

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT 2:37 PM
THIS DAY OF November 2019
AND DULY RECORDED IN PLAT
NO. 129 ON PAGES 111
THRU 112
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

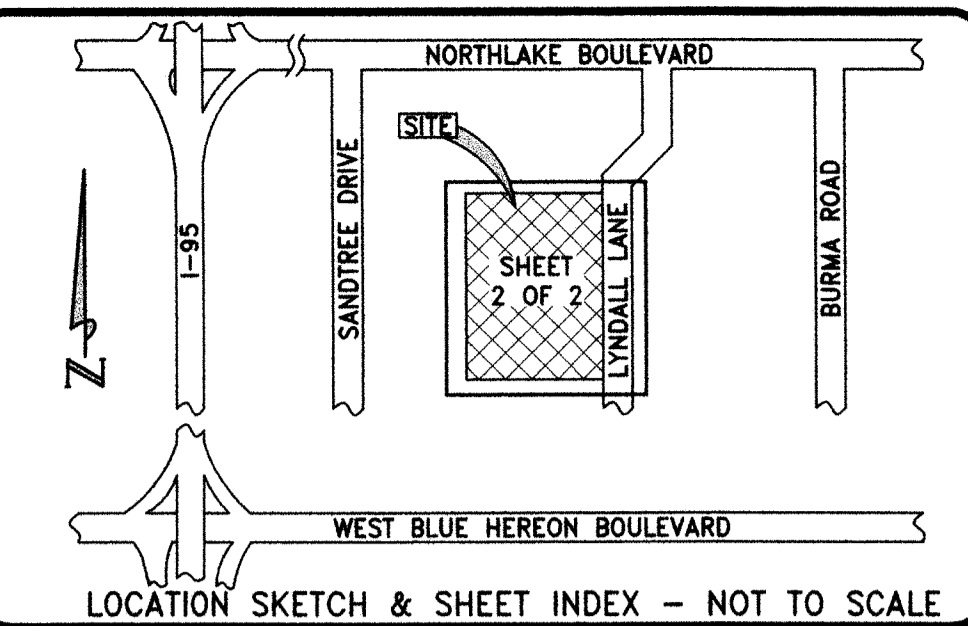
SHEET 1 OF 2



SUNSPIRE HEALTH, TYPE 3 CLF PLAT TWO

BEING A REPLAT OF TRACT A, SUNSPIRE HEALTH, TYPE 3 CLF, PLAT BOOK 125, PAGES 126 THROUGH 129, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SITE DATA:
CONTROL NO. 2014-00206



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT GAIN HOLDINGS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "SUNSPIRE HEALTH, TYPE 3 CLF PLAT TWO", BEING A REPLAT OF TRACT A, SUNSPIRE HEALTH, TYPE 3 CLF, PLAT BOOK 125, PAGES 126 THROUGH 129, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A, SUNSPIRE HEALTH TYPE 3 CLF, RECORDED IN PLAT BOOK 125, PAGE 126, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'22" WEST, ALONG THE NORTH LINE OF SAID TRACT A, THE SAID NORTH LINE ALSO BEING A SOUTH LINE OF PARCEL 1, NAPERLON KIA, RECORDED IN PLAT BOOK 124, PAGES 20 THROUGH 22, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 168.44 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, THE SAID NORTHWEST CORNER ALSO BEING A SOUTHEASTLY CORNER OF SAID PARCEL 1, THE SAID NORTHWEST AND SOUTHEASTLY CORNER ALSO BEING A POINT ON THE EAST LINE OF THE WEST 125 FEET OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 19; THENCE SOUTH 01°31'14" WEST, ALONG THE WEST LINE OF SAID TRACT A, THE SOUTHERLY PROJECTION OF THE SAID WEST LINE OF SAID TRACT A, AN EAST LINE OF SAID PARCEL 1 AND THE EAST LINE OF THE SAID WEST LINE OF THE SAID WEST 125 FEET OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 19, A DISTANCE OF 331.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-THIRD (1/3) OF THE NORTH 350 FEET OF THE SOUTH 583 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19; THENCE SOUTH 88°11'54" EAST, DEPARTING THE SAID EAST LINE AND ALONG THE SAID SOUTH LINE, A DISTANCE OF 174.39 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR LYNDALE LANE AS DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED IN OFFICIAL RECORD BOOK 5599, PAGE 1249, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°31'47" EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 116.67 FEET TO A POINT AT THE SOUTHEAST CORNER OF TRACT 'B', OF THE SAID PLAT OF SUNSPIRE HEALTH, TYPE 3 CLF, THE SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTH ONE-THIRD (1/3) OF THE NORTH 350 FEET OF THE SOUTH 583 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19; THENCE NORTH 88°11'54" WEST, ALONG THE SOUTH LINE OF SAID TRACT B AND THE SAID NORTH LINE A DISTANCE OF 6.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'B', THE SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE NORTH 01°31'47" EAST, DEPARTING THE SAID SOUTH LINE AND THE SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 207.10 FEET TO A POINT AT THE NORTHERN LIMITS OF SAID TRACT B; THENCE NORTH 01°31'30" EAST, CONTINUING ALONG THE SAID EAST LINE OF SAID TRACT A, A DISTANCE OF 8.75 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 56,637.217 SQUARE FEET AND / OR 1.300 ACRES, MORE OR LESS.

