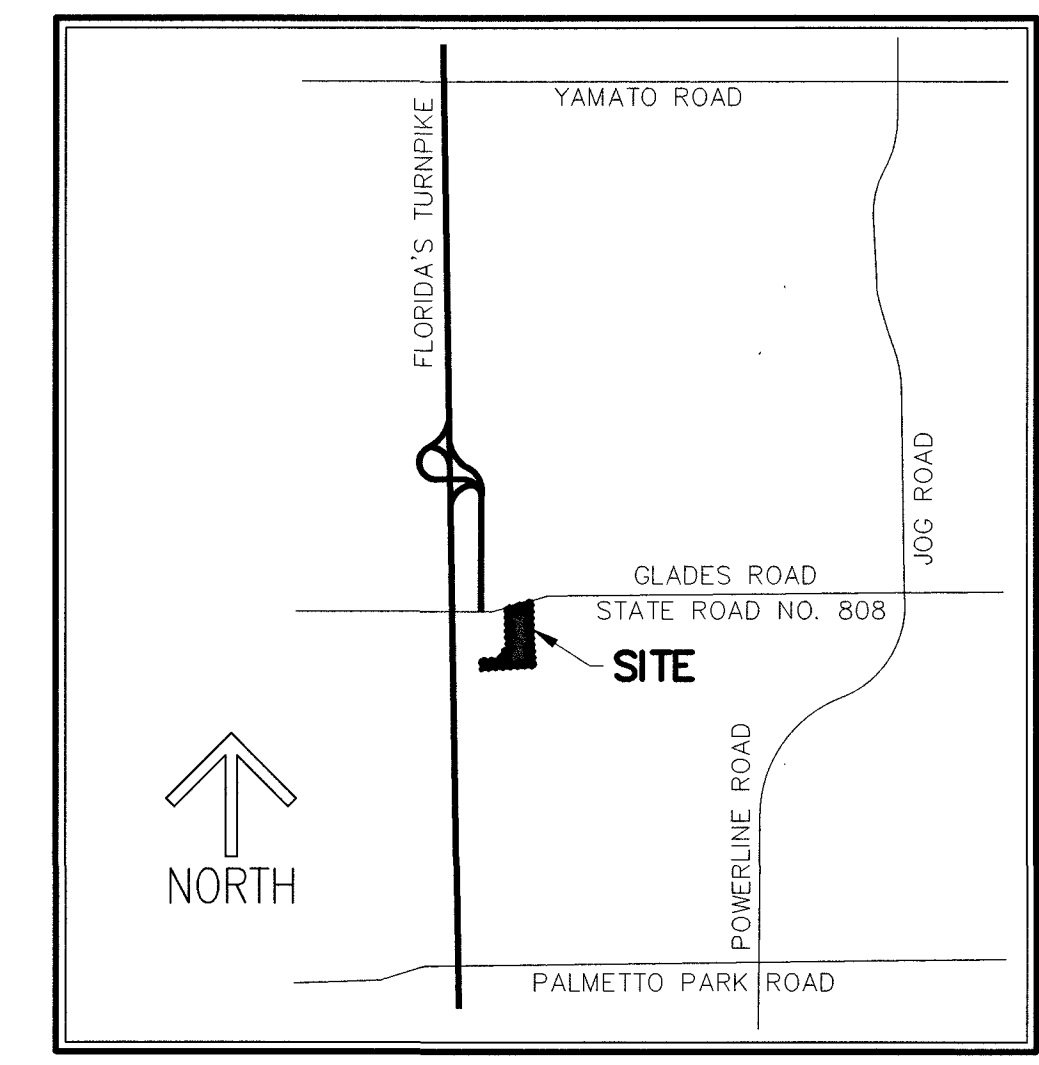


ARVIDA PARKWAY CENTER MUPD

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF

CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:12 P. M.
THIS 13 DAY OF September
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 138 ON
PAGES 39 THROUGH 42

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: *David L. Ricks*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 4

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PEBB BOCA CORPORATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PEBB BOCA RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FULL CIRCLES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON AS ARVIDA PARKWAY CENTER MUPD, A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, HAVING A GRID NORTHING OF 739171.4312 AND A GRID EASTING OF 927861.4993; THENCE NORTH 88°56'51" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 404.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°56'51" EAST ALONG SAID SOUTH LINE AND THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-46 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 2213, PAGE 1591 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 937.16 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF ESTANCIA IV OF VIA VERDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 69 OF SAID PUBLIC RECORDS; THENCE NORTH 01°20'52" WEST ALONG SAID WEST LINE, A DISTANCE OF 1,229.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF GLADES ROAD/STATE ROAD NO. 808, AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93004-2502 AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 12°33'31" EAST, A RADIAL DISTANCE OF 1,829.86 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC, THROUGH A CENTRAL ANGLE OF 07°24'45", A DISTANCE OF 236.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°01'43" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,369.59 FEET AND A CENTRAL ANGLE OF 04°38'14"; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC A DISTANCE OF 191.78 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 01°20'52" EAST, A DISTANCE OF 729.98 FEET; THENCE SOUTH 63°44'51" WEST, A DISTANCE OF 97.33 FEET; THENCE SOUTH 01°03'10" EAST, A DISTANCE OF 47.53 FEET; THENCE SOUTH 43°39'08" WEST, A DISTANCE OF 149.83 FEET; THENCE SOUTH 88°56'51" WEST, A DISTANCE OF 282.70 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "M", BOCA GROVE PLANTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 179 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°21'45" EAST ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "N" OF SAID BOCA GROVE PLANTATION, A DISTANCE OF 171.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 639,004 SQUARE FEET OR 14.6695 ACRES, MORE OR LESS.

