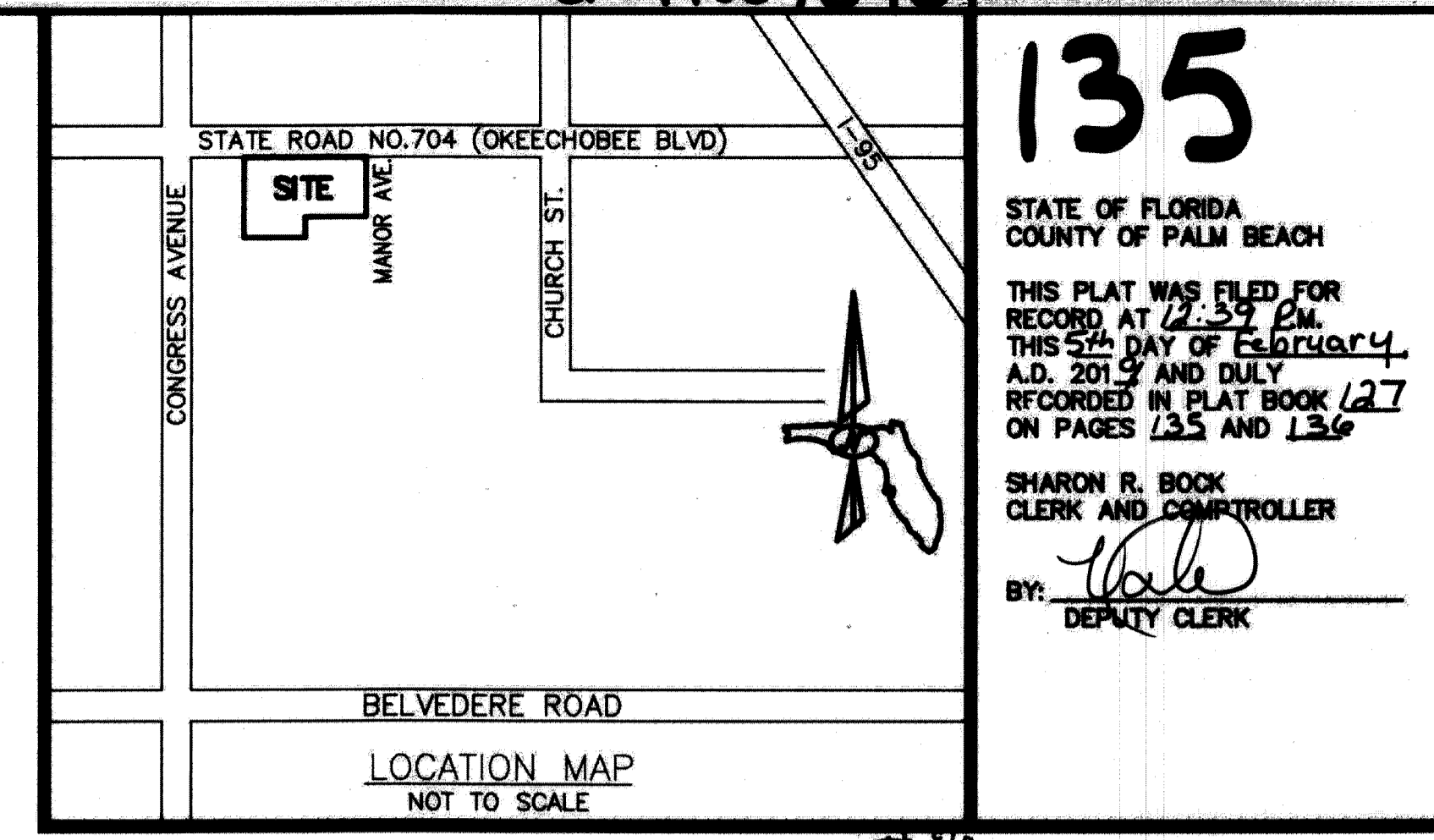


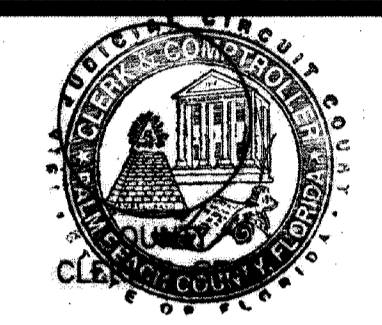
KFC & JACK'S RESTAURANT

LYING IN THE NORTHWEST QUARTER (N.W. 1/4), OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF THE REPLAT OF MADRID PARK, RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



2019004090
135
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 12:39 PM THIS 5th DAY OF February A.D. 2019 AND DULY RECORDED IN PLAT BOOK 27 ON PAGES 135 AND 136
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: *[Signature]*
 DEPUTY CLERK



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JAH A BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS KFC & JACK'S RESTAURANT, LYING IN THE NORTHWEST QUARTER (N.W. 1/4), OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF THE REPLAT OF MADRID PARK, RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29;
 THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 29, S88°45'35"E FOR 361.00 FEET;
 THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 29, S01°32'12"W FOR 40.00 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD 704 (OKEECHOBEE BOULEVARD), RECORDED IN OFFICIAL RECORD BOOK 7335, PAGE 1348, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES:

- 1) THENCE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, S88°45'35"E FOR 20.64 FEET;
- 2) THENCE N89°45'10"E FOR 192.62 FEET TO THE SOUTH RIGHT-OF-WAY PER ROAD PLAT BOOK 8, PAGE 57, OF SAID PUBLIC RECORDS.

