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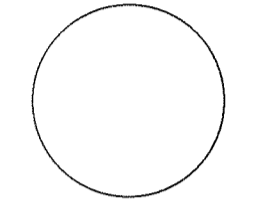
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:34 P.M.  
THIS 10 DAY OF April  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 125 ON  
PAGES 137 AND 138

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK



CLERK



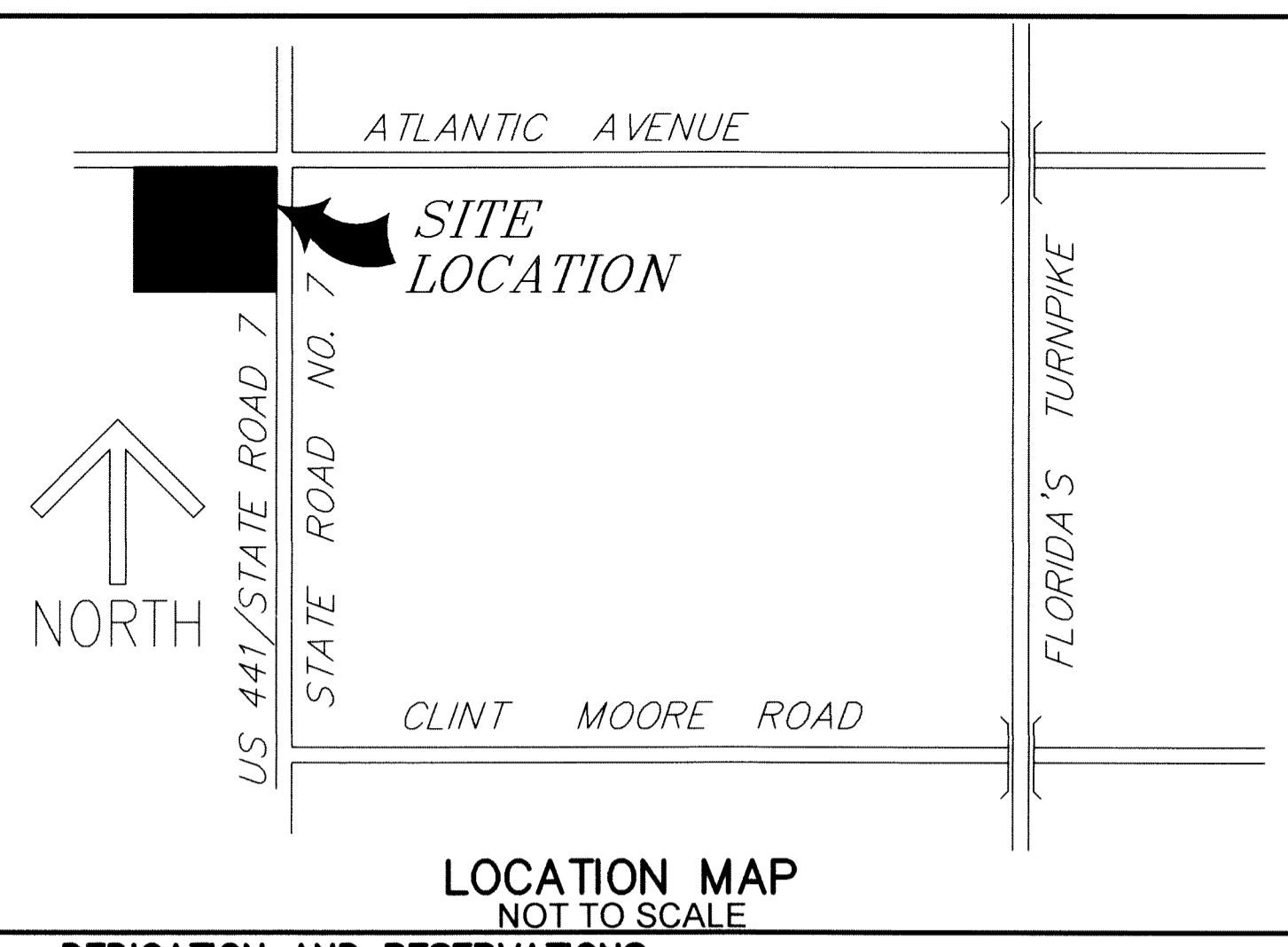
SHEET 1 OF 2

# STOP AND SHOP PROPERTY

AN MUPD

A REPLAT OF A PORTION OF TRACT 1, BLOCK 67, THE PALM BEACH FARMS COMPANY PLAT NO. 3,  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 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



