

LIBERTY AIRPORT CENTER, A M.U.P.D.

BEING A REPLAT OF A PORTION OF THE PLAT OF SOUTHERN LIGHT INDUSTRIAL PARK, A M.U.P.D.,
RECORDED IN PLAT BOOK 120 PAGES 193 THROUGH 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 3:07 P. M. THIS
16 DAY OF July 2024
AND DULY RECORDED IN PLAT BOOK
137 ON PAGES 189
THRU 194.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER OF PALM BEACH COUNTY.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS LIBERTY AIRPORT CENTER, A M.U.P.D., BEING A REPLAT OF A PORTION OF THE PLAT OF SOUTHERN LIGHT INDUSTRIAL PARK, A M.U.P.D., RECORDED IN PLAT BOOK 120 PAGES 193 THROUGH 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A", TRACT "B", TRACT "P-1", TRACT "P-2", TRACT "P-3", TRACT "P-4", TRACT "P-5" AND TRACT "WMT-1", AS SHOWN ON THE PLAT OF SOUTHERN LIGHT INDUSTRIAL PARK, A M.U.P.D., RECORDED IN PLAT BOOK 120 PAGES 193 THROUGH 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 68.014 ACRES OR 2,962,688 SQUARE FEET MORE OR LESS.

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

1.) TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIBERTY PROPERTY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN EASEMENT DEEDS RECORDED IN OFFICIAL RECORD BOOK 4924, PAGE 1170, OFFICIAL RECORD BOOK 14819, PAGE 1549 AND OFFICIAL RECORD BOOK 27410, PAGE 1935 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. TRACT "B" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 4924, PAGE 1170 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

2.) TRACTS "WMT-1", "WMT-2", "WMT-3", "WMT-4" AND "WMT-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIBERTY PROPERTY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 32855, PAGE 1584, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3.) THE PUBLIC WATER SUPPLY WELL SITE EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, 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.

4.) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIBERTY PROPERTY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5.) THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, LIBERTY PROPERTY TRUST, A MARYLAND TRUST, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 21ST DAY OF MAY, 2024.

