

STATE OF FLORIDA
 COUNTY OF PALM BEACH


THIS PLAT WAS FILED FOR RECORD AT 3:48 P.M. THIS 21 DAY OF August A.D. 2020 AND DULY RECORDED IN PLAT BOOK 190 ON PAGE 190-191

SHARON R. BOCK
 CLERK AND COMPTROLLER

Jeff Meier
 DEPUTY CLERK

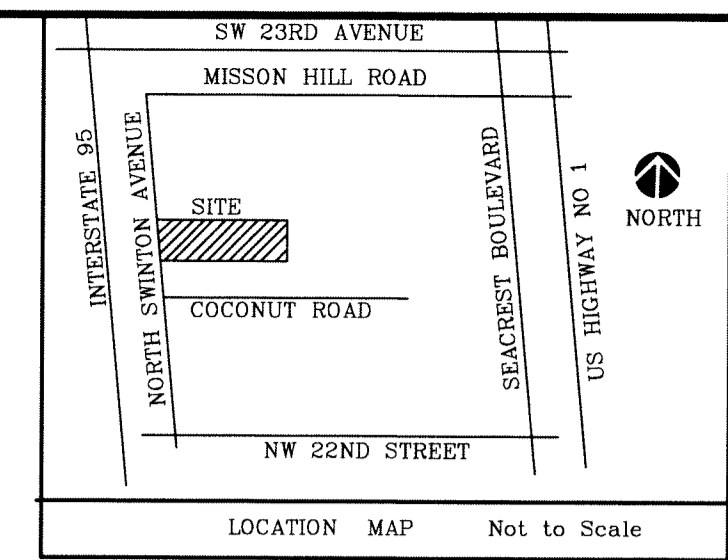
SHEET 1 OF 2

DEPUTY CLERK



PINEAPPLE ROAD PLAT

BEING A REPLAT OF PARCEL 2 OF LAKEVIEW BAPTIST CHURCH, AS RECORDED IN PLAT BOOK 130 PAGES 168 LYING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC., ALSO KNOWN AS LAKEVIEW BAPTIST CHURCH, THE OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINEAPPLE ROAD PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE FOLLOWING DESCRIBED TO WIT:

PARCEL 2 OF LAKEVIEW BAPTIST CHURCH PLAT AS RECORDED IN PLAT BOOK 130, PAGE 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. CONTAINING 83,599 SQUARE FEET +/- OR 1.9191 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE PINEAPPLE ROAD PLAT AND FURTHER DEDICATE AS FOLLOWS:

LOTS 1, 2, 3, 4, 5 AND 6 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH. ROAD TRACT "A" IS HEREBY DEDICATED TO PINEAPPLE ROAD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

ALONG WITH THE FOLLOWING EASEMENTS:

GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE ACCESS EASEMENT IS DEDICATED TO THE PINEAPPLE ROAD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE PINEAPPLE ROAD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16 DAY OF July 2020

WITNESS AS TO BOTH: *Natalie Bak*
 PRINT NAME: Natalie Bak

BY: *Charlie Black*
 NAME: CHARLIE BLACK
 DEACON

WITNESS AS TO BOTH: *Robert Graf*
 PRINT NAME

BY: *Robert Graf*
 NAME: ROBERT GRAF
 TREASURER

ACKNOWLEDGEMENT:

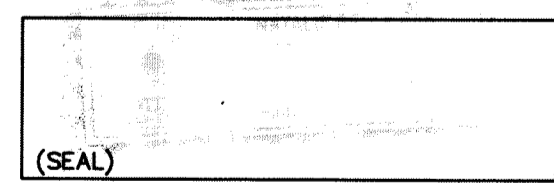
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF July 2020 BY *Charlie Black* ON BEHALF OF THE *Lakeview Baptist Church* WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF July 2020.

Natalie Bak
 NOTARY PUBLIC
 Natalie Bak
 PRINT NAME

MY COMMISSION EXPIRES 03/07/2022
 COMMISSION NUMBER: 66193525



ACKNOWLEDGEMENT:

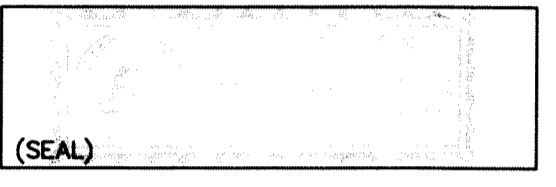
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF July 2020 BY *Robert Graf* ON BEHALF OF THE WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF July 2020.

Natalie Bak
 NOTARY PUBLIC
 Natalie Bak
 PRINT NAME

MY COMMISSION EXPIRES 03/07/2022
 COMMISSION NUMBER: 66193525



TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I MARK KRALL, 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 TO LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC., ALSO KNOWN AS LAKEVIEW BAPTIST CHURCH THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE 7/17/20 BY: *Marked Krall*
 ATTORNEY-AT-LAW
 MEMBER OF FLORIDA BAR
 LISTICK AND KRALL, P.A.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE PINEAPPLE ROAD HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF July 2020.

