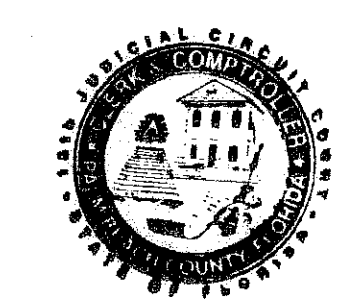


5840 NORTH MILITARY TRAIL

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JULY, 2008 SHEET 1 OF 2



154

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:55 AM, this day of October, 2008 and duly recorded in Plat Book No. 111 on Pages 154 through 155.
Sharon R. Bock
Clerk and Comptroller
By: [Signature] C.C.

00056-056

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT SRR VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 5840 NORTH MILITARY TRAIL, A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (LESS THE NORTH 25 FEET AND THE WEST 50 FEET THEREOF FOR ROAD PURPOSES) IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 10 FEET AND THE NORTH 5 FEET OF THE WEST 146 FEET THEREOF, AND LESS A PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORD BOOK 22651, PAGE 852, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH (AS SET FORTH IN OFFICIAL RECORD BOOK 214, PAGE 350, AND OFFICIAL RECORD BOOK 214, PAGE 351) A PERPETUAL EASEMENT FOR PURPOSES OF INGRESS AND EGRESS IN COMMON WITH THE GRANTOR AND OTHERS OVER A STRIP OF LAND 50 FEET IN WIDTH LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THE SOUTH LINE OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LESS THE EAST 866.89 FEET THEREOF. ALSO, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 50 FEET IN WIDTH LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LESS THE EAST 670.33 FEET THEREOF.
CONTAINING IN ALL 4.26 ACRES OR 185,684 SQUARE FEET, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY 23 OF July, 2008.
WITNESS: Lillian Torres SRR VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: Lillian Torres BY: ITS MANAGER
WITNESS: Karilyn FISHILL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: Karilyn Vazquez BY: Stephen Fisher MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED STEPHEN FISHER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FISHILL INVESTMENTS, 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 23 DAY OF July, 2008.
MY COMMISSION EXPIRES: Lillian Torres
NOTARY SEAL:

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 22651, PAGE 1233, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF July, 2008.
WITNESS: Sandi Fisher ENTERPRISE BANK
PRINT NAME: Sandi Fisher BY: Cher Nevad
WITNESS: Cunci Kei Hy CHER NEVAD, VICE PRESIDENT
PRINT NAME: Cunci Kei Hy

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CHER NEVAD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ENTERPRISE BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.
WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 2008.
MY COMMISSION EXPIRES: 2-8-12
COMMISSION NUMBER: 750650
NOTARY SEAL:

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DEAN L. WILLBUR, JR., 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 SRR VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.
DATE: 7-25-08
Dean L. Willbur, Jr.
DEAN L. WILLBUR, JR.
ATTORNEY AT LAW BAR NO. 286222

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENT ("P.R.M.'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 THE CITY OF RIVIERA BEACH, FLORIDA.
DATED: THIS 18TH DAY OF July, 2008.
David C. Libberg
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

CITY SURVEYOR CERTIFICATE OF REVIEW

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES
Timothy C. Whittaker DATE: 9/10/2008
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 6620

ABBREVIATIONS

■ = 4"x4" CONCRETE MONUMENT LB4431 (PRM) LB = LICENSED BUSINESS
Ⓐ = FOUND MAG NAIL ORB = OFFICIAL RECORD BOOK
PRM = PERMANENT REFERENCE MONUMENT PB = PLAT BOOK
PG = PAGE

SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF SOUTH 87°53'31" EAST BETWEEN FOUND MAG NAILS ON THE CENTERLINE OF UP THE GROVE LANE, AS SHOWN HEREON.
- 2) COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- 3) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 4) 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.
- 5) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF RIVIERA BEACH, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 6) 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 THIS COUNTY.
- 7) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

CITY OF RIVIERA BEACH ACCEPTANCE

CITY OF RIVIERA BEACH)
COUNTY OF PALM BEACH, FLORIDA)
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30TH DAY OF SEPTEMBER, 2008.
ATTEST: Carrie E. Ward BY: Thomas Masters
CARRIE E. WARD THOMAS MASTERS
CITY CLERK MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 30TH DAY OF SEPTEMBER, 2008.
BY: Lal John Samadi
LAL JOHN SAMADI, P.E. - CONSULTING ENGINEER

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454
LB 4431

CAD	K:\AUTOCAD\2008\014342\06-163\DWG\06-163-306.DWG		
REF			
FLD		FB	PC
JOB			06-163 (306)
OFF	J.K.O.		DATE 10/17/2007
CKD	D.C.L.	SHEET 1 OF 2	DWC 006-163P