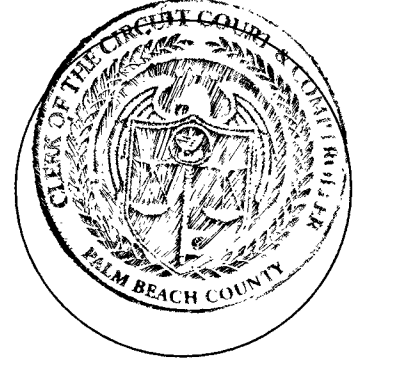


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:19 P.M.
THIS 20 DAY OF September
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 138 ON
PAGES 45 THROUGH 48

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

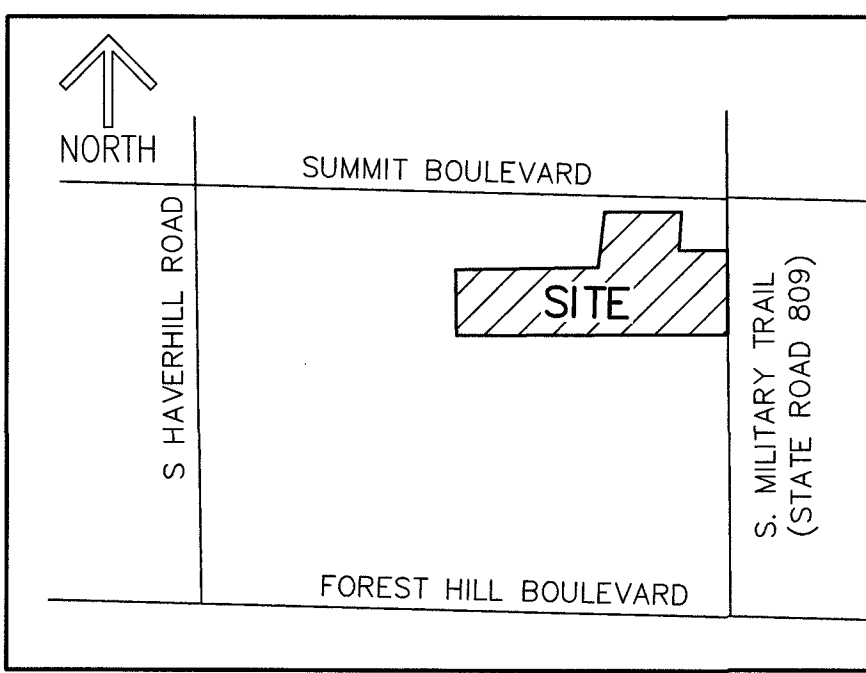


SHEET 1 OF 4

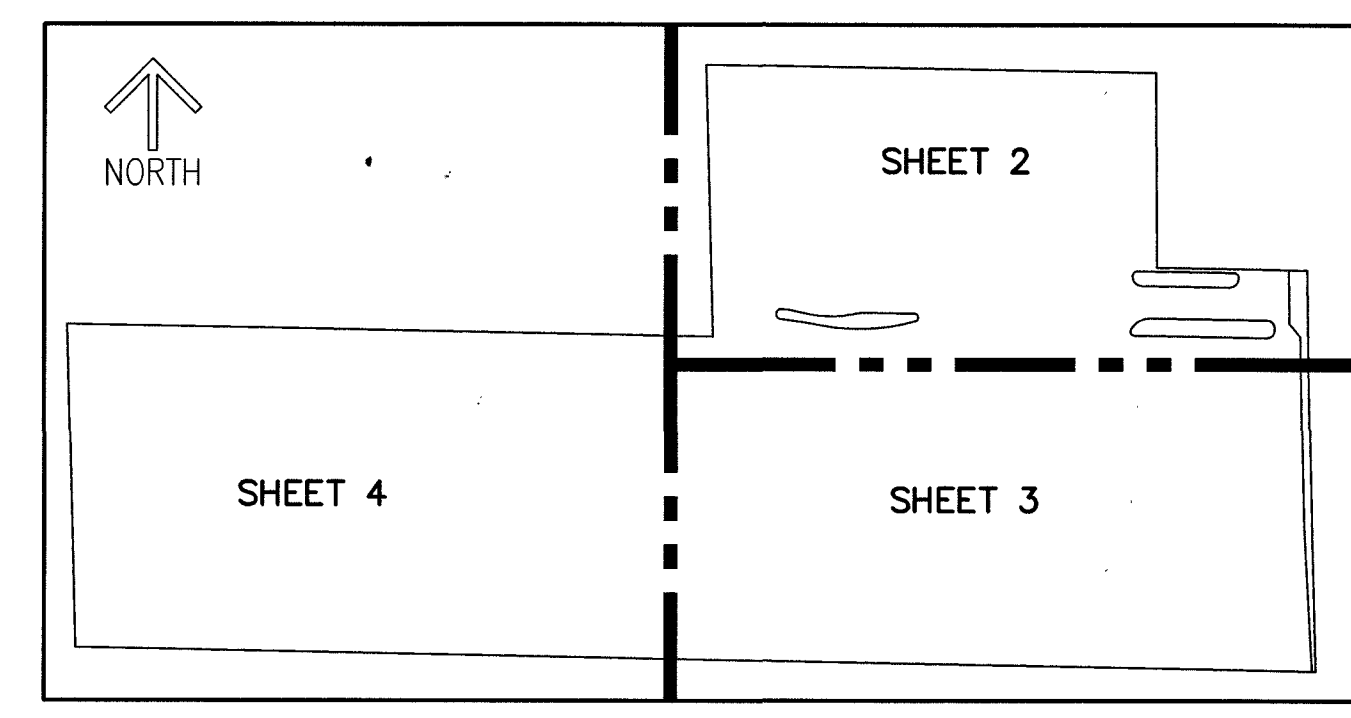
INTERNATIONAL ELECTRICAL UNION

A REPLAT OF A PORTION OF TRACT 1, BLOCK 2 IN SECTION 12, PALM BEACH PLANTATIONS,
AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, 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



LOCATION MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT LOCAL UNION 728 BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS INTERNATIONAL ELECTRICAL UNION, A REPLAT OF A PORTION OF TRACT 1, BLOCK 2 IN SECTION 12, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE ON A GRID BEARING OF SOUTH 76° 12' 57" WEST, A DISTANCE OF 207.07 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 53.05 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12 AND LYING 155.20 FEET WESTERLY OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 1495, PAGE 177 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 00°28'04" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 200.72 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 253.70 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 12; THENCE SOUTH 88°57'17" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 155.27 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL RECORDED IN OFFICIAL RECORD BOOK 1495, PAGE 177 AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 01°15'42" EAST, HAVING A RADIUS OF 21,538.91 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°05'56", AN ARC DISTANCE OF 413.11 FEET TO A POINT OF INTERSECTION THE NORTH LINE OF HOLT ESTATE, AS RECORDED IN PLAT BOOK 21, PAGE 31 OF SAID PUBLIC RECORDS; THENCE NORTH 88°55'30" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,282.21 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF SAID HOLT ESTATE; THENCE NORTH 01°29'29" WEST ALONG THE EAST LINE OF LOTS 19 THROUGH 25 OF SAID HOLT ESTATE, A DISTANCE OF 333.22 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 88°56'24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 667.45 FEET; THENCE NORTH 01°29'54" WEST, A DISTANCE OF 280.30 FEET TO A POINT OF INTERSECTION WITH SAID LINE BEING 53.05 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12; THENCE SOUTH 88°57'17" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 464.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 568,862 SQUARE FEET OR 13.0593 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 LOCAL UNION 728 BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS
