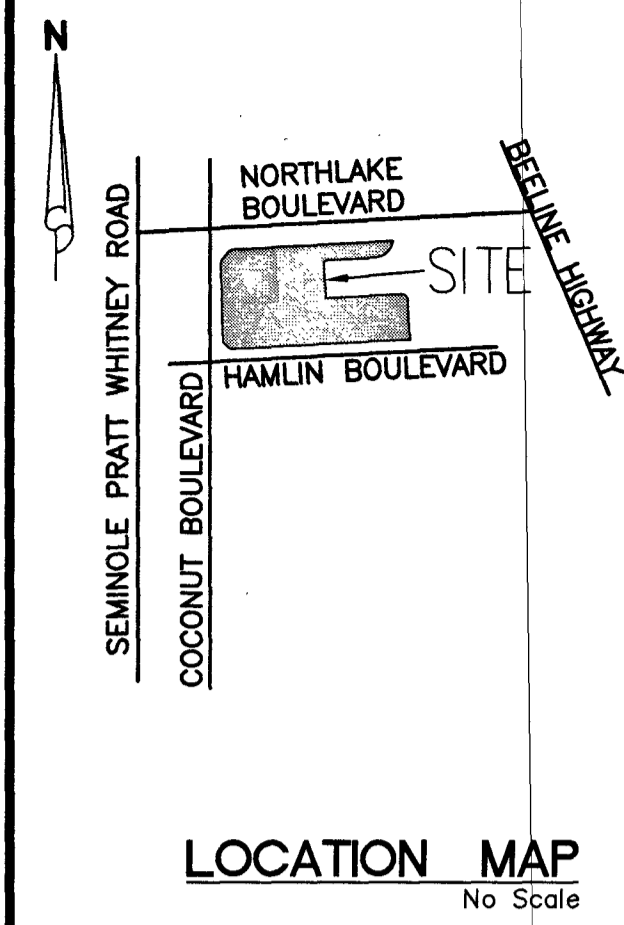


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COCONUT PALM PLAZA

A PARCEL OF LAND LYING SOUTH OF THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD AND LYING EAST OF THE RIGHT-OF-WAY FOR COCONUT BOULEVARD AND BEING WITHIN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

JANUARY, 2025



STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 4:00 P.M. THIS 12 DAY OF February 2025 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGE 15-16

JOSEPH ABRUZZO,
 CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]* D.C.



SECTION 15, TOWNSHIP 42S., RANGE 41E.

IN WITNESS WHEREOF, CORNERSTONE PBG LLC, A FLORIDA 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 6 DAY OF FEBRUARY 2025.

CORNERSTONE PBG LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: ACHARY CICERA

BY: *[Signature]*
JOHN CLANCY, MANAGER

WITNESS: *[Signature]*
PRINT NAME: Summer Stevens

AREA TABULATION (IN ACRES)

PARCEL "1":	10.741
RIGHT-OF-WAY RW-1:	0.105
RIGHT-OF-WAY RW-2:	0.399
TOTAL ACRES, MORE OR LESS:	11.245

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

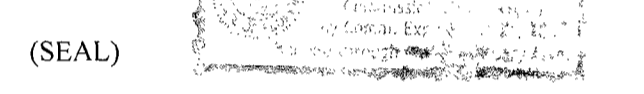
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF January, 2025, BY JOHN CLANCY AS MANAGER FOR CORNERSTONE PBG LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL DL# CHS2-475-66-104-D AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4/14/2027

[Signature]
SIGNATURE

Donna M. Cesaro-Pengue
(PRINTED NAME) - NOTARY PUBLIC

COMMISSION NO. HH 369990



MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33950, PAGE 282, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR OF COMMERCIAL LENDING AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF January, 2025.

[Signature]
WITNESS

DORT FINANCIAL CREDIT UNION, A MICHIGAN CREDIT UNION,
SUCCESSOR BY MERGER TO FLAGLER BANK

[Signature]
(PRINT NAME OF WITNESS)

BY: *[Signature]*
NAME: JOSE CANO

[Signature]
WITNESS
Patricia Guzman
(PRINT NAME OF WITNESS)

TITLE: DIRECTOR OF COMMERCIAL LENDING

ACKNOWLEDGMENT

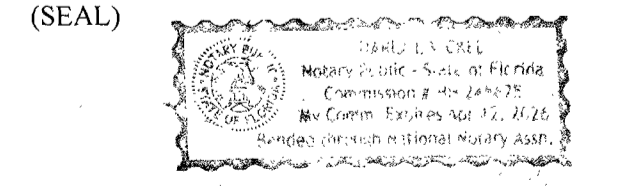
STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF January, 2025, BY JOSE CANO AS DIRECTOR OF COMMERCIAL LENDING FOR DORT FINANCIAL CREDIT UNION, A MICHIGAN CREDIT UNION, SUCCESSOR BY MERGER TO FLAGLER BANK, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4-12-2026