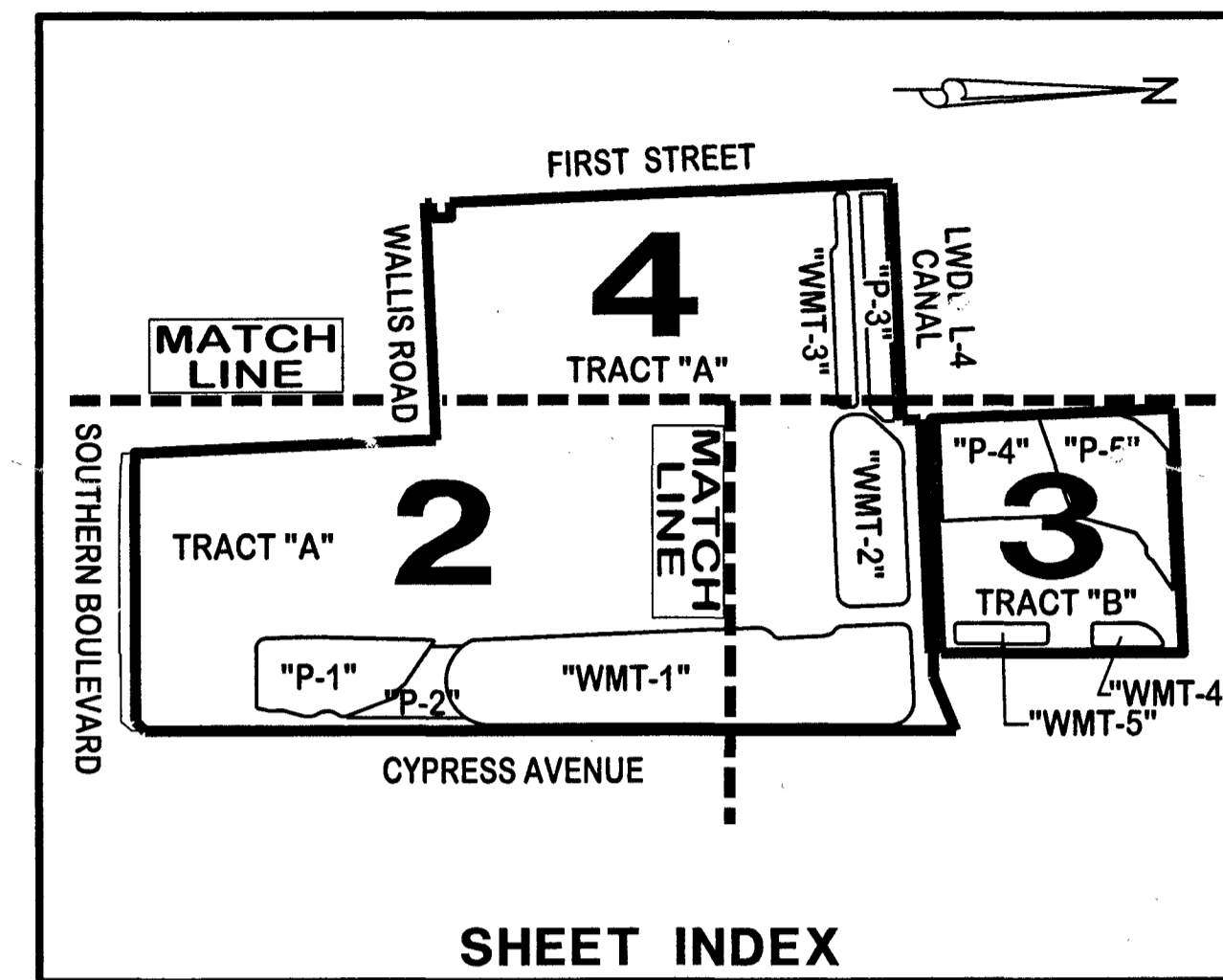
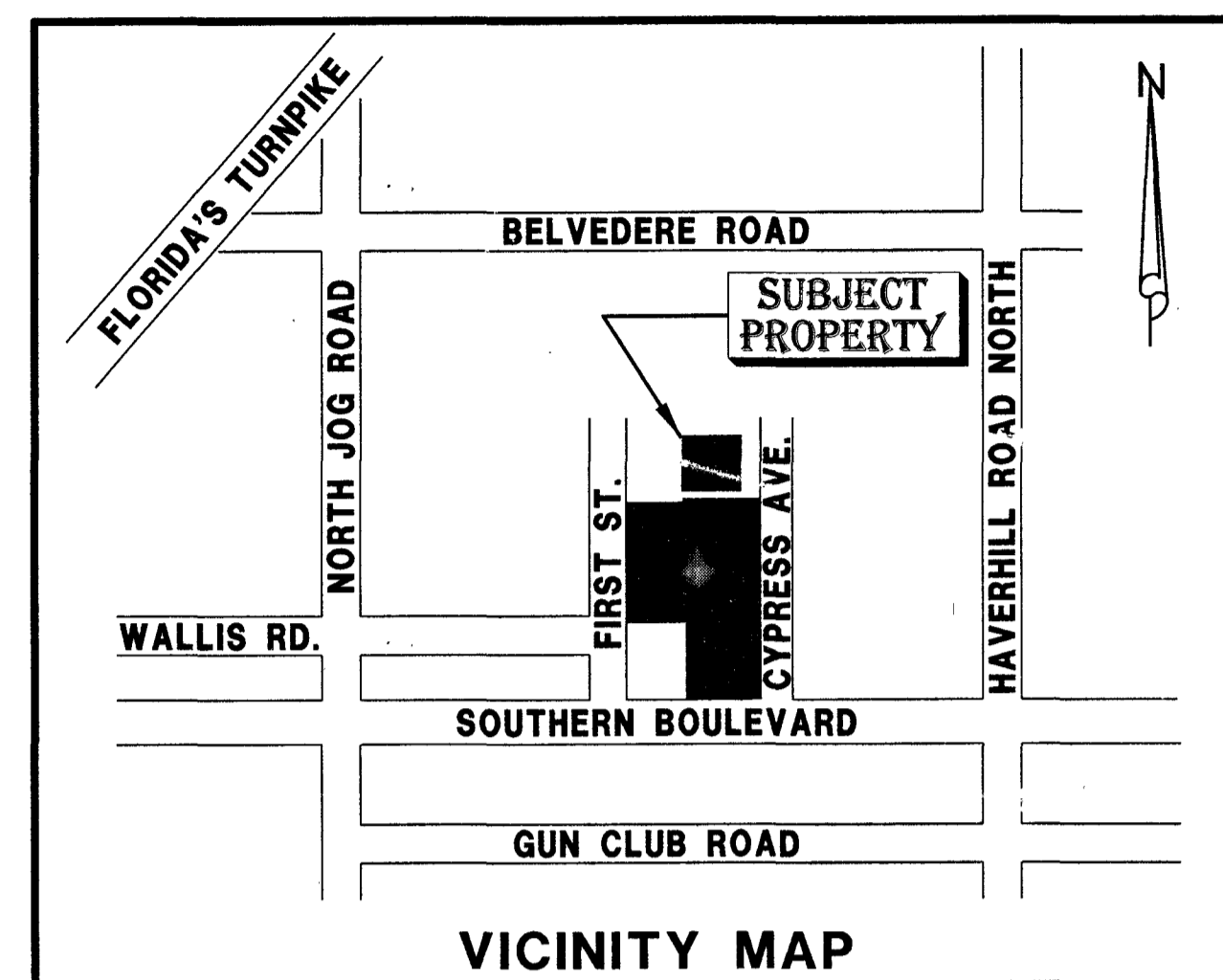
BY: LIBERTY PROPERTY LIMITED PARTNERSHIP,
A PENNSYLVANIA LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: LIBERTY PROPERTY TRUST,
A MARYLAND TRUST,
ITS GENERAL PARTNER