TRACTS W1, W2 AND W3, AS SHOWN HEREON ARE HEREBY RESERVED FOR LOCAL UNION 728 BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LOCAL UNION 728 BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ADDITIONAL RIGHT-OF-WAY
TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

GENERAL UTILITY EASEMENTS
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC RIGHT-OF-WAYS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LOCAL UNION 728 BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF March 2024.

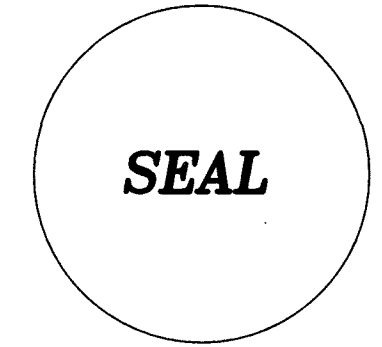
LOCAL UNION 728 BUILDING CORPORATION,
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]*
George A. Campbell
PRINT NAME

BY: *[Signature]*
JUSTIN S. MCINTOSH
DIRECTOR

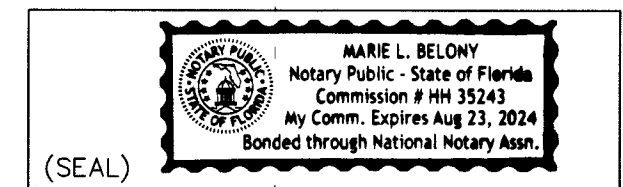
WITNESS: *[Signature]*
Richard Shawbell
PRINT NAME

LOCAL UNION 728 BUILDING CORPORATION



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED, BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18 DAY OF March, 2024, BY JUSTIN S. MCINTOSH THE DIRECTOR OF BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Marie L. Belony
PRINT NAME
MY COMMISSION EXPIRES: 8/23/24
COMMISSION NUMBER: HH 35243

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
I, CHRISTOPHER W. BREWER, 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 LOCAL UNION 728 BUILDING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION; 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: 8/12/2024
[Signature]
CHRISTOPHER W. BREWER
ATTORNEY AT LAW
LICENSED IN FLORIDA

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 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°57'17"W ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON STATE PLANE COORDINATES PUBLISHED BY PALM BEACH COUNTY
- 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.
- THERE ARE NO BLANKET EASEMENTS OF RECORD LYING WITHIN SUBJECT PROPERTY.

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 20 DAY OF SEPTEMBER, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
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) 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.

DATED: 4-3-2024
[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

