

201503/5567

112

PEBB ROYAL PALM BEACH

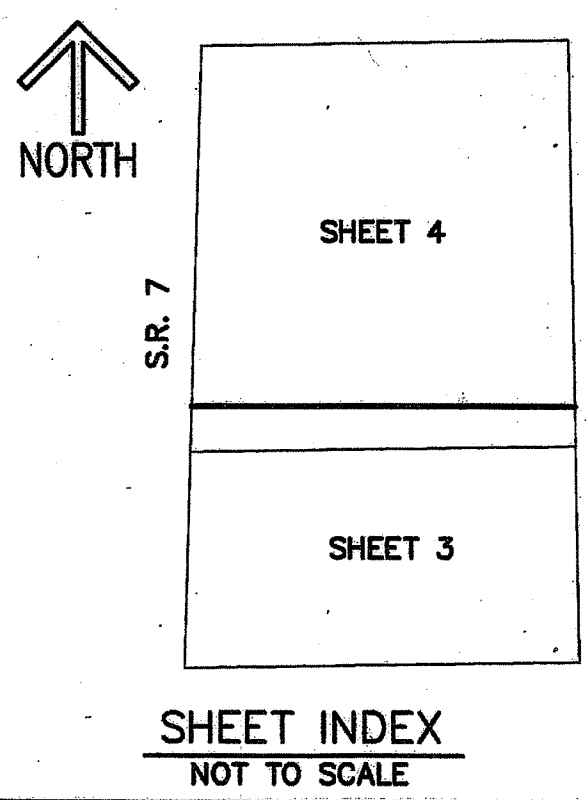
BEING A REPLAT OF PARCEL A AND TRACT Z OF ROYAL OFFICE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGES 91 THROUGH 92 AND A PORTION OF THE NORTH ONE-HALF OF TRACT 32, BLOCK 10, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE ALL OF THE PUBLIC RECORDS OF 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
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991

SUBDIVISION NAME:	PEBB ROYAL PALM BEACH
OWNER:	PEBB ENTERPRISES ROYAL PALM BEACH PROP, LLC ROYAL OFFICE PARK LTD, LLC
AGENT:	DAVID P. LINDLEY, PLS
PROJECT ENGINEER:	JOHN F. WHEELER, PE
PROJECT SURVEYOR:	DAVID P. LINDLEY, PLS
STREET NAMES:	NO STREETS IN PROJECT

CG	Size	Width	Depth	Building Height	Front	Side Interior	Side Corner	Rear
Required	.92 acres (min)	300 ft. (min)	300 ft. (min)	3 stories/ 32 ft. (max)	50 ft. (min)	0 ft. (min)	50 ft. (min)	30 ft. (min)
Proposed Tract A	.92 acres (min)	300 ft. (min)	300 ft. (min)	3 stories/ 32 ft. (max)	ft. (min)	ft. (min)	ft. (min)	0 ft. *
Proposed Tract B	.92 acres (min)	300 ft. (min)	300 ft. (min)	3 stories/ 32 ft. (max)	ft. (min)	ft. (min)	ft. (min)	ft. (min)
Proposed Tract C Conservation Tract (on construction)	.92 acres (min)	300 ft. (min)	300 ft. (min)	N/A	N/A	N/A	N/A	N/A
Proposed Tract D	.92 acres (min)	300 ft. (min)	300 ft. (min)	3 stories/ 32 ft. (max)	ft. (min)	ft. (min)	ft. (min)	ft. (min)
Proposed Tract E	.92 acres (min)	300 ft. (min)	300 ft. (min)	3 stories/ 32 ft. (max)	ft. (min)	ft. (min)	ft. (min)	ft. (min)

