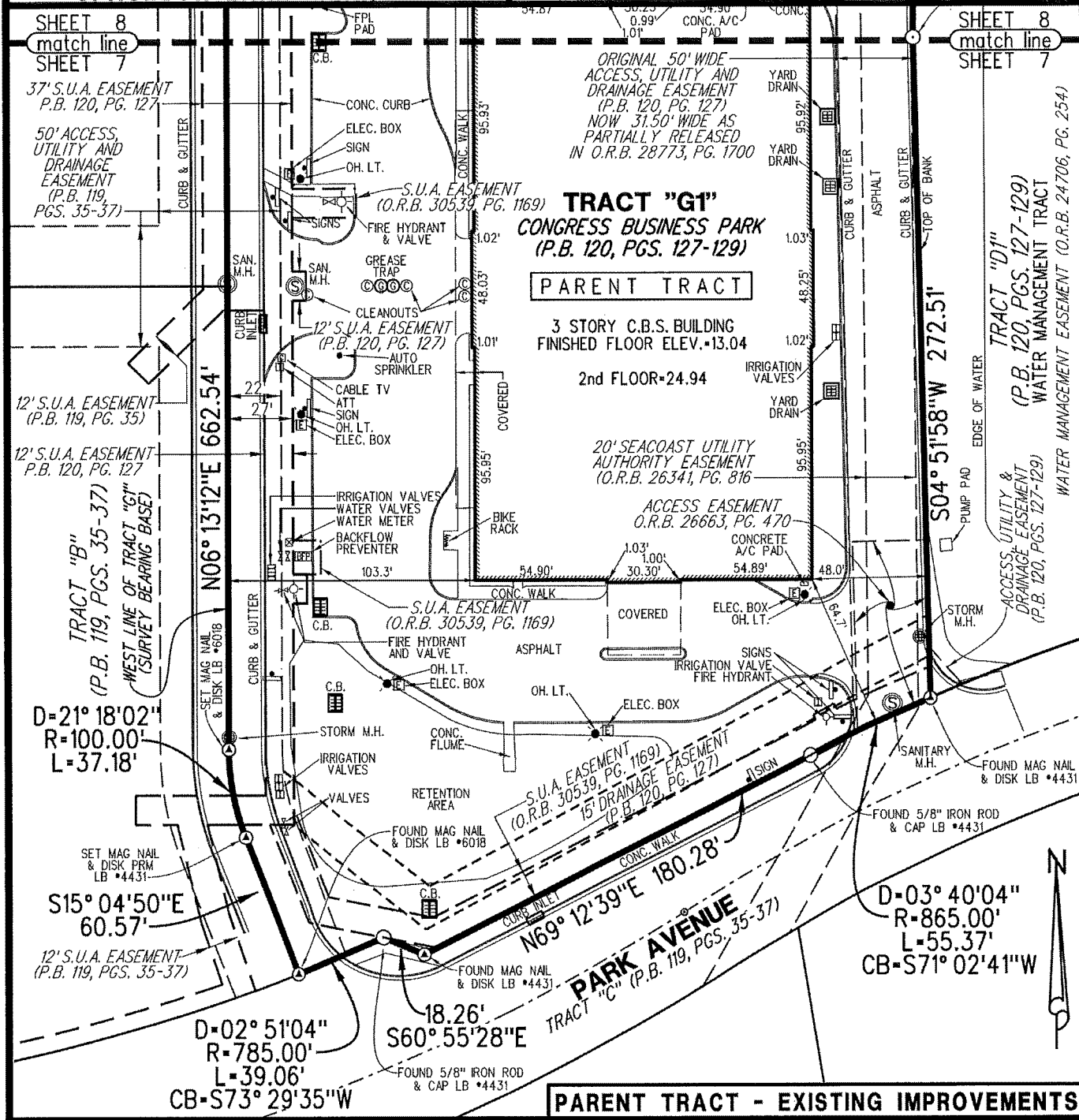
EXHIBIT "A"

TOWN OF LAKE PARK
PALM BEACH COUNTY, FLORIDA

MINOR REPLAT

PREPARED FOR:
SPACEBOX LAKE PARK, LLC

SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST



PARENT TRACT - EXISTING IMPROVEMENTS

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FLD.		FB.	PG.
OFF.	CASASUS		
CKD.	D.C.L.	SHEET	7 OF 13
		JOB	99-240J-305
		DATE	JUNE 2019
		DWG.	A99-240JJ

LIDBERG LAND SURVEYING, INC.