WITNESS: *Natalie Bak*
 PRINT NAME: Natalie Bak

PINEAPPLE ROAD HOMEOWNER ASSOCIATION, INC.
 A FLOF,QA NOT FOR PROFIT CORPORATION

WITNESS: *Legs Tattici*
 PRINT NAME: Legs Tattici

BY: *Marc Julien*
 MARC JULIEN
 PRESIDENT

ACKNOWLEDGEMENT:

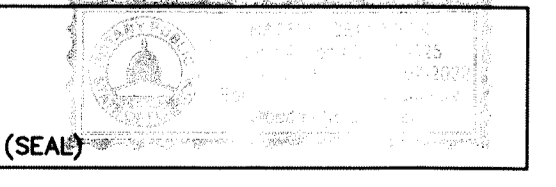
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF July 2020 BY *Marc Julien* ON BEHALF OF THE *Pineapple Road Homeowner Assn* WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July 2020.

Natalie Bak
 NOTARY PUBLIC
 Natalie Bak
 PRINT NAME

MY COMMISSION EXPIRES 03/07/2022
 COMMISSION NUMBER: 66193525



TABULAR DATA

NAME	SQUARE FEET	ACRES
LOTS 1-6	59,970	1.3767
TRACT A	23,629	0.5424
TOTAL	83,599	1.9191

SURVEYOR'S NOTES:

- BEARINGS SHOWN AS IT APPEARS HEREON RELATE TO A BEARING OF N 11°18'13" W., ALONG THE WEST LINE OF PARCELS 1 AND 2 AS SHOWN ON THE LAKEVIEW BAPTIST CHURCH PLAT AS RECORDED IN PLAT BOOK 130 PAGE 168
- 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, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

CITY APPROVAL

THIS PLAT OF PINEAPPLE ROAD PLAT AS APPROVED ON THE 17 DAY OF August A.D. 2020, BY THE CITY COMMISSION OF CITY OF DELRAY BEACH.

Sharon Bock ATTEST: *Katerine Khan*
 MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Angela Granovits DEVELOPMENT SERVICES DIRECTOR
Steve Moore FIRE MARSHAL
John R. Oll PLANNING AND ZONING BOARD CHAIR
Peter C. Reynolds CITY ENGINEER

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF PINEAPPLE ROAD PLAT, AS REQUIRED BY CHAPTER 177.081 (1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

BY: *David E. Rohal* DATE: 7-23-2020
 DAVID E. ROHAL, P.S.M.
 PROFESSIONAL LAND SURVEYOR, # 4315
 STATE OF FLORIDA
 CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 CERTIFICATE OF AUTHORIZATION NUMBER LB3591

SURVEYOR AND MAPPER'S CERTIFICATE:

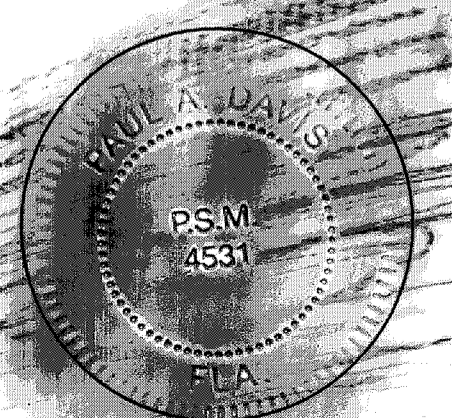
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 7-17-20
Paul A. Davis
 PAUL A. DAVIS, P.S.M.
 PROFESSIONAL SURVEYOR
 AND MAPPER #4531
 STATE OF FLORIDA
 LB 7219

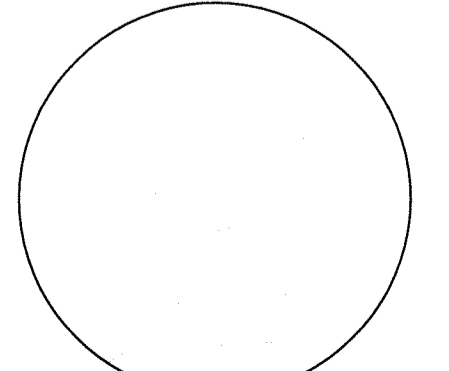
THIS INSTRUMENT PREPARED BY
PAUL A. DAVIS, INC.

LB #0007219
 Land Surveyors and Development Consultants - Planners
 4710 N.E. 17TH AVE., POMPANO BEACH, FLA 33064-5837
 Phone: (954) 263-3102

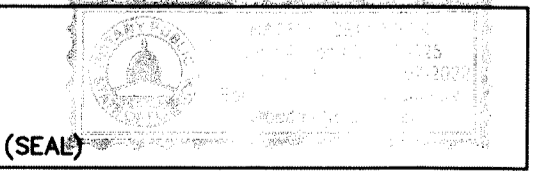
Subdivisions & Condominiums Land & Site Planning
 Lot Surveys - Mortgage Surveys - Acreage Surveys - Topographic Surveys - Record Plats - Condominium Plats - Construction Layout



LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC.



CITY OF DELRAY BEACH



REVIEWING SURVEYOR'S SEAL

SURVEYOR'S SEAL