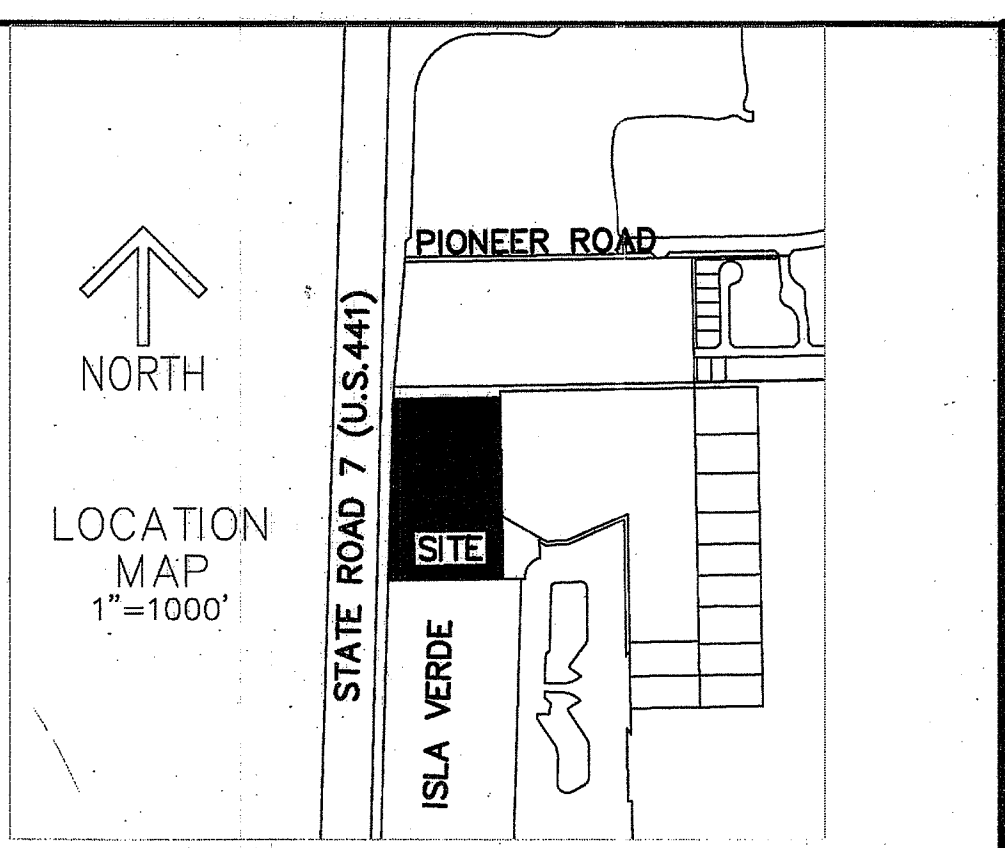
* VC 11-07-variance approved to allow reduced setback



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:41 A.M.
THIS 25th DAY OF AUGUST
A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 112 ON
PAGES 112 AND 115

SHARON R. BOCK
CLERK AND COMPTROLLER

By: *Sharon R. Bock*
DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ROYAL OFFICE PARK, LTD, A FLORIDA LIMITED PARTNERSHIP, AND PALAMAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS PEBB ROYAL PALM BEACH, BEING A REPLAT OF PARCEL A AND TRACT Z OF ROYAL OFFICE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGES 91 THROUGH 92 AND A PORTION OF THE NORTH ONE-HALF OF TRACT 32, 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 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF ISLA VERDE OF WELLINGTON COMMERCIAL PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGE 62 THROUGH 68 OF THE SAID PUBLIC RECORDS; THENCE NORTH 01°36'07" EAST, A DISTANCE OF 330.30 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF SAID ROYAL OFFICE PARK; THENCE NORTH 01°38'57" EAST, ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 622.46 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A OF ROYAL OFFICE PARK; THENCE NORTH 89°02'43" EAST, ALONG THE NORTH LINE OF SAID PARCEL A AND TRACT Z OF ROYAL OFFICE PARK, A DISTANCE OF 557.33 FEET TO THE NORTHEAST CORNER OF SAID TRACT Z; THENCE SOUTH 00°57'01" EAST, ALONG THE EAST LINE OF SAID TRACT Z, A DISTANCE OF 621.98 FEET TO THE SOUTHEAST CORNER OF TRACT Z; THENCE SOUTH 89°03'40" WEST, ALONG THE SOUTH LINE OF SAID TRACT Z, A DISTANCE OF 0.26 FEET TO THE NORTHEAST CORNER OF PARCEL B OF SAID ISLA VERDE OF WELLINGTON COMMERCIAL PLAT; THENCE SOUTH 00°58'20" EAST, A DISTANCE OF 329.95 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A OF ISLA VERDE OF WELLINGTON COMMERCIAL PLAT; THENCE SOUTH 89°03'34" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 600.13 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 550,954.87 SQUARE FEET OR 12.6482 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR PALAMAD, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE VILLAGE OF ROYAL PALM BEACH BUILDING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PALAMAD, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

2. TRACTS D AND E

TRACTS D AND E, AS SHOWN HEREON ARE HEREBY RESERVED FOR PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE VILLAGE OF ROYAL PALM BEACH BUILDING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

3. TRACT B

TRACT B, AS SHOWN HEREON ARE HEREBY RESERVED FOR ROYAL OFFICE PARK, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE VILLAGE OF ROYAL PALM BEACH BUILDING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

4. TRACT C

TRACT C, AS SHOWN HEREON ARE HEREBY RESERVED FOR ROYAL OFFICE PARK, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 7th DAY OF July, 2015.

PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: *Bruce Weiner*
BRUCE WEINER
MANAGER
WITNESS: *Kim Maresca*
WITNESS: *Abigail Torres*

IN WITNESS WHEREOF, ROYAL OFFICE PARK LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 7th DAY OF July, 2015.

ROYAL OFFICE PARK, LTD
A FLORIDA LIMITED PARTNERSHIP
BY: *Bruce Weiner*
ROYAL OFFICE MANAGEMENT COMPANY, INC.
A FLORIDA CORPORATION
ITS GENERAL PARTNER
WITNESS: *Kim Maresca*
WITNESS: *Abigail Torres*

IN WITNESS WHEREOF, PALAMAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 24th DAY OF June, 2015.

PALAMAD, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Paul L. Maddock, Jr.*
PAUL L. MADDOCK, JR.
MANAGER
WITNESS: *Kim Maresca*
WITNESS: *Anne M. Morgan*

ACKNOWLEDGMENT:

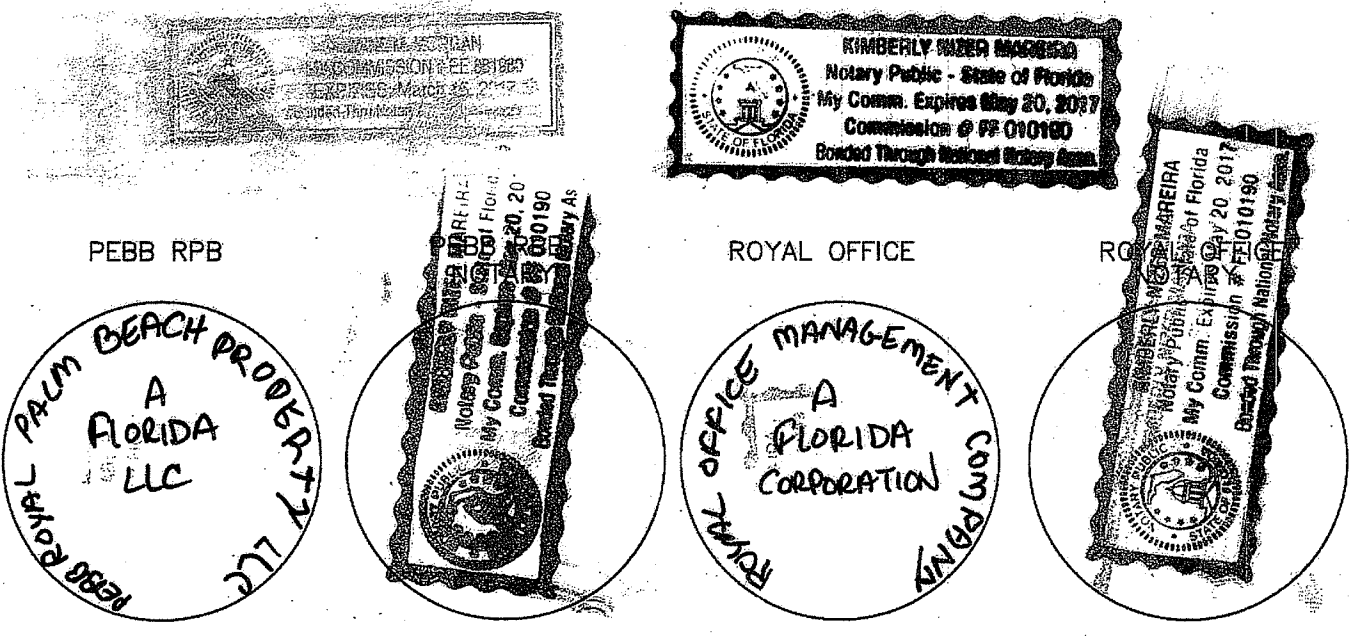
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Kim Maresca AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PEBB ROYAL PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF 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 7th DAY OF July, 2015.
MY COMMISSION EXPIRES: 5/20/17
COMMISSION NUMBER: FF010190
NOTARY PUBLIC
Kim Maresca
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Kim Maresca AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ROYAL OFFICE MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, GENERAL PARTNER OF ROYAL OFFICE PARK LTD, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF July, 2015.
MY COMMISSION EXPIRES: 5/20/17
COMMISSION NUMBER: FF010190
NOTARY PUBLIC
Kim Maresca
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED PAUL L. MADDOCK, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PALAMAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF 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 24th DAY OF June, 2015.
MY COMMISSION EXPIRES: 5/20/17
COMMISSION NUMBER: FF010190
NOTARY PUBLIC
Anne M. Morgan
PRINT NAME