**DEDICATION AND RESERVATIONS:**  
KNOW ALL MEN BY THESE PRESENTS THAT SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS STOP AND SHOP PROPERTY, AN MUPD, BEING A REPLAT OF A PORTION OF TRACT 1, BLOCK 67, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S88°51'16"W ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 241.78 FEET; THENCE S00°34'56"E, A DISTANCE OF 58.47 FEET TO THE POINT OF BEGINNING; THENCE S00°34'56"E ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7/US 441, AS RECORDED IN OFFICIAL RECORD BOOK 10226, PAGE 121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 420.01 FEET; THENCE S89°06'45"W, A DISTANCE OF 529.22 FEET; THENCE N00°47'54"W ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 67, A DISTANCE OF 420.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 BLOCK 67; THENCE N89°06'45"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 6522, PAGE 663 OF SAID PUBLIC RECORDS, A DISTANCE OF 530.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING A TOTAL OF 222,610 SQUARE FEET/5.1104 ACRES MORE OR LESS.

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

**1. DEVELOPMENT TRACT DEDICATION:**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR SFD 441 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 SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**2. GENERAL UTILITY EASEMENTS:**  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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.

**3. ADDITIONAL RIGHT-OF-WAY:**  
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.

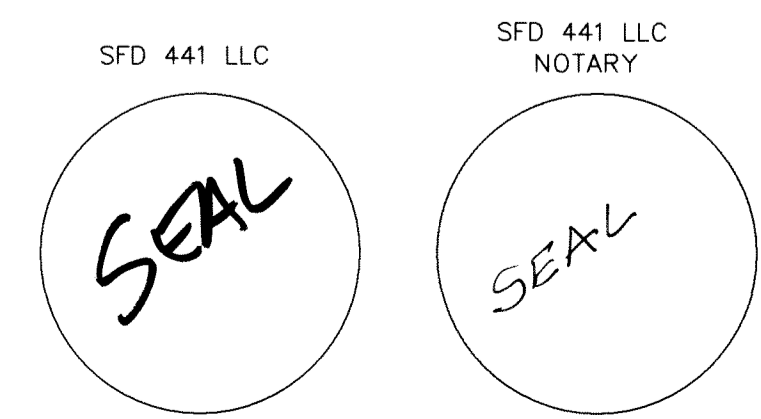
**4. MASS TRANSIT EASEMENT:**  
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

**5. WATER MANAGEMENT TRACTS**  
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 19 DAY OF March 2018

WITNESS: *[Signature]*  
PRINT NAME: Walter Kopelke  
SFD 441 LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
PRINT NAME: Jody Picciolo  
BY: *[Signature]*  
ROSS FEURING  
MANAGER

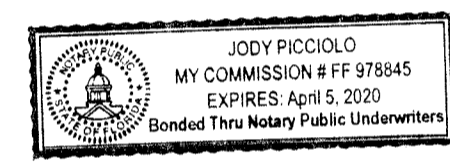


### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ROSS FEURING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SFD 441 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF March 2018

MY COMMISSION EXPIRES: 4-5-2020  
COMMISSION NUMBER: FF978845  
*[Signature]*  
NOTARY PUBLIC  
Jody Picciolo  
PRINT NAME



### TITLE CERTIFICATION:

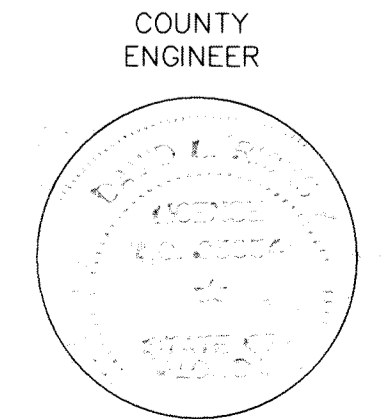
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CHRISTOPHER STALLER, ESQ., 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 SFD 441 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATED: MARCH 19, 2018  
*[Signature]*  
CHRISTOPHER STALLER, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

**COUNTY ENGINEER:**  
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 10th DAY OF April 2018, 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



### MORTGAGEE'S JOINDER AND 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 RECORDS BOOK 29356, AT PAGE 1515 AS MODIFIED IN OFFICIAL RECORD BOOK 29496, PAGE 1063; AND MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 29356, PAGE 1567 ALL 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 EVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF March 2018

LEGACY BANK OF FLORIDA,  
A FLORIDA BANKING CORPORATION  
BY: *[Signature]*  
NAME: Marcia C. Snyder  
TITLE: EVP  
WITNESS: *[Signature]*  
NAME: Jody Picciolo  
NOTARY PUBLIC

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Marcia C. Snyder WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVP OF SAID CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVP OF SAID CORPORATION, AND THAT HE/SHE EXECUTED SUCH INSTRUMENT AS EVP OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF March 2018

MY COMMISSION EXPIRES: 4-5-2020  
COMMISSION NUMBER: FF978845  
*[Signature]*  
NOTARY PUBLIC  
Jody Picciolo  
PRINT NAME

