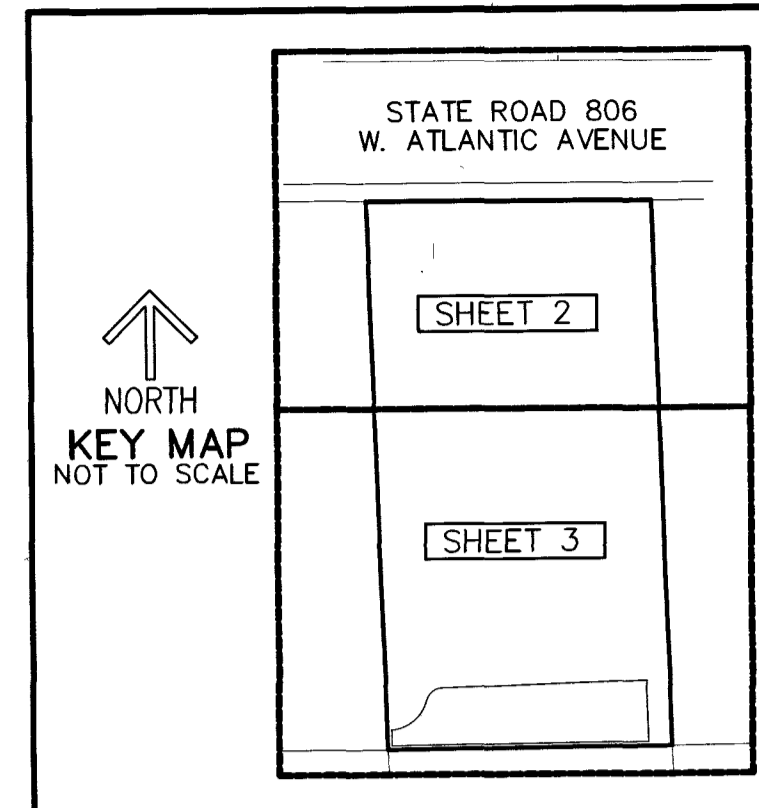
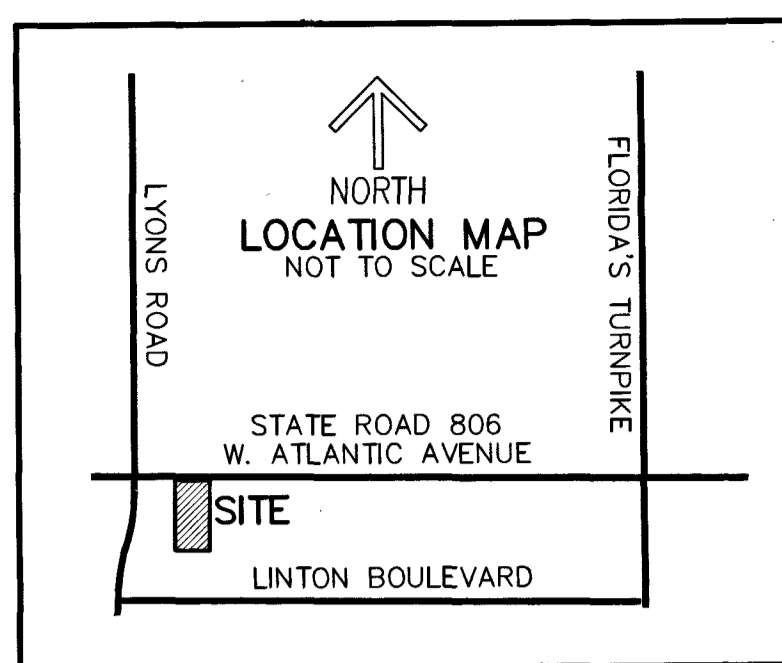


CFN 20220502274 PL BK 135 PG 15

# PLAZA DELRAY MUPD

BEING A REPLAT OF SENECA PROPERTY MUPD, AS RECORDED IN PLAT BOOK 128, PAGES 138 AND 139, AND A PORTION OF TRACT 14 OF SECTION 20, THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



15  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:45 A.M.  
THIS 21 DAY OF December  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 135 ON  
PAGES 18 THROUGH 19  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

