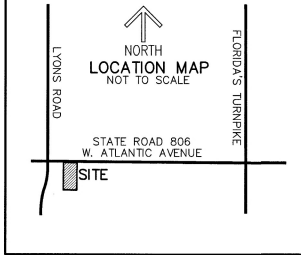
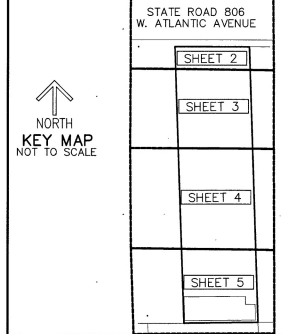


CFN 20230330681 PL BK 136 PG 160



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

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 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:10 P. M. THIS 26 DAY OF September A.D. 2023 AND DULY RECORDED IN PLAT BOOK 136 ON PAGES 160 THROUGH 161 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: [Signature] DEPUTY CLERK

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 6 DAY OF September, 2023, BY JASON SHER, AS MANAGER OF SOCRO LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature] NOTARY PUBLIC Tyler Kopceck PRINT NAME MY COMMISSION EXPIRES: 3/20/2026 COMMISSION NUMBER: HH216584

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PERSON, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF September, 2023.

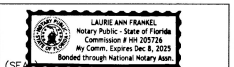
PEBB ATLANTIC II, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] PRINT NAME: EVAN ROSENBLATT WITNESS: [Signature] PRINT NAME: THOMAS CHAN

BY: [Signature] IAN WEINER AUTHORIZED PERSON

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 6th DAY OF September, 2023, BY IAN WEINER, AS AUTHORIZED PERSON OF PEBB ATLANTIC II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature] NOTARY PUBLIC Laurie Ann Frankel PRINT NAME MY COMMISSION EXPIRES: 12/8/2025 COMMISSION NUMBER: HH 205726

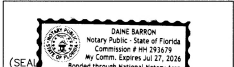
MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA COUNTY OF Palm Beach 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 OWNERS THEREOF AND AGREES 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.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF September, 2023. WITNESS: [Signature] PRINT NAME: James Nugent WITNESS: [Signature] PRINT NAME: Tyler Kopceck SEACOAST NATIONAL BANK, SUCCESSOR BY MERGER TO LEGACY BANK OF FLORIDA A NATIONAL BANKING ASSOCIATION AUTHORIZED TO DO BUSINESS IN FLORIDA BY: [Signature] MARGIA K. SNYDER EXECUTIVE VICE 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 6 DAY OF September, 2023, BY MARGIA K. SNYDER, AS EXECUTIVE VICE PRESIDENT OF SEACOAST NATIONAL BANK, A NATIONAL BANKING CORPORATION SUCCESSOR BY MERGER TO LEGACY BANK OF FLORIDA, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature] NOTARY PUBLIC Daine Barron PRINT NAME MY COMMISSION EXPIRES: 7/27/26 COMMISSION NUMBER: H# 293179

DEDICATION AND RESERVATION: I KNOW ALL MEN BY THESE PRESENTS THAT SOCRO LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PEBB ATLANTIC II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ATLANTIC AGR 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 PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, HAVING THE GRID COORDINATES PUBLISHED ON PLAT BOOK 128, PAGES 128 AND 129 OF SAID PUBLIC RECORDS, HAVING A NORTHING OF 771416.4165 AND AN EASTING 924431.0289; THENCE ALONG THE NORTH LINE OF SAID SECTION 20 ON A GRID BEARING OF N89°58'57"W, A DISTANCE OF 1281.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF DELRAY LAKES ESTATES P.L.D., AS RECORDED IN PLAT BOOK 41, PAGES 200 AND 201 OF SAID PUBLIC RECORDS; THENCE S01°51'53"E 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 RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-34 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 781 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE S01°51'53"E ALONG SAID WEST LINE OF DELRAY LAKES ESTATES, A DISTANCE OF 1238.55 FEET TO THE NORTHEAST CORNER OF TRACT 45 OF SAID SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1; THENCE S89°23'03"W ALONG THE NORTH LINE OF SAID TRACT 45, A DISTANCE OF 331.41 FEET TO THE SOUTHEAST CORNER OF TRACT 19 OF SAID SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1; THENCE N01°51'46"W ALONG THE EAST LINE OF SAID TRACT 19 AND EAST LINE OF TRACT 14 OF SAID SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, A DISTANCE OF 1302.18 FEET TO A POINT OF INTERSECTION 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 DRAINAGE DISTRICT L-34 CANAL; THENCE S89°53'16"E ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 331.46 FEET TO THE POINT OF BEGINNING.

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 A, 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 PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SOCRO LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 24292, PAGE 835, AND OFFICIAL RECORD BOOK 23982, PAGE 1730 AND OFFICIAL RECORD BOOK 23284, PAGE 1778, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WATER MANAGEMENT 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 MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL 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 EASEMENTS 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 DRAINAGE FACILITIES 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 UTILIZE 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.

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 6 DAY OF September, 2023.

WITNESS: [Signature] PRINT NAME: James Nugent WITNESS: [Signature] PRINT NAME: Mike Thomas

BY: [Signature] JASON SHER MANAGER