LB4431

675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

MINOR REPLAT OF TRACT "G1"
 PLAT BOOK 120, PAGES 127-129

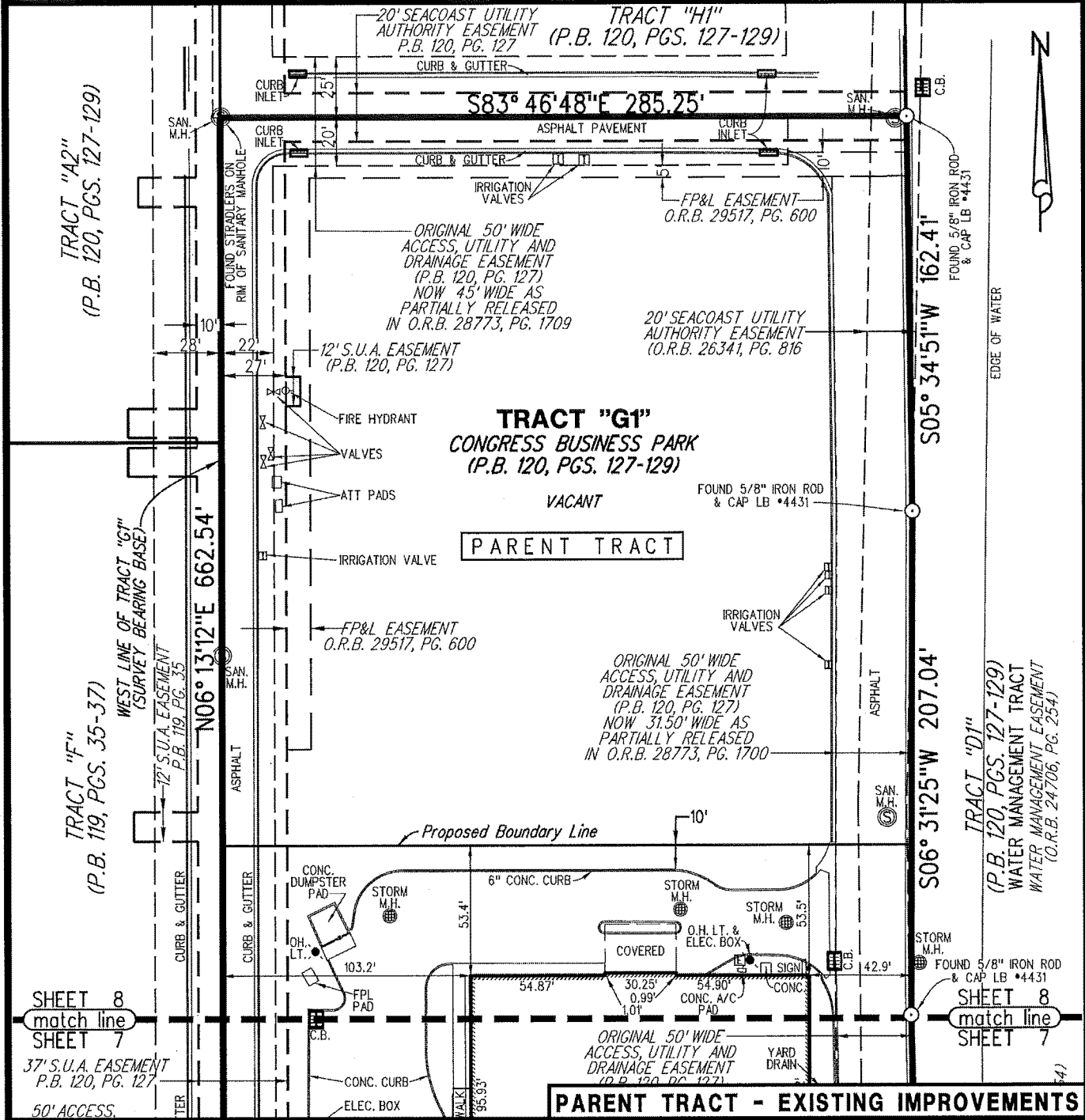
TOWN OF LAKE PARK
 PALM BEACH COUNTY, FLORIDA

PREPARED FOR:
 SPACEBOX LAKE PARK, LLC

EXHIBIT "A"