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

TRACTS

- 1. TRACT A1, AS SHOWN HEREON IS HEREBY RESERVED FOR GAIN HOLDINGS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATORY PLAN OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF GAIN HOLDINGS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT B1, 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.

GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT (I.E. RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS 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, TELECOMMUNICATION 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.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS.

THIS 25TH DAY OF September, 2019.

WITNESS: *[Signature]* BY: GAIN HOLDINGS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: ROSER VERA
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: JESUS LIZANO CARMEN SANZ, ITS MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

BEFORE ME, PERSONALLY APPEARED CARMEN SANZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GAIN HOLDINGS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL (IF AVAILABLE) 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 25TH DAY OF September, 2019.

MY COMMISSION EXPIRES: September 30, 2022 NOTARY PUBLIC: *[Signature]*
NICOLE SHAMESH
MY COMMISSION NO. 9 GG 263139
PRINT NAME: Nicole Shamesh
NOTARY SEAL: COUNTY ENGINEER COMMISSION NO.: GG 263139

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

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 30279, PAGE 580, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HEREON WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 26TH DAY OF September, 2019.

WITNESS: *[Signature]* BY: JT DIGITAL MARKETING, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: Sean M. Little
WITNESS: *[Signature]* BY: JOSEPH TUTTLE
AUTHORIZED MEMBER
PRINT NAME: JESUS LIZANO

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

BEFORE ME, PERSONALLY APPEARED JOSEPH TUTTLE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED MEMBER OF JT DIGITAL MARKETING, 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 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 26TH DAY OF September, 2019.

MY COMMISSION EXPIRES: July 29, 2023 NOTARY PUBLIC: *[Signature]*
ANABEL SANTIA GO
PRINT NAME: Anabel Santiago
NOTARY SEAL: COUNTY ENGINEER COMMISSION NO.: GG-360221

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

WE, CLEARCLOSE TITLE & ESCROW, LLC, 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 GAIN HOLDINGS GROUP, 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: THIS 15TH DAY OF SEPTEMBER, 2019.

