

20150312580

PEBB PIONEER

BEING A REPLAT OF TRACT 19, TRACT 20, THE WEST HALF (W.1/2) OF TRACT 21 AND THAT PORTION OF THE 30.00 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 20 AND 21, BLOCK 10, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

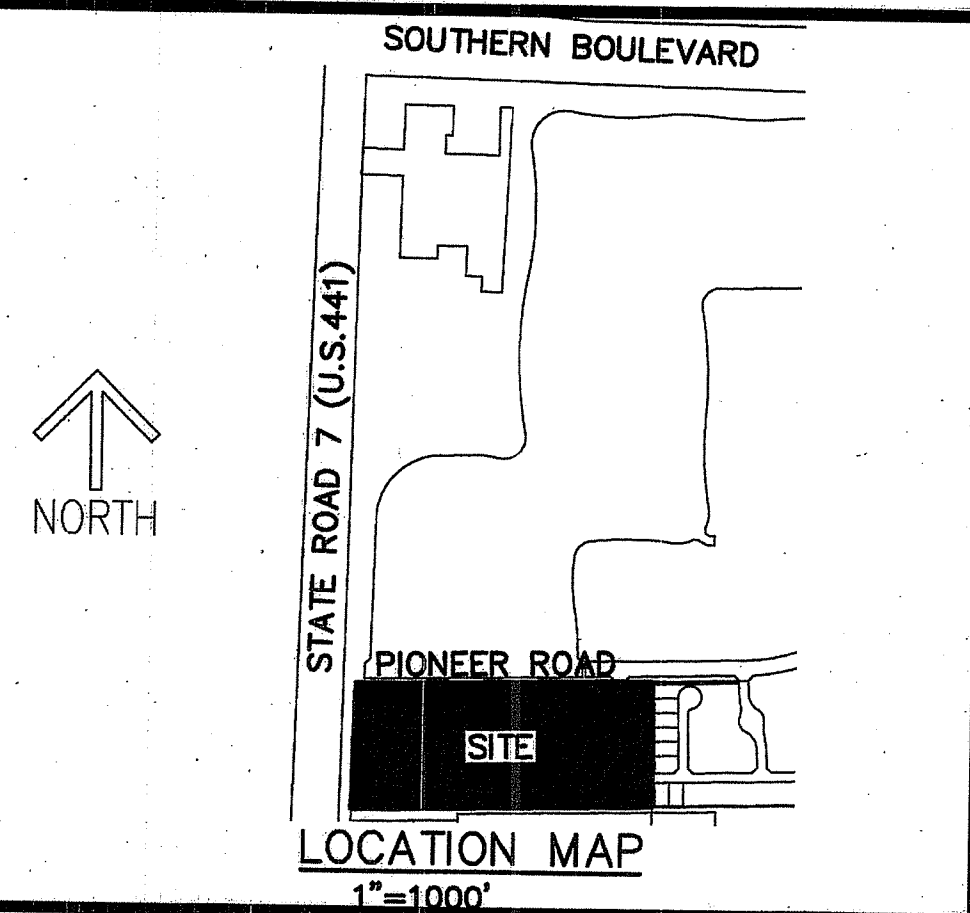
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

107

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:14 P.M.
THIS 21 DAY OF AUGUST
A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 136 ON
PAGES 127 AND 111

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 5



"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.



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Bruce Weiner WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CARA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID MANAGING MEMBER FOR 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 18th DAY OF June, 2015
MY COMMISSION EXPIRES: 5/20/17
NOTARY PUBLIC
NAME: Kim Marcia
COMMISSION NO.: FF 010190

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Matty Mattioli AND Diane Disanto WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF AUGUST, 2015
MY COMMISSION EXPIRES: May 18, 2015
NOTARY PUBLIC
NAME: David P. Lindley
COMMISSION NO.: FF 009559

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PIONEER ROAD PROPERTY OWNERS 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 18th DAY OF June, 2015.

