

TRI-COUNTY CONCRETE

BEING A RE-PLAT OF A PORTION OF TRACT 23 AND A PORTION OF THE WEST ONE-HALF OF TRACT 24, BLOCK 1, OF THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A RE-PLAT OF A PORTION OF PARCELS "A" AND "B" OF SUBDIVISION OF TRACT 23 OF BLOCK 1 OF PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 27 AT PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1926 SKEES ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND SHOWN HEREON AS TRI-COUNTY CONCRETE, BEING A RE-PLAT OF A PORTION OF TRACT 23 AND A PORTION OF THE WEST ONE-HALF OF TRACT 24, BLOCK 1, OF THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A RE-PLAT OF A PORTION OF PARCELS "A" AND "B" OF SUBDIVISION OF TRACT 23 OF BLOCK 1 OF PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 27 AT PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID PARCEL "B"; THENCE SOUTH 01°03'57" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 240.00 FEET TO THE "POINT OF BEGINNING"; THENCE SOUTH 88°41'19" EAST ALONG A LINE PARALLEL WITH AND 239.79 FEET SOUTH OF THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 350.32 FEET, THENCE SOUTH 01°03'59" EAST, A DISTANCE OF 117.48 FEET; THENCE NORTH 89°02'48" EAST, A DISTANCE OF 296.02 FEET TO A POINT ON THE BOUNDARY LINE AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 24919, PAGE 1084 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°58'14" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 104.23 FEET; TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL 2, AS RECORDED IN OFFICIAL RECORDS BOOK 13196, PAGE 0069 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°45'29" EAST ALONG SAID SOUTH LINE OF PARCEL 2, A DISTANCE OF 331.45 FEET TO THE POINT OF INTERSECTION WITH THE BOUNDARY LINE AGREEMENT LINE AS RECORDED IN OFFICIAL RECORDS BOOK 24919, PAGE 1084, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING ALSO THE EAST LINE OF THE WEST 330 FEET OF SAID TRACT 24, DESCRIBED IN OFFICIAL RECORDS BOOK 1736, PAGE 64, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°58'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 454.85 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DWIGHT ROAD, AS SHOWN ON THE SAID PLAT OF PALM BEACH ACURA; THENCE SOUTH 89°02'48" WEST, ALONG SAID NORTH LINE A DISTANCE OF 16.87 FEET TO THE WEST LINE OF PARCEL "A", AS SHOWN ON SAID PLAT OF PALM BEACH ACURA; THENCE NORTH 00°57'30" WEST, ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DWIGHT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5082, PAGE 496, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°02'48" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720.44 FEET TO A POINT ON A LINE PARALLEL WITH AND 239.00 FEET EAST OF THE WEST LINE OF PARCEL "A" OF SUBDIVISION OF TRACT 23 OF BLOCK 1 OF PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 27 AT PAGE 77; THENCE NORTH 01°03'57" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 231.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 231.00 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°02'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 239.00 FEET TO THE WEST LINE OF SAID PARCEL "A", THENCE NORTH 01°03'57" WEST ALONG THE WEST LINE OF PARCEL "A" AND PARCEL "B", ALSO THE EAST RIGHT-OF-WAY LINE OF SKEES ROAD A DISTANCE OF 462.10 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 500,438.22 SQUARE FEET, (11.49 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE 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 THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. DEVELOPMENT TRACT DEDICATION:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR 1926 SKEES ROAD, 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 SAID 1926 SKEES ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

3. 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.

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 18 DAY OF March, A.D. 2024

1926 SKEES ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY: L.A.G. LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, MANAGER BY: G.D.P.M., LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER

WITNESS: Angela Conell PRINTED NAME: Angela Conell

BY: GERARDO LUIS GARCIA, TRUSTEE, HIS SUCCESSOR(S) AS TRUSTEE(S) OF THE FOURTH AMENDED AND RESTATED GERARDO LUIS GARCIA REVOCABLE LIVING TRUST, DATED JUNE 3, 2020, AS AMENDED, MANAGER