MINOR REPLAT

SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST



TRACT "G1"
 CONGRESS BUSINESS PARK
 (P.B. 120, PGS. 127-129)

PARENT TRACT

VACANT

PARENT TRACT - EXISTING IMPROVEMENTS

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LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	EXHIBIT "A"
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	MINOR REPLAT
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

LEGAL DESCRIPTION - TRACT "G1A"

A PARCEL OF LAND BEING A PORTION OF TRACT "G1", AS SHOWN ON THE PLAT OF CONGRESS BUSINESS PARK - PLAT NO. 2, A P.U.D. RECORDED IN PLAT BOOK 120, PAGES 127 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "G1"; THENCE ALONG THE EAST LINE OF SAID TRACT "G1" SOUTH 05°34'51" WEST, A DISTANCE OF 162.41 FEET; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 06°31'25" WEST, A DISTANCE OF 137.10 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 83°46'48" WEST, A DISTANCE OF 286.34 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "G1"; THENCE ALONG SAID WEST LINE, NORTH 06°13'12" EAST, A DISTANCE OF 299.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "G1", THENCE ALONG THE NORTH LINE OF SAID TRACT "G1", SOUTH 83°46'48" EAST, A DISTANCE OF 285.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 85,779 SQUARE FEET OR 1.969 ACRES, MORE OR LESS.

