

PIONEER GROWERS

47

A REPLAT OF A PORTION OF BLOCK 3, BLOCK 4, AND RESERVED, HOOVER PARK AS RECORDED IN PLAT BOOK 16, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA

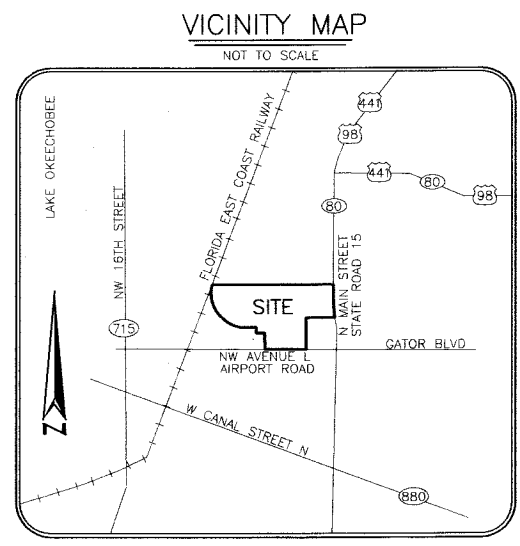
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 2:52:24
the 15 day of March 2012
and duly recorded in Plat Book 116
on Page(s) 47-48
Shawn B. Krick, P.E. & Corporation
By: *[Signature]*



KNOW ALL MEN BY THESE PRESENTS THAT PIONEER GROWERS COOPERATIVE, A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PIONEER GROWERS, A REPLAT OF A PORTION OF BLOCK 3, BLOCK 4 AND RESERVED, HOOVER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89° 58' 54" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 30 A DISTANCE OF 660.08 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE LEAVING SAID SOUTH LINE, NORTH 00° 21' 51" WEST, ALONG SAID EAST LINE 35.00 FEET TO THE POINT OF BEGINNING; BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD (AVENUE L, ICE PLANT ROAD) PER THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 93720-2601 DATED 9-11-63; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89° 58' 54" WEST, 815.05 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2281, PAGES 1645 THROUGH 1646 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00° 42' 42" WEST, ALONG SAID EASTERLY LINE 320.61 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89° 58' 54" WEST, ALONG SAID NORTHERLY LINE 161.21 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE LEAVING SAID NORTHERLY LINE, NORTH 00° 18' 16" WEST, ALONG SAID EASTERLY LINE 85.78 FEET TO A POINT ON THE SOUTHERLY LINE OF THE FLORIDA EAST COAST RAILWAY PER OFFICIAL RECORD BOOK 1020, PAGES 507 THROUGH 512 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89° 48' 51" WEST, ALONG SAID SOUTHERLY LINE, 201.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 723.03 FEET, A CENTRAL ANGLE OF 88° 15' 00" AND A CHORD OF 1006.79 FEET THAT BEARS NORTH 45° 41' 21" WEST; THENCE ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE A DISTANCE OF 1113.65 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY FORT PIERCE JUNCTION TO LAKE HARBOR BRANCH PER SAID OFFICIAL RECORD BOOK 1020, PAGES 507 THROUGH 512; THENCE LEAVING SAID CURVE AND SOUTHERLY LINE, NORTH 16° 18' 38" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 181.93 FEET TO THE NORTH LINE OF SAID SOUTH 1/3 OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 SECTION 30; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, NORTH 89° 58' 52" EAST, ALONG SAID NORTH LINE 2383.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 15 PER THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 93130-2505 DATED 11-07-72; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00° 21' 51" EAST, 311.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 06° 11' 22"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 212.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06° 33' 13" EAST, 137.70 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 1/3 OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 SECTION 30; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89° 58' 48" WEST, ALONG SAID SOUTH LINE 566.10 FEET TO THE AFORESAID EAST LINE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE LEAVING SAID SOUTH LINE, SOUTH 00° 21' 51" EAST, ALONG SAID EAST LINE 625.04 FEET TO THE POINT OF BEGINNING.



COUNTY ENGINEER

THIS PLAT HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
COUNTY ENGINEER *[Signature]* DATE 3/15/2012
GEORGE T. WEBB, P.E.

