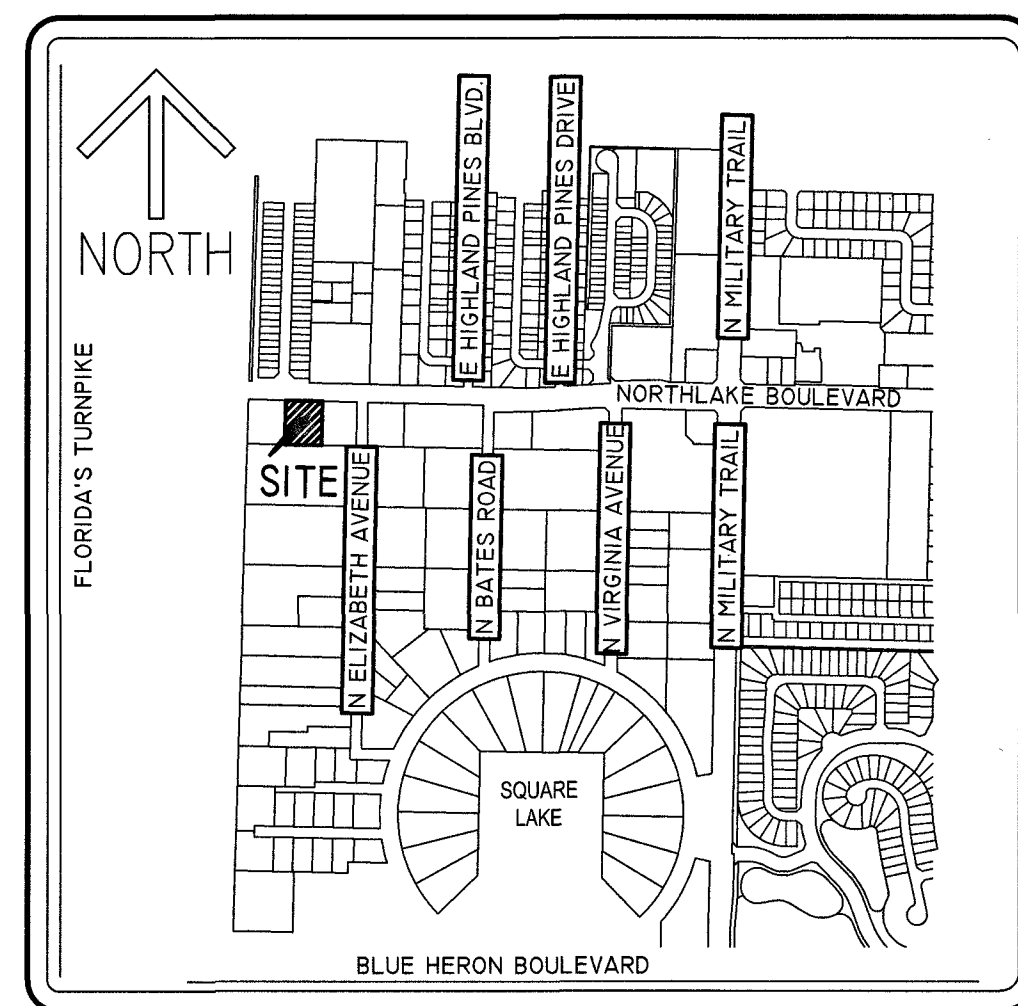


# AMERICO CENTER

BEING A REPLAT OF A PORTION OF LOT 70 OF SQUARE LAKE, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP (NOT TO SCALE) SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST

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

NOTES COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID DATUM = NAD 83 (90 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 = 1.00003771 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:11 P.M. THIS 3 DAY OF April A.D. 2024 AND DULY RECORDED IN PLAT BOOK 137 ON PAGES 110 AND 111 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: DEPUTY CLERK CLERK OF THE CIRCUIT COURT & COMPTROLLER