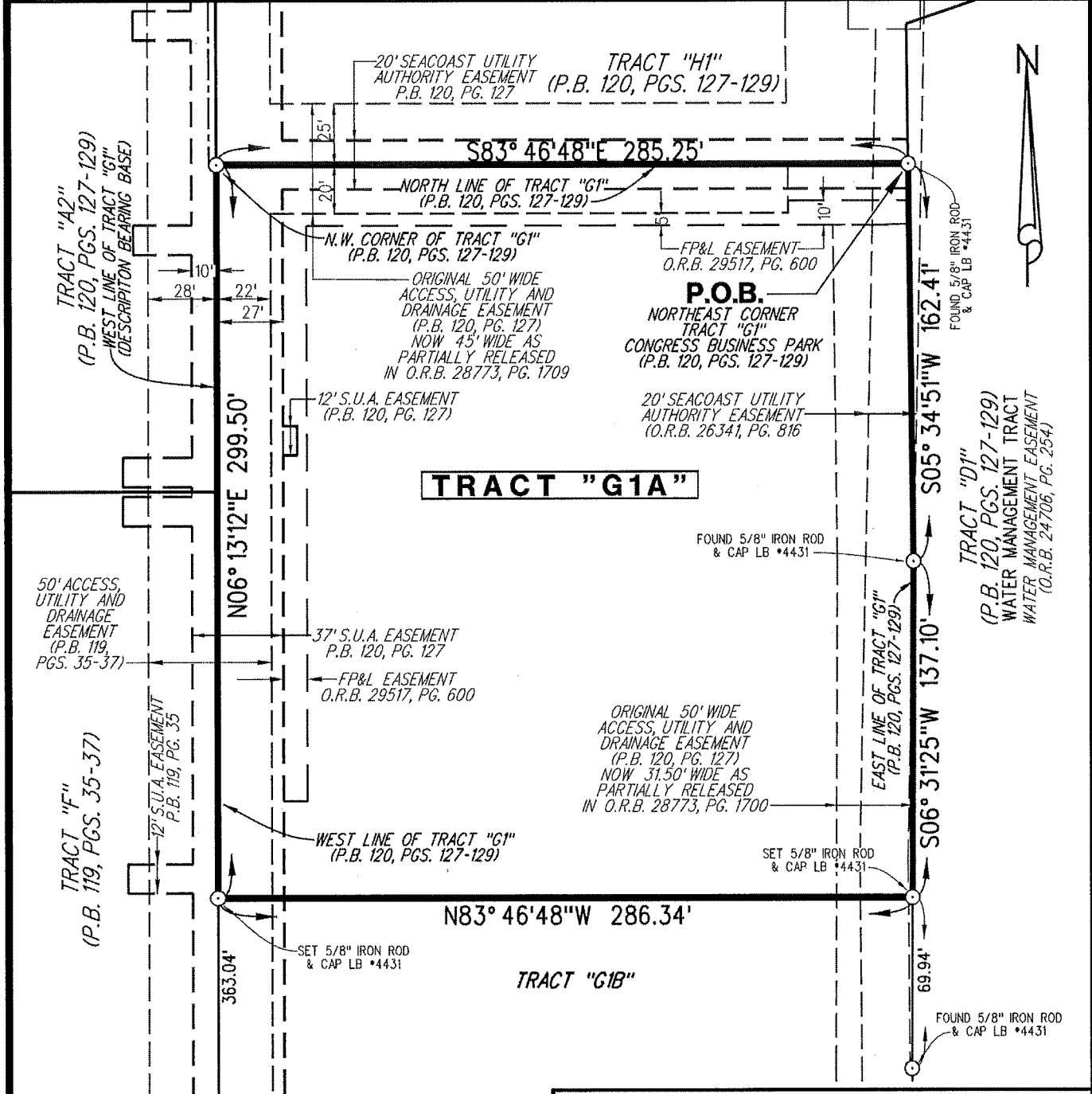
TRACT "G1A" - LEGAL DESCRIPTION

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			DWG. A99-240JJ



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MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	EXHIBIT "A"
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	MINOR REPLAT
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST



TRACT "G1A"- SKETCH			
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MINOR REPLAT OF TRACT "G1" PLAT BOOK 120, PAGES 127-129	EXHIBIT "A"
TOWN OF LAKE PARK PALM BEACH COUNTY, FLORIDA	MINOR REPLAT
PREPARED FOR: SPACEBOX LAKE PARK, LLC	SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

LEGAL DESCRIPTION - TRACT "G1B"

A PARCEL OF LAND BEING A PORTION OF TRACT "G1", AS SHOWN ON THE PLAT OF CONGRESS BUSINESS PARK - PLAT NO. 2, A P.U.D. RECORDED IN PLAT BOOK 120, PAGES 127 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "G1"; SAID CORNER BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 865.00 FEET AND A RADIAL BEARING OF SOUTH 17°07'17" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "G1", THROUGH A CENTRAL ANGLE OF 03°40'04", A DISTANCE OF 55.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, SOUTH 69°12'39" WEST, A DISTANCE OF 180.28 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, NORTH 60°55'28" WEST, A DISTANCE OF 18.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 785.00 FEET AND A CHORD BEARING OF SOUTH 73°29'35" WEST; THENCE SOUTH WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTHERLY LINE OF TRACT "G1", THROUGH A CENTRAL ANGLE OF 02°51'04", A DISTANCE OF 39.06 FEET TO A POINT OF NON-TANGENT LINE AND A POINT ON THE WEST LINE OF SAID TRACT "G1"; THENCE ALONG SAID WEST LINE NORTH 15°04'50" WEST, A DISTANCE OF 60.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID WEST LINE OF TRACT "G1", THROUGH A CENTRAL ANGLE OF 21°18'02", A DISTANCE OF 37.18 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 06°13'12" EAST, A DISTANCE OF 363.04 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 83°46'48" EAST, A DISTANCE OF 286.34 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "G1"; THENCE ALONG SAID EAST LINE, SOUTH 06°31'25" WEST, A DISTANCE OF 69.94 FEET; THENCE CONTINUE ALONG SAID EAST LINE OF TRACT "G1", SOUTH 04°51'58" WEST, A DISTANCE OF 272.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,447 SQUARE FEET OR 2.696 ACRES, MORE OR LESS.