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S88°45'35"E FOR 87.07 FEET;
 THENCE PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, S01°14'25"W FOR 150.00 FEET;
 THENCE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, N88°45'35"W FOR 150.00 FEET;
 THENCE PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, S01°14'25"W FOR 50.00 FEET;
 THENCE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, N88°45'35"W FOR 151.22 FEET
 THENCE PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, N01°32'12"E FOR 195.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRES, MORE OR LESS.

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

TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR JAH A BOCA, 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 JAH A BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

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. JAH A BOCA, 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.

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 2 DAY OF November, 2018.

JAH A BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
 MARY EMMES
 (PRINT NAME)
 BY: *[Signature]*
 JUAN-CARLOS GAVILAN, MANAGER
 WITNESS: *[Signature]*
 ADELA MENDEZ
 (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

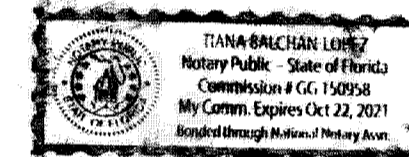
BEFORE ME PERSONALLY APPEARED JUAN-CARLOS GAVILAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JAH A BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 2 DAY OF November, 2018.

MY COMMISSION EXPIRES: 10/21/2021
 * GG 150957

[Signature]
 Travis Galvan-Lopez (PRINTED NAME)
 NOTARY PUBLIC

(SEAL)



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, SAMUEL J. CANTOR, 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 JAH A BOCA, 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.

DATED: 11/16/18

[Signature]
 SAMUEL J. CANTOR
 ATTORNEY-AT-LAW LICENSED IN FLORIDA
 FLORIDA BAR: 345105

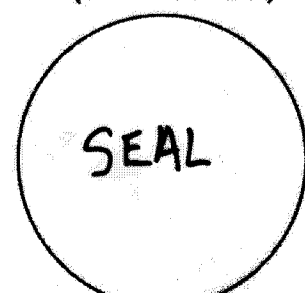
SURVEYOR & MAPPER'S CERTIFICATE

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.

[Signature]
 JOHN E. PHILLIPS, III, P.S.M.
 LICENSE NO. 4828
 STATE OF FLORIDA

DATE: 1/17/19

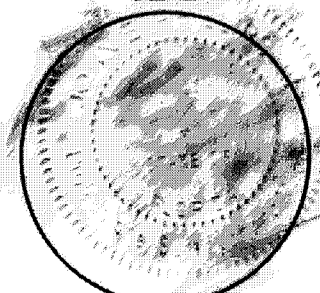
JAH A BOCA, LLC
 SEAL
 (IF AVAILABLE)



COUNTY ENGINEER'S
 SEAL



SURVEYOR'S
 SEAL



COUNTY APPROVAL

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 5th DAY OF February, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
 DAVID L. RICKS, P.E.
 COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

1. BEARINGS ARE BASED ON S88°45'35"E (GRID, NAD 83-1990 ADJUSTMENT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29/43/43.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. STATE PLANE COORDINATES:
 A. COORDINATES SHOWN ARE GRID
 B. DATUM - NAD 83, 1990 ADJUSTMENT
 C. ZONE - FLORIDA EAST
 D. LINEAR UNIT - US SURVEY FOOT
 E. COORDINATE SYSTEM 1983 STATE PLANE
 F. TRANSVERSE MERCATOR PROJECTION
 G. ALL DISTANCES ARE GROUND
 H. SCALE FACTOR - 1.0000434
 I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
 J. ROTATION EQUATION: NONE
4. 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 OF RIGHTS GRANTED.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
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 THIS COUNTY.
8. SITE DATA:
 ZONING CONTROL NUMBER: 1996-00026

LEGEND:

ABBREVIATIONS:
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 ORB - OFFICIAL RECORD BOOK
 D.B. - DEED BOOK
 P.B. - PLAT BOOK
 NO. - NUMBER
 RPB - ROAD PLAT BOOK
 PG. - PAGE
 R/W - RIGHT-OF-WAY
 SEC. - SECTION
 FPL - FLORIDA POWER & LIGHT
 C. - CENTERLINE
 U.E. - UTILITY EASEMENT
 R - RADIUS
 Δ - CENTRAL ANGLE
 A - ARC LENGTH
 FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 PBC or PBC - PALM BEACH COUNTY
 NAD - NORTH AMERICAN DATUM
 (M) - MEASURED DIMENSION
 (D) - DEED DIMENSION
 (C) - CALCULATED DIMENSION
 (G) - GROUND DIMENSION
 29/43/43 - SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST
 LLC - LIMITED LIABILITY COMPANY
 NAD - NORTH AMERICAN DATUM
 LB - LICENSED BUSINESS

- SYMBOLS:
 PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
 PERMANENT REFERENCE MONUMENT (P.R.M.), SET NAIL AND DISK STAMPED "PRM LB6473"

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
BROWN & PHILLIPS, INC.
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE RD., SUITE 509
 WEST PALM BEACH, FLORIDA 33409
 561-615-3988, 615-3986 FAX