

288 TALL PINES ROAD

A PORTION OF TRACT 55, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3,
IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE,
IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:11 PM
THIS 10 DAY OF March
2025, AD AND DULY RECORDED

DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT REGUEZ INVESTMENTS LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 288 TALL PINES ROAD, A PORTION OF TRACT 55, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 200.00 FEET OF THE SOUTH 264.00 FEET OF THE WEST ONE HALF OF TRACT 55, BLOCK 5, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE.

LESS THE ADDITIONAL ROAD RIGHTS OF WAY IN O.R.B. 7639, PAGE 989, O.R.B. 7639, PAGE 1610 AND O.R.B. 35274, PAGE 1826 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 55, BLOCK 5, PALM BEACH FARMS CO. PLAT NO. 3; THENCE NORTH 89°00'29" EAST, ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF THE WEST 200 FEET OF SAID TRACT 55; THENCE NORTH 00°59'51" WEST, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID ADDITIONAL RIGHT OF WAY IN O.R.B. 35274, PAGE 1826 AND THE POINT OF BEGINNING; THENCE SOUTH 89°00'29" WEST ALONG THE AFOREMENTIONED RIGHT-OF-WAY AND 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 139.63 FEET; THENCE NORTH 45°59'19" WEST, A DISTANCE OF 50.02 FEET TO THE NORTHWEST CORNER OF FORE-MENTIONED RIGHT OF WAY IN O.R.B. 35274, PAGE 1826 AND ITS INTERSECTION WITH ADDITIONAL RIGHT-OF-WAY IN O.R.B. 7639, PAGE 989; THENCE NORTH 00°59'51" WEST, ALONG SAID RIGHT-OF-WAY AND BEING 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 71.63 FEET MORE OR LESS TO THE NORTHEASTLY CORNER OF THIS PORTION OF ADDITIONAL RIGHT-OF-WAY; THENCE CONTINUE NORTH 00°59'51" WEST, ALONG ADDITIONAL RIGHT-OF-WAY IN O.R.B. 7639, PAGE 1610, A DISTANCE OF 132.00 FEET TO THE NORTH LINE OF THE SOUTH 264.00 FEET OF SAID TRACT 55; THENCE NORTH 89°00'29" EAST, A DISTANCE OF 175.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID TRACT 55; THENCE SOUTH 00°59'51" EAST, A DISTANCE OF 239.00 FEET TO THE POINT OF BEGINNING. CONTAINING 41,193.60 SQUARE FEET OR 0.946 ACRE MORE OR LESS

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

LOT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR REGUEZ INVESTMENTS 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 REGUEZ INVESTMENTS LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREETS, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF JANUARY, 2025.

REGUEZ INVESTMENTS LLC A
FLORIDA LIMITED LIABILITY COMPANY

WITNESS [Signature] BY: [Signature]
PRINTED NAME: Daniel Wurtenberger JOSE RODRIGUEZ, MANAGER

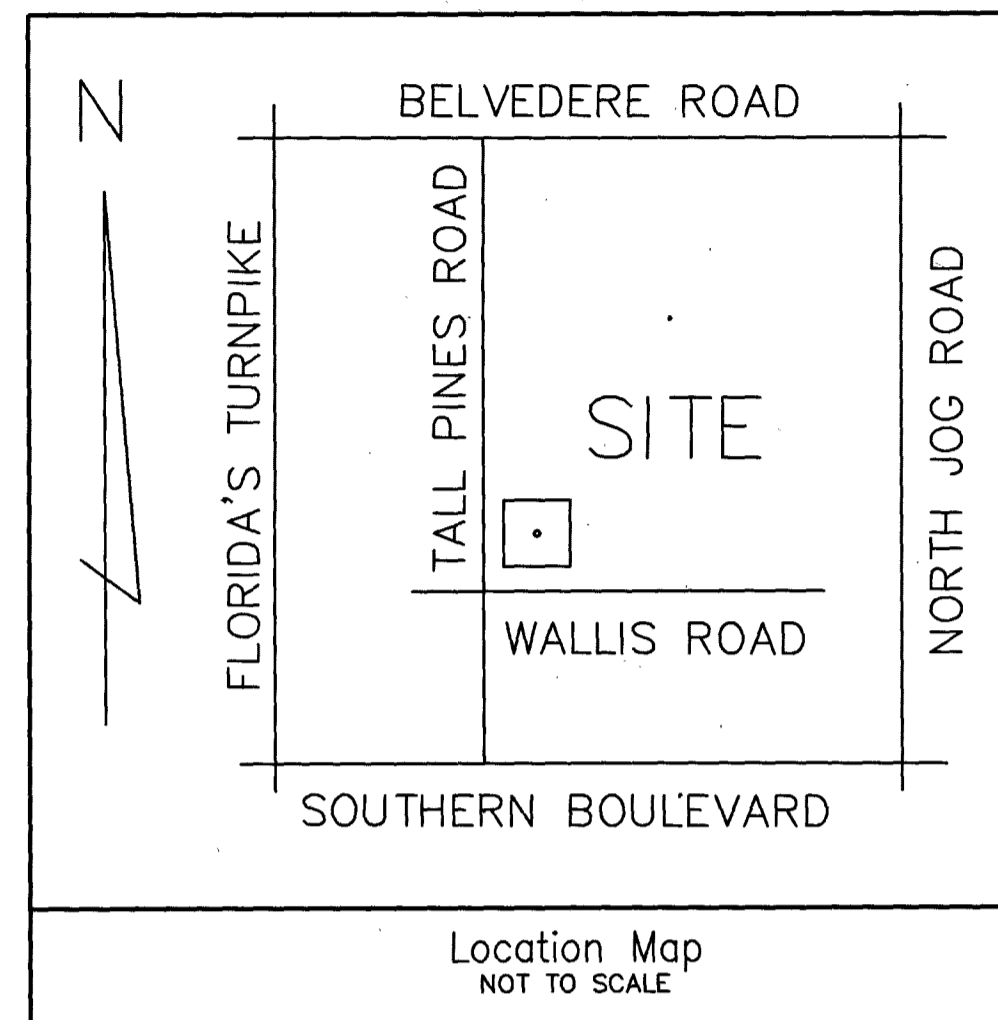
WITNESS: [Signature]
PRINTED NAME: Roxne Flanery