TRACT "G1B" - LEGAL DESCRIPTION

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			DWG. A99-240JJ



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**MINOR REPLAT OF TRACT "G1"
 PLAT BOOK 120, PAGES 127-129**

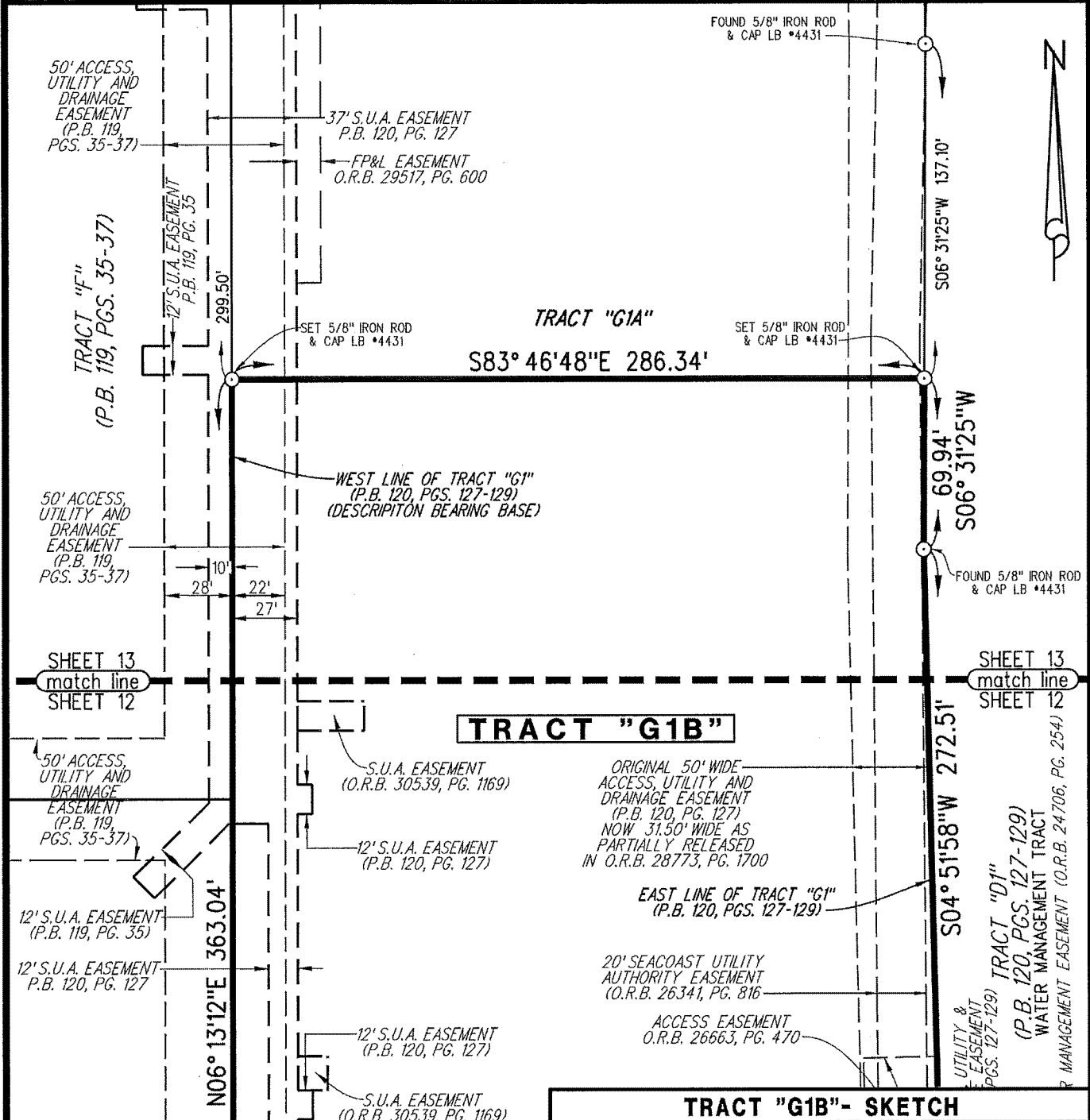
EXHIBIT "A"

**TOWN OF LAKE PARK
 PALM BEACH COUNTY, FLORIDA**

MINOR REPLAT

**PREPARED FOR:
 SPACEBOX LAKE PARK, LLC**

SECTION 19 - TOWNSHIP 42 SOUTH - RANGE 43 EAST



TRACT "G1B"

TRACT "G1B"- SKETCH

**LIDBERG LAND
 SURVEYING, INC.**

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		JOB	99-240J-305
		DATE	JUNE 2019
		DWG.	A99-240JJ

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