NORTH LOCATION MAP STATE ROAD 806 W. ATLANTIC AVENUE

OI CIMICI BEING A REPLAT OF A PORTION OF TRACT 13 AND ALL OF TRACT 20, IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE MEDIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

**11 4 1** 

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

# DEDICATION AND RESERVATION:

ULUM A HUM THE RESERVE A HONG.

LOCAL PROPERTY COMPANY AND PEBB ATLANTIC IL L.C. A FLORIDA LIMITED LIBILITY COMPANY AND PEBB ATLANTIC AIR COMMERCIAL AND COMPANY AND PEBB ATLANTIC AIR COMMERCIAL AND COMPANY AND PEBB ATLANTIC AIR COMMERCIAL AND SERVEN HERCON AS ATLANTIC ARE COMMERCIAL AND SELF—STORAGE MUPD, BEING A REPLAT OF A PORTION OF TRACT 13 AND ALL OF TRACT 20, IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PAUM BEACH FARMS CO, PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, DEC 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE APPROLAGATIVE DESCRIBED AS FOLLOWS:

COMMEDIAND AT THE NORTH CULRIER CORNER OF SAID SECTION 20, HAVING THE GRID COCROMATES PUBLISHED ON PLAT BOOK 128. PACES 138 AND 139 OF SAID PUBLIC RECORDS, HAVING A NORTHING OF 771416,4165 AND AN A ESTING 2244310,0289; THENCE ALONG THE NORTH LINE OF SAID SECTION 20 ON A GRID BERRING OF 18998957W, A DISTANCE OF 1281.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF DELRAY LAKES ESTATES PLUD., AS RECORDED IN PLAT BOOK 41, PAGES 200 AND 201 OF SAID PUBLIC RECORDS; THENCE SOTS'S ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 52.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 52.49 FEET OF SAID TRACT 13 AND THE SOUTH RICHTOF—WAY LINE OF THE LAKE WORTH DRAINAGE DISTANCE THENCE SOTS'S 52E ALONG SAID WEST LINE OF SOUTH RICHTOF—WAY LINE OF THE LAKE WORTH DRAINAGE DISTANCE THENCE SOTS'S 52E ALONG SAID WEST LINE OF DELRAY LAKES ESTATES. A DISTANCE OF 1288-55 FEET TO THE NORTH 52.49 FEET OF SAID TRACT 13 AND THE SOUTH LINE OF THE NORTH 52.49 FEET OF SAID TRACT 13. AND THE SOUTH LINE OF THE NORTH 52.49 FEET OF SAID SECTION 20. TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO, PLAT NO. 1; THENCE SOS 225.05 W ALONG THE NORTH HE NORTH HE NORTH STATE ALONG SAID WEST LINE OF PERSECUTION THE NORTH STATE OF THE NORTH SAID SAID SECTION 20. TOWNSHIP 46 SOUTH, RANGE 42 EAST OF TRACT 14 OF SAID SECTION 20. TOWNSHIP 46 SOUTH, RANGE 42 EAST OF TRACT 14 OF SAID SECTION 20. TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM SECON TOWNSHIP 24 SOUTH SECRET OF THE PALM BEACH OF 3.00 SECTION 20. TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, A DISTANCE OF 30.01 SECTION 20. TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, A DISTANCE OF 130.218 FETT OF A POINT OF NITESECTION WITH AFORESAID SOUTH LINE OF THE NORTH 52.49 FEET OF SAID TRACT 13 AND THE SOUTH RIGHT—OF—WAY LINE OF THE LAKE WORTH THE PALM BEACH OF 130.218 FETT OF A POINT OF NITESECTION WITH AFORESAID SOUTH LINE OF THE NORTH 52.49 FEET OF SAID TRACT 13 AND THE SOUTH RIGHT—OF—WA

CONTAINING 430,816 SQUARE FEET/9.8902 ACRES, MORE OR LESS.

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

### DEVELOPMENT PARCEL DEDICATION

PARCEL As SHOWN HEREON, IS HERBEY RESERVED FOR SOCRO LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OURSIENS WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLOROSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLOROSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLOROSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLOROSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL A IS SUBJECT TO EASEMENTS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORD BOOK 2582, PAGE 835, AND OFFICIAL RECORD BOOK 2582, PAGE 1730 AND OFFICIAL RECORD BOOK 25284, PAGE 1778, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIBLA.

