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DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:

BERKELEY LANDING

BEING A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2,
ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2,
ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1)
AND ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE 'A', AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;
THENCE EASTERLY FOR 664.23 FEET;
THENCE SOUTHERLY FOR 50 FEET;
THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE 'A';
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET;
THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1;
THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 180.14 FEET;
TO THE POINT OF BEGINNING. SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 (STATE ROAD NO.5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO.93040-2108, WITH THE NORTH LINE OF THE SOUTH 25.00 FEET OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 2;
THENCE ALONG SAID NORTH LINE OF THE SOUTH 25.00 FEET, S88°27'19"E FOR 664.23 FEET;
THENCE S01°32'41"W FOR 50.00 FEET;
THENCE S88°27'19"E FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF LAKE SHORE DRIVE, PER ROAD PLAT BOOK 1, PAGE 157, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, N21°07'29"W FOR 193.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3852.83 FEET;
THENCE CONTINUE NORTHERLY ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°30'25" FOR 34.10 FEET TO A LINE 185.00 FEET NORTH OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 2;
THENCE ALONG SAID PARALLEL LINE, N88°27'19"W FOR 268.59 FEET TO THE EAST BOUNDARY OF THE PLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF SAID PUBLIC RECORDS, BEING A CURVE CONCENTRIC WITH THE SAID WEST RIGHT-OF-WAY OF LAKE SHORE DRIVE, AND HAVING A RADIUS OF 4102.83 FEET;
THENCE NORTHERLY, ALONG SAID EAST BOUNDARY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°29'10" FOR 106.42 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF LISA PARK;
THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT OF LISA PARK, N88°27'19"W FOR 423.01 FEET TO THE SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 (STATE ROAD NO.5), BEING A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 28,618.37 FEET, WHERE A RADIAL LINE BEARS S86°11'07"E;
THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°31'15" FOR 260.16 FEET TO THE POINT OF BEGINNING.

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

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY BERKELEY LANDING, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BERKELEY LANDING, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

2. CIVIC OPEN SPACES:

TRACTS COS-1 AND COS-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, FOR OPEN PUBLIC SPACE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

3. TRACT PS:

TRACT PS, AS SHOWN HEREON, IS HEREBY RESERVED FOR BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE ROAD RIGHT-OF-WAY. TRACT PS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BERKELEY LANDING, LTD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, NOR TO THE FLORIDA DEPARTMENT OF TRANSPORTATION.

4. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES.

5. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING.
THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES.

THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Director, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF January, 2022.

WITNESS: Ethan Carpenter
(PRINT NAME)

WITNESS: Kevin Kroll
(PRINT NAME)

BERKELEY LANDING, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: Jonathan L. Woff Managing Director
(PRINT NAME) (PRINT TITLE)
Jonathan L. Woff
Berkeley Landing, Ltd.

BERKELEY LANDING

A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF January, 2022, BY Jonathan L. Woff, AS Managing Director FOR Co-Op FOR BERKELEY LANDING, LTD., ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11-09-2022 (SEAL)

COMMISSION NUMBER: 664216820

John D. Lagunas (SIGNATURE)

John D. Lagunas (PRINT NAME)

NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida
COUNTY OF Miami-Dade

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 34484, AT PAGE 222 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 [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF February, 2022.

Pinnacle Communities, LLC
(MORTGAGEE NAME)

BY: David O. Deutch, VP

David O. Deutch (PRINT NAME)

Vice-President (PRINT TITLE)

WITNESS: Conly Rodriguez
Conly Rodriguez (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF February, 2022, BY David O. Deutch (PRINT NAME) AS Vice-President (PRINT TITLE) FOR Pinnacle Communities, LLC, ON BEHALF OF THE Company WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6-22-2024 (SEAL)

COMMISSION NUMBER: GG 963262

Norma A. Santana (SIGNATURE)

Norma A. Santana (PRINT NAME)
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

I, N. DWAYNE GRAY, 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 BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