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

SHEET 1 OF 3

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PEBB ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PLAZA DELRAY MUPD, BEING A REPLAT OF SENECA PROPERTY MUPD, AS RECORDED IN PLAT BOOK 128, PAGES 138 AND 139, AND A PORTION OF TRACT 14 OF SECTION 20, THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL A AND TRACT W-1, SENECA PROPERTY MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 138 AND 139, LYING SOUTH OF THE LAKE WORTH DRAINAGE DISTRICT L-34 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, TOGETHER WITH A PORTION OF TRACT 14 OF SECTION 20, THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND NAIL AND DISK STAMPED "PRM LB3300", AS SHOWN MONUMENTING THE NORTHWEST CORNER OF SAID SENECA PROPERTY MUPD; THENCE S.01°58'54"E., ALONG THE WEST LINE THEREOF, A DISTANCE OF 0.19 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-34 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE S.01°58'54"E., ALONG SAID WEST LINE, A DISTANCE OF 638.21 FEET TO THE SOUTHWEST CORNER OF SAID SENECA PROPERTY MUPD; THENCE N.89°23'06"E., ALONG THE SOUTH LINE OF SAID SENECA PROPERTY MUPD AND TRACT 14 OF SECTION 20, A DISTANCE OF 330.61 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14 OF SECTION 20; THENCE N.01°51'46"W., ALONG THE EAST LINE THEREOF, A DISTANCE OF 634.51 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-34 CANAL, SAID RIGHT-OF-WAY LINE LYING 52.48 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE N.89°58'57"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 210,751 SQUARE FEET/4.8382 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 A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR PEBB ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEBB ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL A-1 IS SUBJECT TO EASEMENTS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORD BOOK 24292, PAGE 827, AND OFFICIAL RECORD BOOK 24292, PAGE 831, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### WATER MANAGEMENT TRACT

TRACT W-1, AS SHOWN HEREON IS HEREBY RESERVED FOR PEBB ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEBB ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF April, 2022.

PEBB ATLANTIC, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: PEBB MANAGER, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

WITNESS: *[Signature]*  
PRINT NAME: Kim Moreira

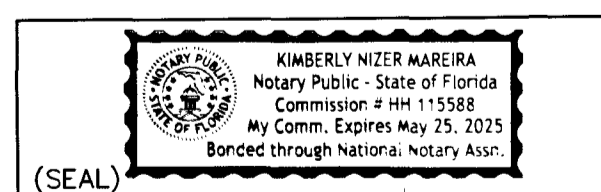
WITNESS: *[Signature]*  
PRINT NAME: Laurie Franke

BY: *[Signature]*  
IAN WEINER  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14th DAY OF April, 2022, BY IAN WEINER, AS MANAGER OF PEBB MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF PEBB ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
Kimberly Nizer Moreira  
PRINT NAME  
MY COMMISSION EXPIRES: 5/19/2025  
COMMISSION NUMBER: 115588

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida  
COUNTY OF Miami-Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 RECORDS BOOK 33486 AT PAGE 336 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 Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF April, 2022.

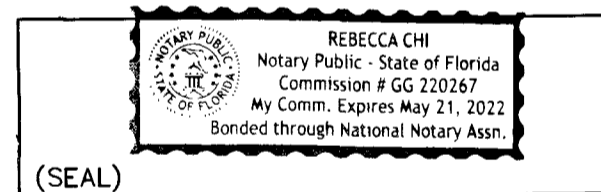
WITNESS: *[Signature]*  
PRINT NAME: JOHN A. CEDROS  
WITNESS: *[Signature]*  
PRINT NAME: Frank Cuss

BANESCO USA  
A STATE CHARTERED BANK  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: *[Signature]*  
NAME: BRIAN BARROSO  
TITLE: Senior Vice President

### ACKNOWLEDGEMENT:

STATE OF Florida  
COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 22 DAY OF April, 2022, BY Brian Barroso AS SVP OF BANESCO USA, A STATE CHARTERED BANK, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
Rebecca Chi  
PRINT NAME  
MY COMMISSION EXPIRES: 5/21/2022  
COMMISSION NUMBER: 66220267

### 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 TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PEBB ATLANTIC, 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: October 17, 2022

*[Signature]*  
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. 177.071(2), F.S., THIS 16 DAY OF DECEMBER, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR AND MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.01°58'54"E. ALONG THE WEST LINE OF SENECA PROPERTY MUPD, AS RECORDED IN PLAT BOOK 128, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA 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.
- 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 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 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.

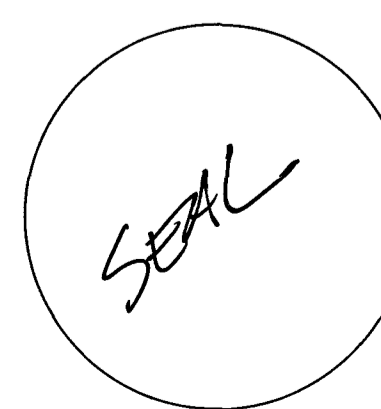
DATED: 4.28.2002

*[Signature]*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

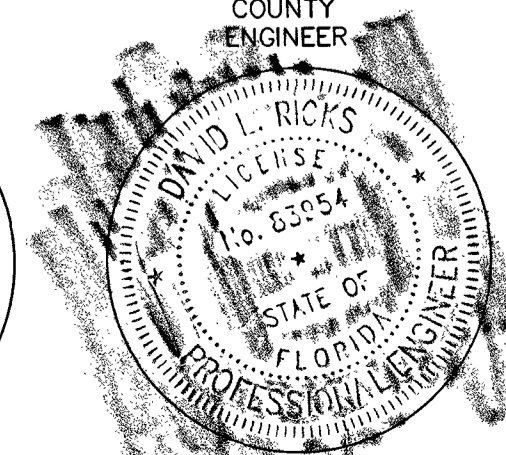
PEBB MANAGER, LLC



MORTGAGEE



COUNTY ENGINEER



SURVEYOR