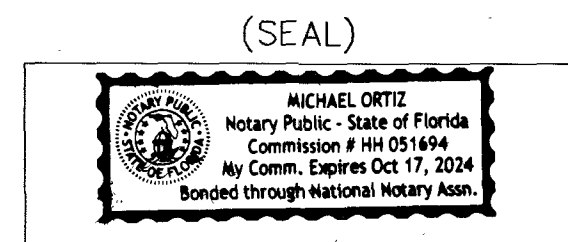
WITNESS: Loaydy Grove PRINTED NAME: Loaydy Grove

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 18 DAY OF March, 2024, BY GERARDO LUIS GARCIA, TRUSTEE AS MANAGER FOR G.D.P.M, LLC, AS GENERAL PARTNER FOR L.A.G. LP, AS MANAGER FOR 1926 SKEES ROAD, LLC, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF March, 2024



Michael Ortiz (PRINTED NAME)

MY COMMISSION EXPIRES: October 17, 2024

COMMISSION NUMBER: HH 051694

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

I, LISSETTE B. ORTIZ, 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 1926 SKEES ROAD, 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.

THIS 18 DAY OF JUNE, A.D. 2024

Lissette B. Ortiz, FL BAR No. 987794, ATTORNEY AT LAW

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 JUNE, 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, P.E., COUNTY ENGINEER

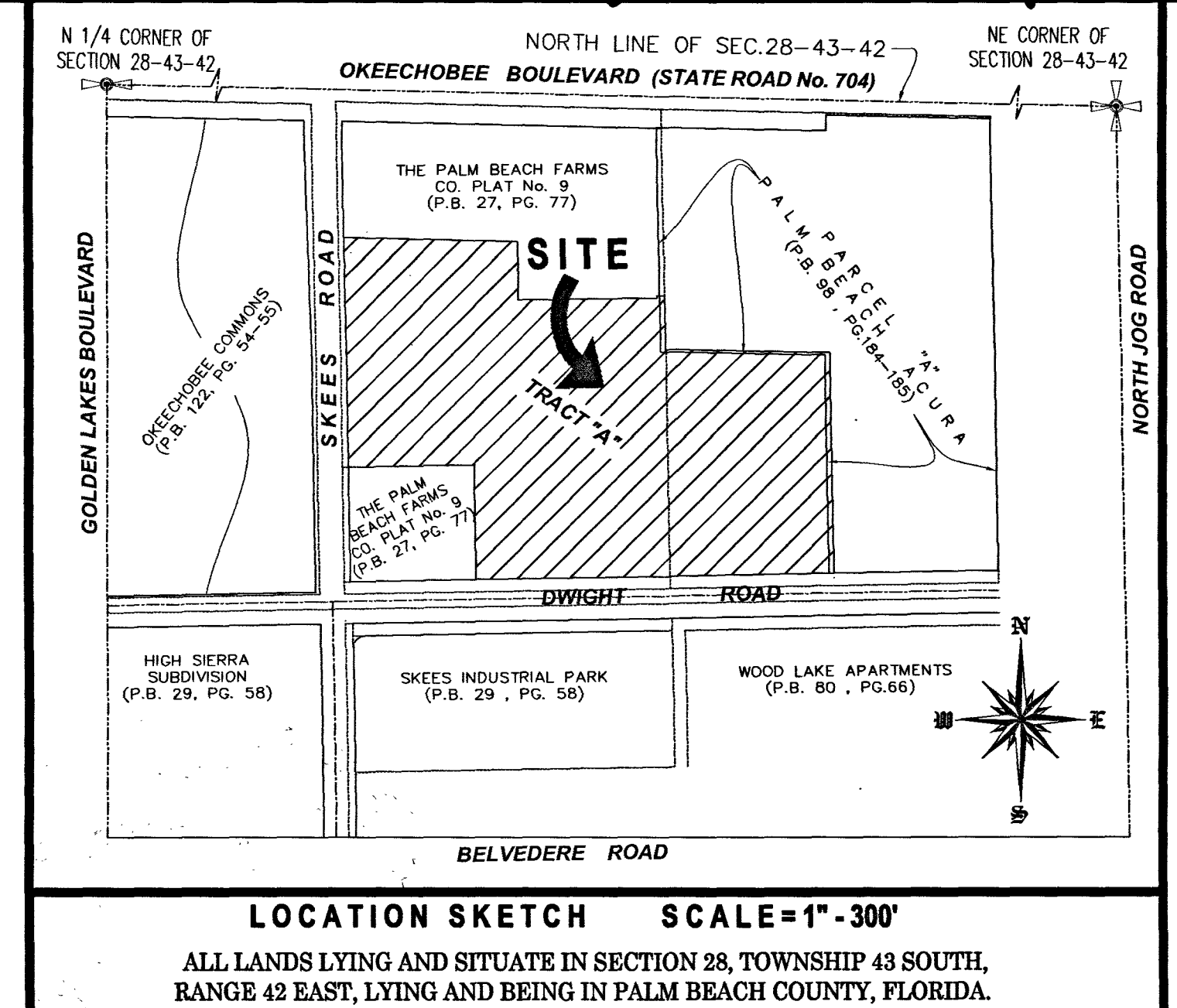
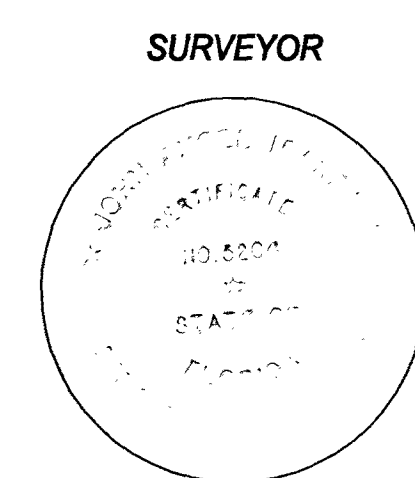
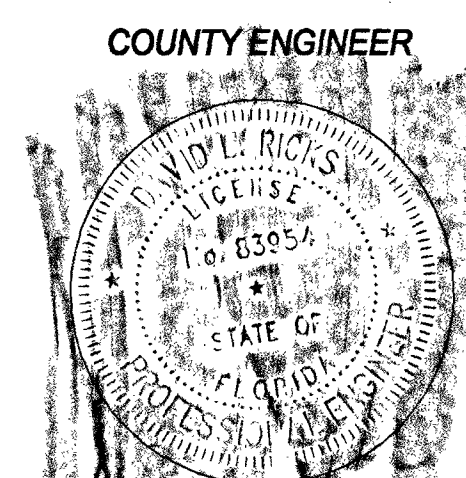
SURVEYOR & MAPPER'S CERTIFICATE:

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."), PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 15TH DAY OF March, A.D. 2024

JOHN IBARRA AND ASSOC., INC., A FLORIDA CORPORATION FLORIDA CERTIFICATE OF AUTHORIZATION No. L.B. 7806

John Ibarra, PROFESSIONAL SURVEYOR AND MAPPER LICENSE No. 5204, STATE OF FLORIDA.



SURVEYOR & MAPPER'S NOTES:

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (N.A.D. 83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION. FLORIDA STATE PLANE, EAST ZONE. SCALE FACTOR = 1.000027963 CONVERSION = +0 22 52.0
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE FOUND.

- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL 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.
6. 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. 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.

PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DATUM NAD 83-1990 ADJUSTMENT.

ZONE = FLORIDA EAST ZONE 0901

LINEAR UNITS = US SURVEY FEET

SCALE FACTOR = 1.000027963

GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE

ALL BEARINGS ARE RELATIVE TO A GRID BEARING OF N88°45'31"W. ALONG THE NORTH LINE OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).

SITE DATA:

CONTROL NUMBER: 1985-00161

187

STATE OF FLORIDA) COUNTY OF PALM BEACH) THIS PLAT WAS FILED FOR RECORD AT 3:04 PM THIS 25 DAY OF June 2024 AND DULY RECORDED

IN PLAT BOOK 137 ON PAGES 187 THRU 188

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT & COMPTROLLER

JIA PREPARED BY: John Ibarra And Assoc., Inc. LAND SURVEYORS LB. 7806 STATE OF FLORIDA 777 N.W. 72ND AVENUE SUITE 3025 MIAMI, FLORIDA 33126 TELEPHONE: (305) 262-0400

CFN 20240219471 PL BK 137 PG 187