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR SOCRO LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND PEBB ATLANTIC II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER WANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETULA MAINTENANCE OBLIGATION OF SAID PEBB ATLANTIC II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN THE 34315, PG. 1165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## LAKE MAINTENANCE FASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR PEBB ATLANTIC II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND PRAINAGE FACULITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF PEBB ATLANTIC II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UNITZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF SECRETARY 2023.

WITNESS: PRINT NAME: Thoss Feurring WITNESS: PRINT NAME: Noch Thomas

SOCRO LLC A FLORIDA LIMITED LIABILITY COMPANY



# ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF OPENSION OF SOCROLLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS OF PRODUCED AS IDENTIFICATION.



MY COMMISSION EXPIRES: 3/20/2026

COMMISSION NUMBER: HH216584

IN WITNESS WHEREOF, THE ABÖVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED FERSON. AND ITS COMPANY SAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THE  $\frac{1}{2}$  DAY OF  $\frac{1}{2}$  September 2023.

WITNESS: Wa Maublet PRINT NAME: EVAN ROSENBLATT PRINT NAME: THOMAS CHAN

PEBB ATLANTIC II, LLC A FLORIDA LIMITED LIABILITY COMPANY

IAN WEINER AUTHORIZED PERSON

### ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF M PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS DOWN DAY OF SEPTEMBER 2023, BY IAN WEINER, AS AUTHORIZED PERSON OF PEBB ATLANTIC II, LLC, A FLORIDAL LIMBILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS M PERSONALLY KNOWN TO ME OR HAS PRODUCED AS DENTIFICATION.



LAURIE Ann Frankel

MY COMMISSION EXPIRES: 12/8/2025 COMMISSION NUMBER: #H 205726

# MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA) BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOSS HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THAT DARGES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 32110, AT PAGE 1895 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: SAMES NUMENT WITNESS: PRINT NAME: Tyle. Kopack.

SEACOAST NATIONAL BANK, SUCCESSOR BY MERGER TO LEGACY BANK OF FLORIDA A NATIONAL BANKING ASSOCIATION
AUTHORIZED TO DO BUSINGSS IN FLORIDA
BY:

MARCIA K. SNYDER EXECUTIVE VICE PRESIDENT

# ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF LAIM Black

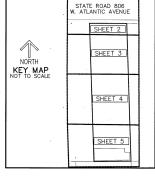
AS IDENTIFICATION



MY COMMISSION EXPIRES: 7/27/26 COMMISSION NUMBER: 4# 293679

PEBB ATLANTIC II, LLC SEACOAST NATIONAL BANK

SEAL



STATE OF FLORIDA STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:10 P. M.
THIS 20 DAY OF September
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 1:36 ON
PAGES 160 THROUGH 164

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER



SHEET 1 OF 5

## TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH)

I, CHRISTOPHER STALLER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE ITLE TO THE PROPERTY IN EXTEND IN SOOTO 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 SAND 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 ENCLUMBRANCES OF RECORD BUT THOSE ENCLUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CHRISTOPHER STALLER, ESQ. ATTORNEY-AT-LAW LICENSED IN FLORIDA

# COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(12), F.S., THIS  $\stackrel{\square}{=}$  DAY OF  $\stackrel{\square}{=}$   $\stackrel{\square}{=}$   $\stackrel{\square}{=}$  DAY OF  $\stackrel{\square}{=}$   $\stackrel{\square}{=}$  PLATE BLAND EACH COUNTY IN AS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: DAVID L. RICKS, P.E. COUNTY ENGINEER

## SURVEYOR AND MAPPER'S NOTES:

- UNIVELIUM AND MAFFER'S NOILES:
  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 FIRST PRIORITY, ACCESS EASEMENTS SHALL HAVE FIRST PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBGRONATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

  BUILDING SETEACK LINES SHALL BLE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BULIDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 
  NO BULIDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRIUBS SHALL BE PLACED ON ANY EASEMENT 
  MITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS 
  OR PERMITS AS REQUIRED FOR SUCH ENCONCHIENTS.

  BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89"58"5"E. ALONG THE NORTH LINE OF 
  SECTION 20, TOWNSHIP 48 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA 
  STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

  "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.

  COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER

  GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST
- ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET.
  7. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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 WY RESPONSIBLE DIRECTION AND SUPERMISON; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MANUAL OFFICIAL OF ALGO-PANSIQUE, DIRECTION AND SUPERVISIONS, THAT SAID SURVET IS ACCUMATE TO THE BEST OF MY KNOWLEDGE AND BELLET; THAT PERMANENT REFERENCE MONULENTS (ACCOUNTED TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHARBET 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 9-6-2023

V DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591