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AMERICO DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS AMERICO CENTER, BEING A REPLAT OF A PORTION OF LOT 70, SQUARE LAKE, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 70, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 70; THENCE ALONG THE EAST LINE OF SAID LOT 70, SOUTH 01°09'30" WEST A DISTANCE OF 7.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN DEED BOOK 973, PAGE 694 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°33'47" WEST A DISTANCE OF 190.00 FEET TO A LINE 190.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 70 AND THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°09'30" WEST A DISTANCE OF 233.60 FEET TO THE SOUTH LINE OF SAID LOT 70; THENCE ALONG SAID SOUTH LINE, NORTH 88°50'30" WEST A DISTANCE OF 200.00 FEET TO A LINE 390.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 70; THENCE ALONG THE LAST DESCRIBED PARALLEL LINE, NORTH 01°09'30" EAST A DISTANCE OF 234.57 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°33'48" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 46,817 SQUARE FEET (1.0748 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 AMERICO DEVELOPMENT GROUP, 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 AMERICO DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT RW TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

### UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

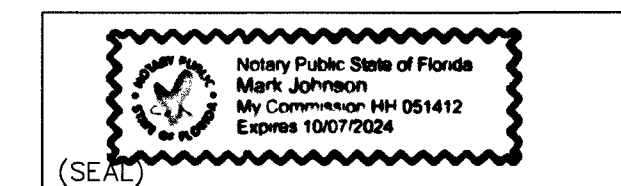
IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING MEMBERS THIS 02 DAY OF October, 2023.

AMERICO DEVELOPMENT GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY WITNESS: [Signatures] PRINT NAME: [Names] AMINE EL-KHOURY MANAGING MEMBER



### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 02 DAY OF October, 2023, BY AMINE EL-KHOURY AS MANAGING MEMBER OF AMERICO DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Identification] AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 02 DAY OF October, 2023.



Notary Public Mark Johnson My Commission #141 051412 Expires 10/07/2024 PRINT NAME: Mark Johnson MY COMMISSION EXPIRES: 10/07/2024 COMMISSION NUMBER: H1051412

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

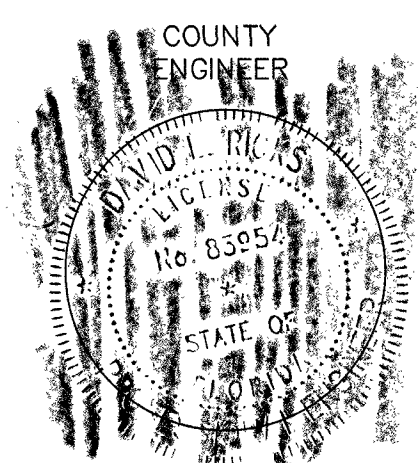
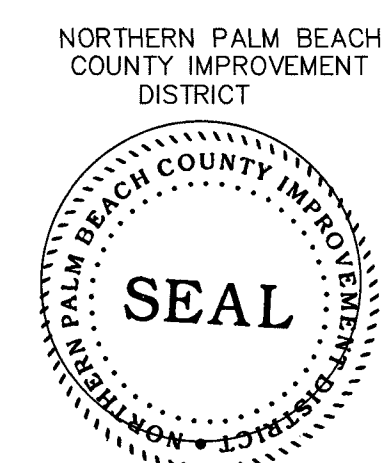
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 25th DAY OF October, 2023.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 3 ATTEST: Susan P. Scheff ASSISTANT SECRETARY BOARD OF SUPERVISORS BY: Matthew J. Boykin PRESIDENT BOARD OF SUPERVISORS

### TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, Christopher Gertz 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 AMERICO DEVELOPMENT GROUP, 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.

DATED: 2/27/2024 Christopher Gertz ATTORNEY AT LAW LICENSED IN FLORIDA



### 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") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA. DATED: 10-9-2023

DAVID P. LINDLEY PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 5005 CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 CERTIFICATE OF AUTHORIZATION NO. LB3591