ZIMMERMAN KISER SUTCLIFFE

DATED: 1/25/22

BY: N. Dwayne Gray Jr.
N. DWAYNE GRAY, JR.
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER 375527

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 (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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

John E. Phillips III

2/3/22

JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

BERKELEY LANDING, LTD.,
SEAL
(IF AVAILABLE)

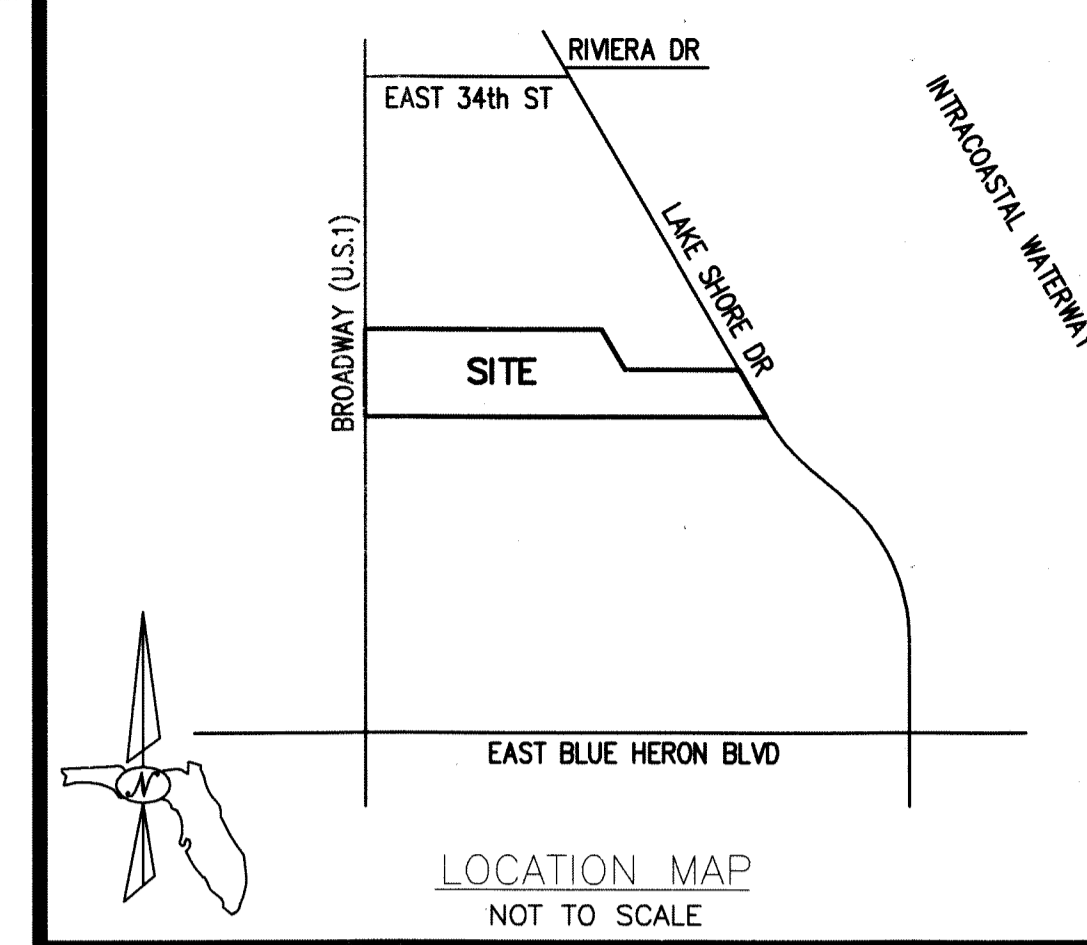
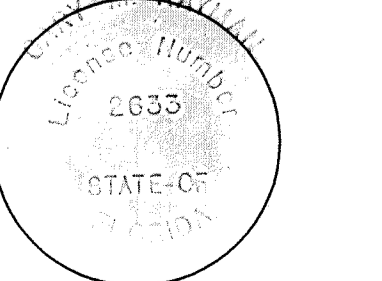
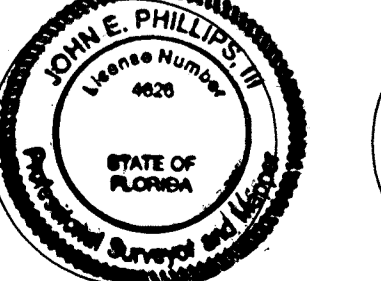
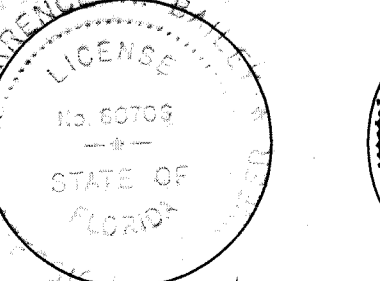
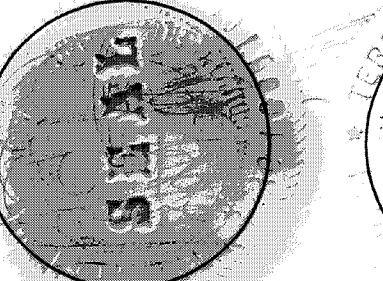
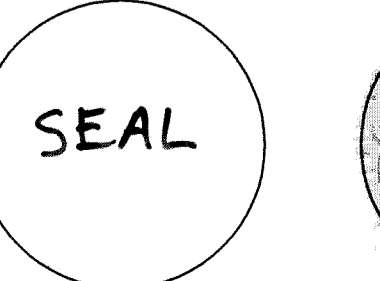
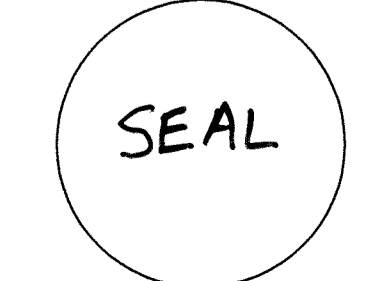
MORTGAGEE
SEAL
(IF AVAILABLE)