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

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR PEBB BOCA CORPORATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PEBB BOCA RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FULL CIRCLES LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEBB BOCA CORPORATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

PUBLIC DRAINAGE EASEMENT

THE PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PEBB BOCA CORPORATE, 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF April, 2024.

PEBB BOCA CORPORATE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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

WITNESS: *Kim Moreira*
PRINT NAME: Kim Moreira

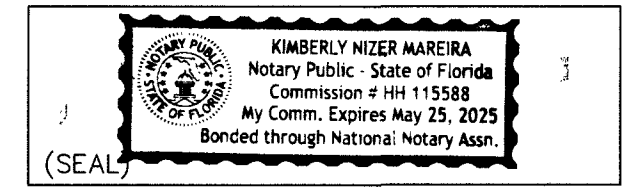
WITNESS: *Laurie Frankel*
PRINT NAME: Laurie Frankel

BY: *IAN WEINER*
MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

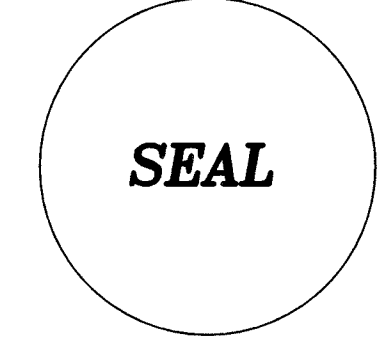
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 25th DAY OF April, 2024, BY IAN WEINER THE MANAGER OF PEBB BOCA CORPORATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC
Kim Moreira
PRINT NAME: Kim Moreira

MY COMMISSION EXPIRES: 5/25/2025
COMMISSION NUMBER: HH115588

PEBB MANAGER, LLC



IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PERSON AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF April, 2024.

PEBB BOCA RETAIL, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *IAN WEINER*
AUTHORIZED PERSON

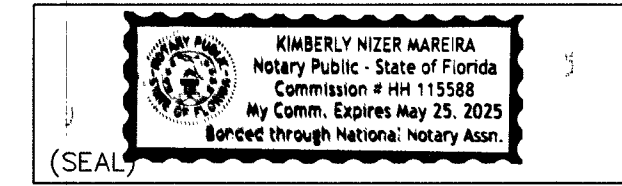
WITNESS: *Kim Moreira*
PRINT NAME: Kim Moreira

WITNESS: *Laurie Frankel*
PRINT NAME: Laurie Frankel

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 25th DAY OF April, 2024, BY IAN WEINER THE AUTHORIZED PERSON OF PEBB BOCA RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC
Kim Moreira
PRINT NAME: Kim Moreira

MY COMMISSION EXPIRES: 5/25/2025
COMMISSION NUMBER: HH115588

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF April, 2024.

FULL CIRCLES LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *JASON SHER*
MANAGER

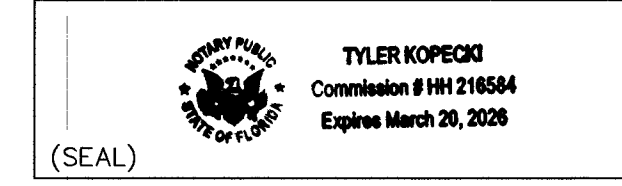
WITNESS: *Tyler Kopecki*
PRINT NAME: Tyler Kopecki

WITNESS: *Sandra Ruckertow*
PRINT NAME: Sandra Ruckertow

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

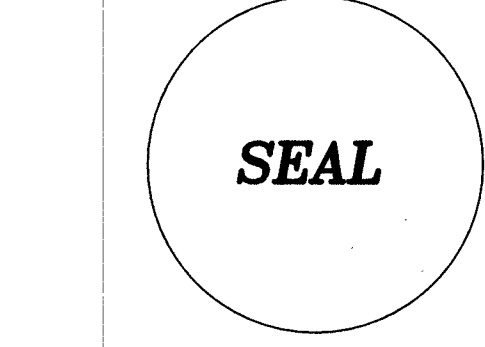
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 25th DAY OF April, 2024, BY JASON SHER THE MANAGER OF THE FULL CIRCLES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



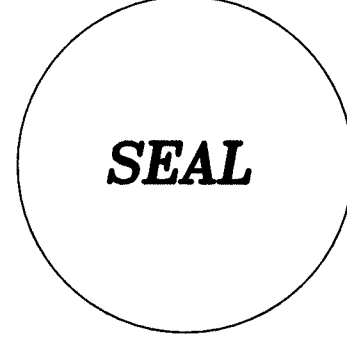
NOTARY PUBLIC
Tyler Kopecki
PRINT NAME: Tyler Kopecki

MY COMMISSION EXPIRES: 3/20/2026
COMMISSION NUMBER: HH 216584

PEBB BOCA RETAIL, LLC



FULL CIRCLES LLC



TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, Christopher Staller, 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 BOCA CORPORATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PEBB BOCA RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FULL CIRCLES LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: July 24, 2024

Christopher Staller
PRINT NAME: Christopher Staller

ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR & 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 GRID BEARING OF N89°58'59"W ALONG THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "BOCA GROVE" AND "SSP RAD", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "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.

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 13 DAY OF SEPTEMBER, 2024, AND HAS 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*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

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 REFERENCE MONUMENTS (PRM'S) 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: 8-14-2024

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