WITNESS: Danny Rivero
PRINT NAME: DANNY RIVERO

WITNESS: Dayana Figueroa
PRINT NAME: Dayana Figueroa

BY: Paris Del Rio
PARIS DEL RIO
VICE PRESIDENT

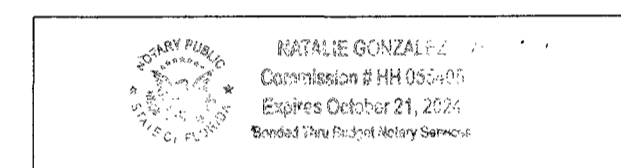


ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21ST DAY OF MAY, 2024, BY PARIS DEL RIO AS VICE PRESIDENT FOR LIBERTY TRUST, GENERAL PARTNER OF LIBERTY PROPERTY LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/21/2024



PRINT NAME: Natalie Gonzalez
COMMISSION NUMBER: HH 055405

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STATEWIDE LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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.

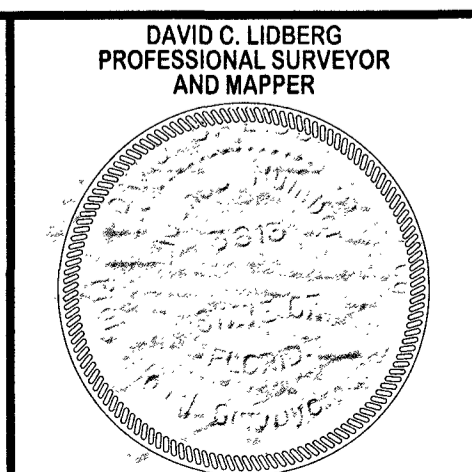
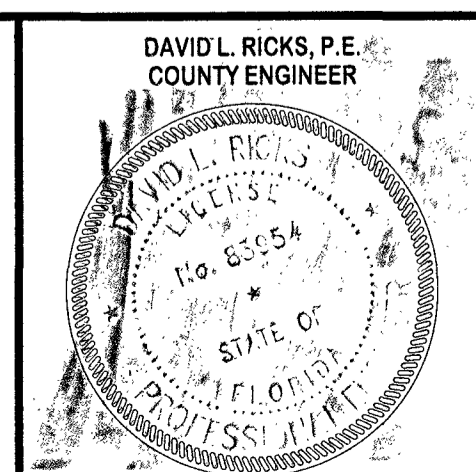
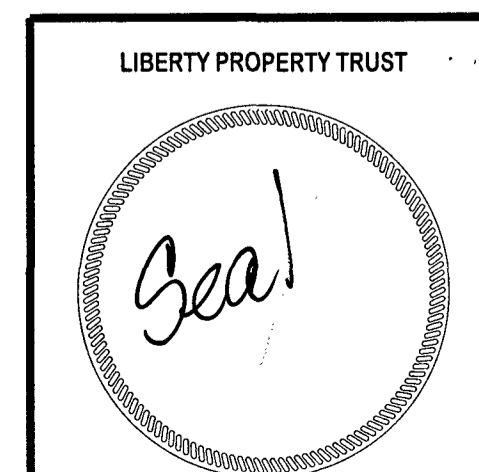
DATE: May 30, 2024

BY: William T. Jackson
WILLIAM T. JACKSON
PRESIDENT

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 5 DAY OF JULY, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER



PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

SCALE FACTOR = 1.000032316

GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LINE BEARS NORTH 01°28'32" EAST.

2.) LINES, WHICH INTERSECT CURVES, ARE NON RADIAL UNLESS OTHERWISE NOTED.

3.) 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 THIS COUNTY.

4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

5.) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.

6.) THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE LANDS SHOWN HEREON ARE INCLUDED IN THAT COURT CASE: CL-94-001668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL, THE RESULT OF THE LAWSUIT WAS THAT THE ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

SURVEYOR'S CERTIFICATION:

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") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: MAY 30, 2024 BY:

David C. Lidberg
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

LEGEND:

- DENOTES LIMITS OF PALM BEACH COUNTY UTILITY EASEMENT
- DENOTES SET PERMANENT REFERENCE MONUMENT, SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431"
- DENOTES FOUND PERMANENT REFERENCE MONUMENT, FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431"

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- L = CURVE'S ARC LENGTH
- R = CURVE'S RADIUS
- CB = CURVE'S CHORD BEARING
- (D) = AS SHOWN ON DEED
- (P) = PLATTED INSTRUMENT
- (GRID) = STATE PLANE GRID DISTANCE
- (GROUND) = GROUND DISTANCE
- N = NORTHING GRID COORDINATE
- E = EASTING GRID COORDINATE
- AC. = ACRES
- C.N.S. = COULD NOT SET P.R.M.
- CONC. = CONCRETE
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT COMPANY
- FND. = FOUND
- LB = BUSINESS LICENSE
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- MON. = MONUMENT
- M.U.P.D. = MULTIPLE USE PLANNED DEVELOPMENT
- NAD83/90 = NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PALM BEACH COUNTY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PG. = PAGE
- PGS. = PAGES
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- W/ = WITH

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SITE DATA
CONTROL No.: 2001-00064

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

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OFF:	R.J.W.		
CKD:	D.C.L.	SHEET 1 OF 6	DWG. 012-059PP
		JOB 12-0598-306A	DATE JANUARY 2024
			DWG. 012-059PP