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF JANUARY, 2025, BY JOSE RODRIGUEZ, AS MANAGER OF REGUEZ INVESTMENTS LLC A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: HH232782
MY COMMISSION EXPIRES: 02/23/2026



CONTROL NO. 2009-566

COORDINATES, BEARINGS & DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS STATED OTHERWISE
SCALE FACTOR = 1.000032
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

IN PLAT BOOK 139
AT PAGE 23-24
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



SURVEYOR'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS ARE STATE PLANE GRID, NAD '83, 1990 ADJUSTMENT WITH A BEARING OF S38°50'41"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL POINTS PBF-9 AND PBF-14. ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. 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, DANIEL P. WURTENBERGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN REGUEZ INVESTMENTS 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1/10/2025

[Signature]
DANIEL P. WURTENBERGER
ATTORNEY AT LAW

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 7 DAY OF MARCH 2025 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

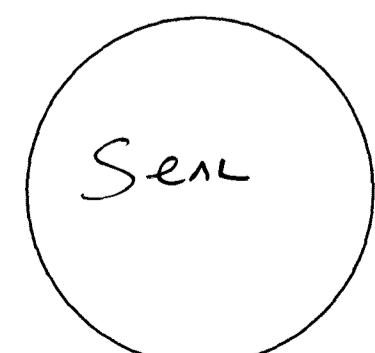
[Signature]
DAVID L. RICKS, P.E. COUNTY ENGINEER

SURVEYOR AND MAPPER'S CERTIFICATE:

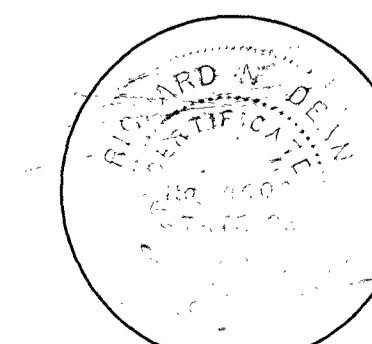
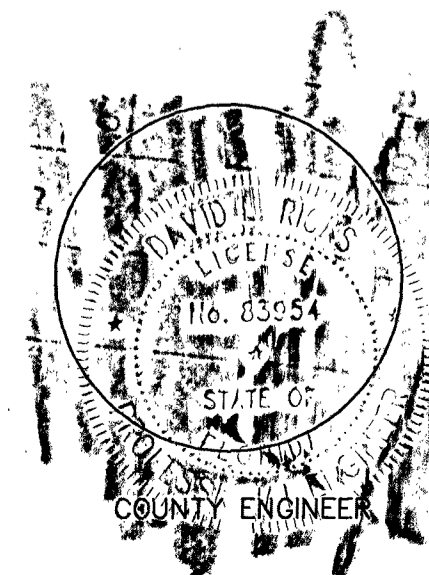
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature] DATE: 1/10/25
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409



REGUEZ INVESTMENTS LLC



SURVEYOR OF RECORD

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jer.31:39
4201 Westgate Avenue, Suite A-3
West Palm Beach, Florida 33409
Tel: (561)625-8748
DATE: 5-30-24
DRAWN: M.R. SCALE: N/A
SHEET: 1 of 2 JOB No.:011-202-P