

KEY MAP  
(NOT TO SCALE)

00050-027

# AVENUE S PROPERTIES

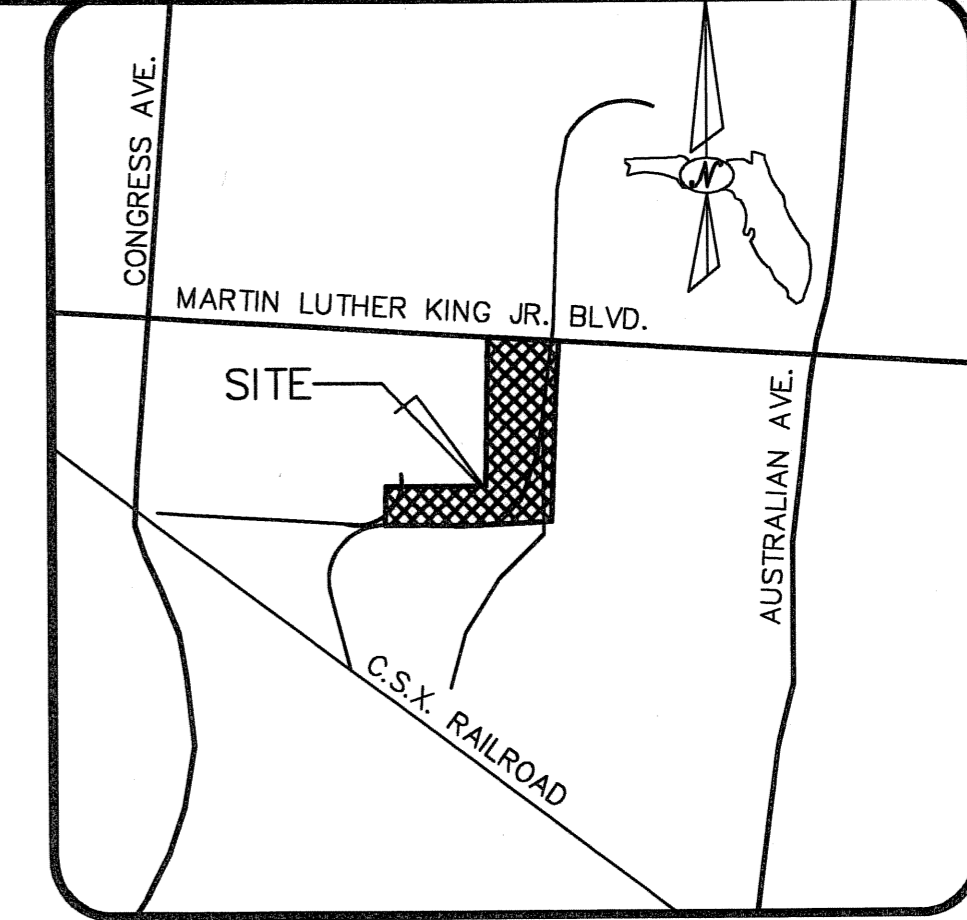
A PARCEL OF LAND IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, FLORIDA, BEING A REPLAT OF A PORTION OF PLAT No.2 LEWIS TERMINALS, RECORDED IN PLAT BOOK 27, PAGE 42, AND A REPLAT OF A PORTION OF TRACTS 6 AND 7 OF WILLIAM TAYLOR'S SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 JANUARY, 2005

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**

CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY., SUITE 305  
WEST PALM BEACH, FLORIDA 33407  
561-615-3988, 615-3986 FAX



VICINITY MAP  
(NOT TO SCALE)

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS INSTRUMENT WAS RECORDED IN PLAT BOOK 27, PAGE 42, AND A REPLAT OF A PORTION OF TRACTS 6 AND 7 OF WILLIAM TAYLOR'S SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT AVENUE S PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:

**AVENUE S PROPERTIES**

BEING A PARCEL OF LAND IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, FLORIDA, BEING A REPLAT OF A PORTION OF PLAT No. 2 LEWIS TERMINALS, RECORDED IN PLAT BOOK 27, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 6 AND 7 OF WILLIAM TAYLOR'S SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 67 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD 710, RECORDED IN ROAD PLAT BOOK 3, PAGE 154 OF SAID PUBLIC RECORDS, WITH THE WEST RAILROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 6403, PAGES 1215 - 1512, AT PAGE 1308; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S02°20'40"W FOR 1039.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 553.80 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°13'28" FOR 862.41 FEET TO A POINT OF NON-TANGENCY; THENCE S83°52'34"W FOR 175.00 FEET; THENCE N87°54'38"W FOR 910.32 FEET TO THE WEST LINE OF SAID SECTION 32;