TITLE CERTIFICATION

I, MARK J. NOWICKI, 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 PIONEER GROWERS COOPERATIVE; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 12/27/2011 BY: *[Signature]*
MARK J. NOWICKI
ATTORNEY-AT-LAW

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 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 *[Signature]*
GARY B. KRICK
SOUTHEASTERN SURVEYING & MAPPING CORP. DATED 02/12/2010
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
CERTIFICATE NO. LB 2108 REGISTRATION NO. 4245

GENERAL NOTES:

- GRID BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 37 EAST BEING SOUTH 89°58'54" WEST, NORTH AMERICAN DATUM 83 (NAD83/1990/1998 AS REQUESTED).
- ALL DISTANCES AS SHOWN HEREON ARE HORIZONTAL GROUND/SURFACE DISTANCES SCALED BY AN AVERAGE SCALE FACTOR OF 0.999954321.
- COORDINATES SHOWN HEREON ARE GRID DATUM RELATIVE TO NATIONAL GEODETIC SURVEY DESIGNATION PB66 (PID ADB217) AND PB68 (PID ADB222) NORTH AMERICAN DATUM, NAD83/2007, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. CONVERTED TO NORTH AMERICAN DATUM, NAD83/1990/1998 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY PIONEER GROWERS COOPERATIVE, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSOR AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PIONEER GROWERS COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach
THE UNDERSIGNED HEREBY CERTIFIES THAT SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA IS THE HOLDER OF A MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 18830 AT PAGE 983 AND OFFICIAL RECORD BOOK 21072 AT PAGE 1540 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (PRESIDENT) (VICE PRESIDENT), AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF December, 2011.

SIGNED IN THE PRESENCE OF:
WITNESS: *[Signature]* Florida Federal Land Bank Assn, FLCA (CORPORATE NAME)
PRINT NAME: *[Signature]* A Federally Chartered Lend/Lease Institution (STATE)
WITNESS: *[Signature]* BY: *[Signature]* C. Robert Pedleton
PRINT NAME: *[Signature]* Pamela J. BOVA PRINT NAME: *[Signature]* C. Robert Pedleton
TITLE: *[Signature]* EVP (CORPORATE SEAL)

ACKNOWLEDGEMENT

BEFORE ME, PERSONALLY APPEARED C. Robert Pedleton WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED J.D. POOLE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NON PROFIT CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NON PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF December, 2011
MY COMMISSION EXPIRES: 11/15/2012
COMMISSION 10708
NOTARY PUBLIC
[Signature]
PRINT NAME Wendy R. Bosier

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

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY PIONEER GROWERS COOPERATIVE, A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PIONEER GROWERS COOPERATIVE, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE 10.00' 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.

THE 5.00' LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BUS SHELTER, BOARDING AND ALIGHTING AREA, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH PIONEER GROWERS COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF December, 2011.

SIGNED IN THE PRESENCE OF: PIONEER GROWERS COOPERATIVE, A FLORIDA NON-PROFIT CORPORATION
WITNESS: *[Signature]*
PRINT NAME: *[Signature]* MARA NOWICKI BY: *[Signature]* J.D. POOLE
WITNESS: *[Signature]* Betty Nowicki PRINT NAME: *[Signature]* J.D. POOLE
PRINT NAME: *[Signature]* Betty Nowicki TITLE: *[Signature]* President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED J.D. POOLE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED J.D. POOLE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PIONEER GROWERS COOPERATIVE, A FLORIDA NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NON PROFIT CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NON PROFIT CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NON PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF DECEMBER, 2011
MY COMMISSION EXPIRES: 11/15/2012
COMMISSION NUMBER 10708
NOTARY PUBLIC
[Signature]
PRINT NAME MARA NOWICKI

THIS INSTRUMENT WAS PREPARED BY GARY B. KRICK IN THE OFFICES OF SOUTHEASTERN SURVEYING & MAPPING CORPORATION

PIONEER GROWERS		
Project Number	Drawing Number	Scale: N/A
53849	53849010	Drawn By: S.S.
SHEET 1 OF 2		

"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.