BY: *[Signature]*
NAME: RYAN S. SHIPP
TITLE: MANAGER
40233 THE FUND AGENT NUMBER
FLORIDA LICENSE NO.: W375407

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

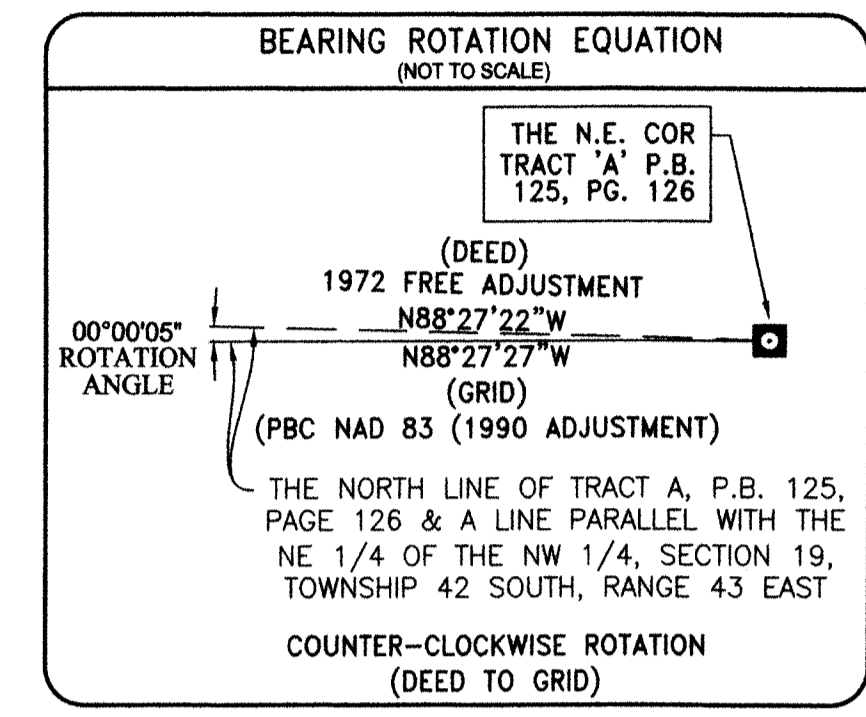
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SECTION 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.

SCOTT F. BRYSON DATED: THIS 24TH DAY OF September, 2019.

SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991

KESHAVARZ & ASSOCIATES, INC.
711 NORTH DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH, FLORIDA 33401
CERTIFICATE OF AUTHORIZATION: LB 4897

Seals for David L. Ricks, P.E. County Engineer; Scott F. Bryson, P.S.M. Florida Certificate No. 5991; Gain Holdings Group, LLC A Limited Liability Company; and JT Digital Marketing, LLC A Limited Liability Company.



COUNTY APPROVAL:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

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 9TH DAY OF NOVEMBER 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: DAVID L. RICKS, P.E.

[Signature]
COUNTY ENGINEER

NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.00004268
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID
(1972 PALM BEACH COUNTY FREE ADJUSTMENT)
BEARING ROTATION EQUATION: 00°00'05" COUNTER CLOCKWISE ROTATION
1972 PALM BEACH COUNTY FREE ADJUSTMENT TO NAD 1983/1990 ADJUSTMENT

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE GRID (1972 PALM BEACH COUNTY FREE ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF TRACT A, WHICH IS PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD AS SHOWN ON WARRANTY DEEDS RECORDED IN OFFICIAL RECORD BOOK 5599, PAGE 1104 AND OFFICIAL RECORD BOOK 9181 PAGE 169, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE SAID NORTH LINE OF TRACT A AS SHOWN HEREON BEARS NORTH 88°27'22" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) UTILITY EASEMENT FOR MAINTENANCE OF ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM RECORDED IN OFFICIAL RECORDS BOOK 23674, PAGE 29. AFFECTS THE PROPERTY.
- 3) NO BUILDING OR ANY KIND OF CONSTRUCTION OF 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.
- 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 RIGHTS GRANTED.
- 5) IT IS THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH ALL EASEMENTS AND TRACTS IN FAVOR OF THE PRIVATE ENTITIES THAT WERE PREVIOUSLY PLATTED UNLESS OTHERWISE NOTED.
- 6) 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.
- 7) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 8) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.			
DATE: 05/24/18	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: N/A	APPR VED: SB	14-1056	1 OF 2
DRAWN: SB	DWG No: D14-1056PA		