CITY OF RIVIERA BEACH
SEAL

TERRENCE N. BAILEY
P.E.#60706
CITY ENGINEER
SEAL

SURVEYOR'S
SEAL

REVIEWING SURVEYOR'S
SEAL



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:21 P.M. THIS 10th DAY OF March A.D. 2022, AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 76 AND 77
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER
BY: [Signature]
DEPUTY CLERK

CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "BERKELEY LANDING" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 10th DAY OF March, 2022.

BY: Ronnie L. Felder
RONNIE L. FELDER, MAYOR

BY: Claydene L. Anthony
CLAYDENE L. ANTHONY, CITY CLERK

BY: Terrence N. Bailey
TERRENCE N. BAILEY, P.E., CITY ENGINEER

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (PRMs) OR MONUMENTS AT LOT CORNERS.

Gary M. Pappan
GARY M. PAPPAN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS2833
STATE OF FLORIDA

March 9th 2022
DATE

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS ARE BASED ON N21°07'29"W (ASSUMED) ALONG THE CENTERLINE OF LAKE SHORE DRIVE.
- 2. AREA = 174,637 SQUARE FEET (4.009 ACRES), MORE OR LESS.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE RIGHTS GRANTED.
- 6. ALL ON-SITE WATER AND WASTEWATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- 7. 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.

LEGEND:

- ABBREVIATIONS:
P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.B. - PLAT BOOK
R.P.B. - ROAD PLAT BOOK
NO. - NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
C. - CENTERLINE
NAD - NORTH AMERICAN DATUM
PBC - PALM BEACH COUNTY
LB - LICENSED BUSINESS
28/42/43 - SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
M.T.E. - MASS TRANSIT EASEMENT
FPL - FLORIDA POWER & LIGHT
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
P.C. - POINT OF CURVATURE

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE
- MONUMENT - SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

PREPARING SURVEYOR & MAPPER'S STATEMENT

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

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX
BROWN & PHILLIPS, INC. PROJECT NO.19-085