[Signature]
SIGNATURE

Donna L. Mickel
PRINT NAME - NOTARY PUBLIC



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, CORNERSTONE PBG LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS COCONUT PALM PLAZA, A PARCEL OF LAND LYING SOUTH OF THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD AND LYING EAST OF THE RIGHT-OF-WAY FOR COCONUT BOULEVARD AND BEING WITHIN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 86°53'58" WEST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1522.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°53'58" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1028.33 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF COCONUT BOULEVARD; THENCE NORTH 47°19'55" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 57.32 FEET; THENCE NORTH 01°33'46" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 433.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 96.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 24°09'10", A DISTANCE OF 40.47 FEET TO THE END OF SAID CURVE; THENCE NORTH 39°13'10" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 54.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 96.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°09'05" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 31°03'03", A DISTANCE OF 52.03 FEET TO THE POINT OF TANGENCY; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LAKE PARK WEST ROAD; THENCE NORTH 86°53'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 892.21 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 104.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 84°48'28" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 81°42'26", A DISTANCE OF 148.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°53'58" WEST, A DISTANCE OF 266.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'32", A DISTANCE OF 32.56 FEET TO THE END OF SAID CURVE; THENCE SOUTH 03°06'02" EAST, A DISTANCE OF 206.05 FEET; THENCE NORTH 86°53'58" EAST, A DISTANCE OF 431.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'14", A DISTANCE OF 54.86 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°17'48" EAST, A DISTANCE OF 226.61 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 489,840 SQUARE FEET, OR 11.245 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

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

1. PARCEL "1", AS SHOWN HEREON, IS HEREBY RESERVED FOR CORNERSTONE PBG 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 CORNERSTONE PBG LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. RIGHT-OF-WAY: TRACTS RW-1 AND RW-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Broward

WE, KRINZMAN, HUSS, LUBETSKY, FELDMAN & HOTTE, AS DULY LICENSED FLORIDA ATTORNEYS-AT-LAW AND AS AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 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 CORNERSTONE PBG 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 IS A MORTGAGE 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: 1/16/2025

KRINZMAN, HUSS, LUBETSKY, FELDMAN & HOTTE

[Signature]
JOHN HOTTE, AUTHORIZED SIGNATORY

John F. Hotte
(PRINTED NAME) - (TITLE)

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6TH DAY OF February, 2025.

[Signature]
BY: CHELSEA REED
MAYOR

[Signature]
ATTEST: PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6TH DAY OF February, 2025.

[Signature]
BY: TODD ENGLE, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 28TH DAY OF JANUARY, 2025.

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS6889

SURVEYOR & MAPPER'S NOTES

- NO BUILDING, STRUCTURES, IMPROVEMENTS, TRESS, WALLS, OR FENCES SHALL BE INSTALLED WITHIN EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE EASEMENT BENEFICIARIES, ITS SUCCESSORS, OR ASSIGNS.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83/1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISH CONTROL VALUES ALONG THE SOUTH LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 86°53'58" WEST, AND ALL BEARINGS ARE RELATIVE THERETO.

STATE PLANE COORDINATE NOTES:

- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR=1.0000121
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- COORDINATES SHOWN ARE GRID COORDINATES
- ZONE = FLORIDA EAST ZONE
- DATUM = NAD 83-1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- LINEAR UNIT = U.S. SURVEY FEET
- PLAT BEARINGS = GRID BEARINGS
- NO ROTATION

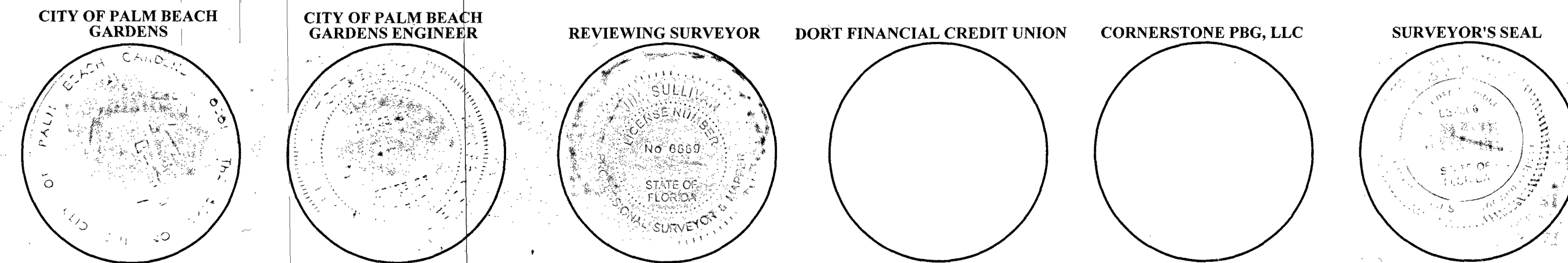
SURVEYOR & MAPPER'S CERTIFICATE

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.

DATE: January 10, 2025

[Signature]
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA,
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 106 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

SHEET 01 OF 02 SHEETS

CFN 20250053145 PL BK 139 PG 15