STATE OF FLORIDA
COUNTY OF PALM BEACH
BY: Christopher Marsh
CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER
DATED: 7/23/15

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: Christopher Marsh
CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER
DATED: 7/23/15

SURVEYOR'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 SECTION 177.091(8) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.
DATE: 7-9-15

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

REVIEWING SURVEYOR'S STATEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.
DATE: 7-22-15

BY: Jim Sullivan
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6889

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, James S. [Signature], 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 PEBB ENTERPRISES TDBA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CARA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.
DATE: 6/22/15

JAMES S. [Signature]
ATTORNEY STATE OF FLORIDA

CG	PROPERTY DEVELOPMENT REGULATIONS						
	PROPERTY SIZE	WIDTH	BUILDING HEIGHT	FRONT SETBACK	INTERIOR SIDE YARD SETBACK	SIDE STREET SETBACK	REAR SETBACK
REQUIRED	40,000 SF (MIN)	150 FT (MIN)	2 STORIES/32 FT (MAX)	50 FT (MIN)	0 FT (MIN)	50 FT (MIN)	30 FT (MIN)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PEBB ENTERPRISES TDBA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CARA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF TRACT 19, TRACT 20, THE WEST HALF (W.1/2) OF TRACT 21 AND THE 30.00 FOOT RIGHT OF WAY BETWEEN SAID TRACTS 20 AND 21, BLOCK 10, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 19, TRACT 20, THE WEST HALF (W.1/2) OF TRACT 21 AND THAT PORTION OF THE 30 FOOT ROAD RIGHT OF WAY LYING BETWEEN SAID TRACTS 20 AND 21, BLOCK 10, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PARCEL BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 19; THENCE N.89°01'03"E., ALONG THE NORTH LINE OF SAID TRACTS 19, 20 AND 21, A DISTANCE OF 1541.93 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W.1/2) OF SAID TRACT 21; THENCE S.00°57'12"E., ALONG THE EAST LINE OF THE WEST HALF (W.1/2) OF SAID TRACT 21, A DISTANCE OF 658.25 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF (W.1/2) OF SAID TRACT 21; THENCE S.89°00'43"W., ALONG THE SOUTH LINE OF SAID TRACTS 21, 20 AND 19, A DISTANCE OF 1571.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE N.01°35'48"E., ALONG THE WEST LINE OF SAID TRACT 19, A DISTANCE OF 659.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,024,740 SQUARE FEET OR 23.5248 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PEBB PIONEER AND FURTHER DEDICATE AS FOLLOWS:
PARCELS A AND B, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING CODES OF THE VILLAGE OF ROYAL PALM BEACH AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID PARCELS A AND B, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PIONEER ROAD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO PIONEER ROAD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES AND ACCESS TO DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.

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 WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 18th DAY OF June, 2015.

PEBB ENTERPRISES TDBA, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY
WITNESS: Kim Cardascia
PRINT NAME: Kim Cardascia
BY: Bruce Weiner
NAME: Bruce Weiner
MANAGING MEMBER

WITNESS: Kim Marcia
PRINT NAME: Kim Marcia

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Bruce Weiner WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF PEBB ENTERPRISES TDBA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID MANAGING MEMBER FOR 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 18th DAY OF June, 2015

MY COMMISSION EXPIRES: 5/20/17
NOTARY PUBLIC
NAME: Kim Marcia
COMMISSION NO.: FF 010190

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 18th DAY OF June, 2015.

CARA, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
WITNESS: Kim Cardascia
PRINT NAME: Kim Cardascia
BY: Bruce Weiner
NAME: Bruce Weiner
MANAGING MEMBER

WITNESS: Kim Marcia
PRINT NAME: Kim Marcia

SUMMARY DATA

PROJECT ENGINEER:	JOHN F. WHEELER, PE
STREET NAMES:	NO STREETS IN PROJECT
NUMBER OF LOTS:	2'
APPROXIMATE LOT DIMENSIONS:	(PARCEL A 843'x658')(PARCEL B 699'x659')
LINEAL FEET OF STREETS:	NO STREETS IN PROJECT
TOTAL AREA THIS PLAT =	23.5248
AREA OF PARCEL A =	10.5683 ACRES
AREA OF PARCEL B =	12.9565 ACRES

PEBB ENTERPRISES TDBA, LLC
CARA, LLC
POA
VILLAGE OF ROYAL PALM BEACH
REVIEWING SURVEYOR
SURVEYOR