THENCE ALONG SAID WEST LINE, N02°19'47"E FOR 100.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF THE PLAT OF MACK INDUSTRIES, RECORDED IN PLAT BOOK 33, PAGE 53 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY, AND THE EASTERLY EXTENSION THEREOF, S87°54'38"E FOR 689.28 FEET TO THE EAST RIGHT-OF-WAY OF ACREHOME BOULEVARD (AVENUE "S"); THENCE ALONG SAID EAST RIGHT-OF-WAY, N02°19'06"E FOR 52.12 FEET TO THE RIGHT-OF-WAY OF AVENUE "S", RECORDED IN OFFICIAL RECORD BOOK 15684, PAGE 176, OF SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S87°40'54"E FOR 11.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 60.00 FEET, WHERE THE RADIAL LINE BEARS N03°05'33"E; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 179°59'41" FOR 188.49 FEET TO A POINT OF TANGENCY; THENCE N86°54'08"W FOR 13.17 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY, N02°19'06"E FOR 4.76 FEET TO THE SOUTH BOUNDARY OF REPLAT No. 1 OF PORTIONS OF LOT B, WILLIAM TAYLOR'S SUBDIVISION, RECORDED IN PLAT BOOK 42, PAGE 105 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY S88°22'32"E FOR 636.94 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE N02°26'51"E FOR 338.54 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE PLAT OF STIDUM'S SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 29 OF SAID PUBLIC RECORDS; THENCE N03°46'42"E FOR 136.61 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID STIDUM'S SUBDIVISION; THENCE N02°21'44"E FOR 200.78 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF TRACT 8 OF SAID WILLIAM TAYLOR'S SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 8, N88°33'30"W FOR 2.95 FEET TO THE EAST LINE OF TRACT 9 OF SAID WILLIAM TAYLOR'S SUBDIVISION; THENCE ALONG SAID EAST LINE, N02°20'40"E FOR 641.16 FEET TO SAID SOUTH RIGHT-OF-WAY OF STATE ROAD 710, BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 11,999.18 FEET, WHERE THE RADIAL LINE BEARS N00°15'44"W; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°30'36" FOR 303.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.81 ACRES, MORE OR LESS.

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

1. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVENUE S PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENUE S PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

2. TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR AVENUE S PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENUE S PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

3. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

4. TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR AVENUE S PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENUE S PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF JUNE, 2005.

AVENUE S PROPERTIES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: John Passariello (PRINT NAME)  
Vice President (PRINT TITLE)

WITNESS: Lynn Ann Marino  
PRINT NAME: Lynn Ann Marino

WITNESS: Anna Niemczyk  
PRINT NAME: ANNA NIEMCZYK

**ACKNOWLEDGEMENT**

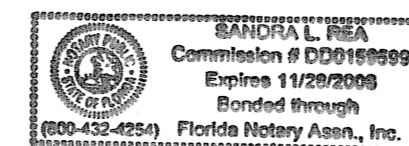
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John Passariello, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF AVENUE S PROPERTIES, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 21 DAY OF JUNE, 2005.

NOTARY PUBLIC: Sandra L. Rea  
PRINT NAME: SANDRA L. REA

MY COMMISSION EXPIRES: 11/28/10



**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS FULLY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN AVENUE S PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

CHICAGO TITLE INSURANCE COMPANY

BY: Michael M. MacCormick (PRINT NAME & TITLE)  
Vice President

DATE: May 26, 2005

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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 RECORD BOOK 15701 AT PAGE 1049, AND RE-RECORDED ON MARCH 11, 2004 IN OFFICIAL RECORD BOOK 16656, PAGE 1195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF JUNE, 2005.

MERCANTILE BANK, SUCCESSOR BY MERGER TO FLORIDA BANK, N.A.

BY: James L. Wilson (PRINTED NAME & TITLE OF OFFICER)  
Vice President

WITNESS: Philip J. Moran  
PRINT NAME: Philip J. Moran

WITNESS: Julia Ann Gordon  
PRINT NAME: Julia Ann Gordon

**ACKNOWLEDGMENT**

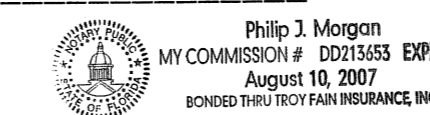
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED James L. Wilson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF MERCANTILE BANK, SUCCESSOR BY MERGER TO FLORIDA BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF JUNE, 2005.

NOTARY PUBLIC: Philip J. Moran  
PRINT NAME: Philip J. Moran

MY COMMISSION EXPIRES: \_\_\_\_\_



**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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS, ACCORDING TO SEC. 177.091(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

BY: John E. Phillips III  
JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4826, STATE OF FLORIDA

DATE: 7/21/05

**CERTIFICATE OF REVIEW BY CITY'S SURVEYOR**

ON BEHALF OF THE CITY OF RIVIERA BEACH THE UNDERSIGNED A PROFESSIONAL LAND SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: Stephen M. Gordon  
STEPHEN M. GORDON, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS5974, STATE OF FLORIDA

DATE: 8/1/2005

**APPROVAL  
CITY OF RIVIERA BEACH**

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 11 DAY OF August, 2005.

BY: Michael D. Brown  
MICHAEL D. BROWN  
MAYOR

BY: Carrie E. Ward  
CARRIE E. WARD  
CITY CLERK

BY: John L. Samadi, P.E.  
JOHN L. SAMADI, P.E.  
CITY ENGINEER

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N02°19'47"E ALONG THE WEST LINE OF SECTION 32
- 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.
- 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.
- ALL DIMENSIONS REFER TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

**SITE PLAN DATA**

TOTAL AREA	14.81 ACRES
TRACT A	7.11 ACRES
TRACT B	5.84 ACRES
TRACT C	1.28 ACRES
TRACT D	0.58 ACRES

AVENUE S PROPERTIES, LLC  
NOTARY FOR AVENUE S PROPERTIES, LLC  
MORTGAGEE  
NOTARY FOR MORTGAGEE  
SURVEYOR  
RIVIERA BEACH REVIEWING SURVEYOR  
CITY CLERK