"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.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JEFFREY ROSENBERG, 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 ENTERPRISES ROYAL PALM BEACH, LLC, A LIMITED LIABILITY COMPANY, ROYAL OFFICE PARK LTD, A FLORIDA LIMITED PARTNERSHIP, AND PALAMAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

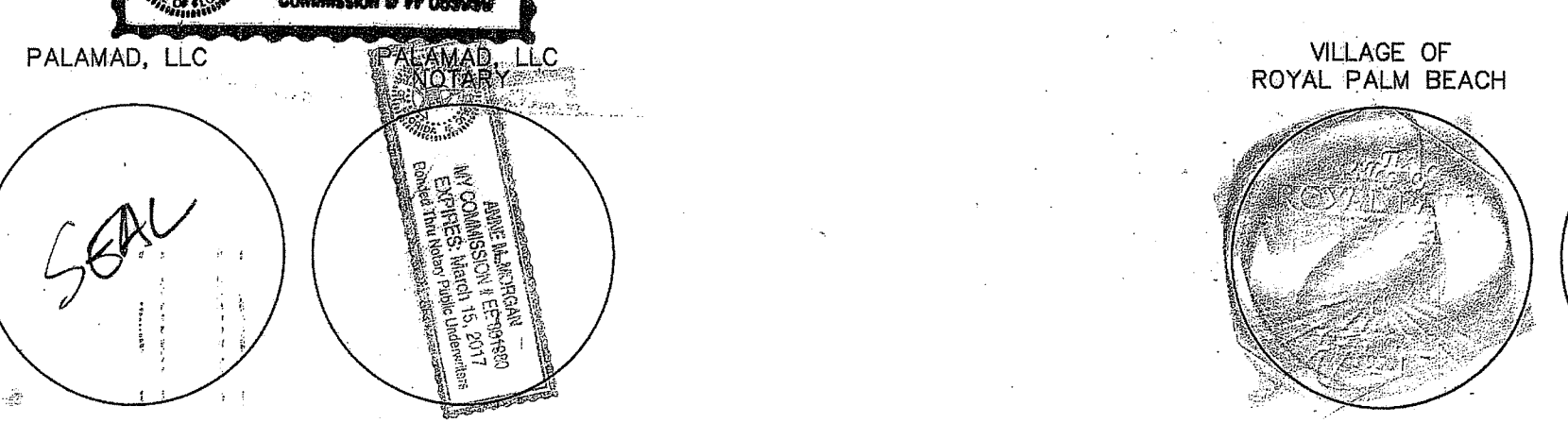
DATED: July 7, 2015
JEFFREY ROSENBERG
ATTORNEY AT LAW
FLORIDA BAR # 158981

APPROVAL: VILLAGE OF ROYAL PALM BEACH:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF ROYAL OFFICE PARK FOR RECORD, DATED THIS 21st DAY OF AUGUST, 2015.
VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Matty Mattioli*
MATTY MATTIOLI, MAYOR
BY: *Diane Disanto*
DIANE DISANTO, VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF)
BEFORE ME PERSONALLY APPEARED MATTI 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 INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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: 5/20/17
COMMISSION NUMBER: FF010190
NOTARY PUBLIC
Anne M. Morgan
PRINT NAME



VILLAGE ENGINEER:

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
DATE: 8/2/15

REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.
BY: *Jim Sullivan*
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 6889
DATE: 07-08-2015

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 SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
DATED: 7-7-15
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SUMMARY DATA

PROJECT ENGINEER:	JOHN F. WHEELER, PE
STREET NAMES:	NO STREETS IN PROJECT
NUMBER OF LOTS	5
APPROXIMATE LOT DIMENSIONS	VARIES
LINEAL FEET OF STREETS	NO STREETS IN PROJECT
TOTAL AREA THIS PLAT =	12.6482 ACRES
AREA OF TRACT A=	3.3645 ACRES
AREA OF TRACT B=	2.0291 ACRES
AREA OF CONSERVATION TRACT C=	2.7648 ACRES
AREA OF TRACT D=	4.3162 ACRES
AREA OF TRACT E=	0.1736 ACRES

