STATE OF FLORIDA

LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, AND BEING A REPLAT OF LOTS 36 AND 37, BLOCK 18, GRAMERCY PARK UNIT 5, PLAT BOOK 32, PAGE 15, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

AREA TABULATION:

TRACT "A" 12.78 ACRES TRACT "B" 0.28 ACRES TOTAL 13.06 ACRES



COUNTY OF PALM BEACH) THIS PLAT WAS FILED FOR RECORD AT 10:28 A.M THIS 3 DAY OF ____, A.D., 1994, AND DUL RECORDED IN PLAT BOOK 73, ON

PAGES 50 THROUGH 5/ DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS NORTHFIELD CENTER, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF LOTS 36 AND 37, BLOCK 18, GRAMERCY PARK UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 15, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1; THENCE, NORTH 87° 50'32" WEST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 485.07 FEET; THENCE, SOUTH 01°27'35" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 118.01 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 5 AND THE POINT-OF-

THENCE, CONTINUE SOUTH 01°27'35" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID PLAT OF GRAMERCY PARK UNIT 5 AND IT'S SOUTHERLY PROLONGATION, A DISTANCE OF 85.70 FEET TO THE INTERSECTION THEREOF WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 85.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 18°33'52" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°53'43", A DISTANCE OF 108.14 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01° 27'36" WEST, ALONG THE SAID EASTERLY BOUNDARY LINE OF GRAMERCY PARK UNIT 5 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 385.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE AND ALONG THE NORTHWESTERLY LOT LINE OF SAID LOT 37, THROUGH A CENTRAL ANGLE OF 50° 19'03", A DISTANCE OF 96.60 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 51°46'38" WEST, ALONG THE NORTHWESTERLY LOT LINE OF SAID LOT 37 AND THE NORTHWESTERLY LOT LINE OF SAID LOT 36, A DISTANCE OF 85.46 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 36; THENCE, SOUTH 38° 12'42" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, A DISTANCE OF 108.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE, SOUTH 51° 46'38" WEST, ALONG THE SAID EASTERLY BOUNDARY LINE OF GRAMERCY PARK UNIT 5, A DISTANCE OF 677.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF ADAMS SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 23, OF SAID PUBLIC RECORDS; THENCE, SOUTH 87°46'45" EAST, ALONG THE SAID NORTH LINE OF ADAMS SUBDIVISION, A DISTANCE OF 800.37 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE, NORTH 03° 41'15" EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND ALONG A LINE 50 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 1215.13 FEET TO THE INTERSECTION THEREOF WITH A LINE PAPALLEL WITH AND 118.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE, NORTH 87°50'32" WEST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF THE LATERAL EPB-10 CANAL, A DISTANCE OF 430.47 FEET TO THE POINT-OF-BEGINNING.

CONTAINING: 13.06 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATION:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER THEREOF, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

Tomther 7

ACKNOWLEDGMENT:

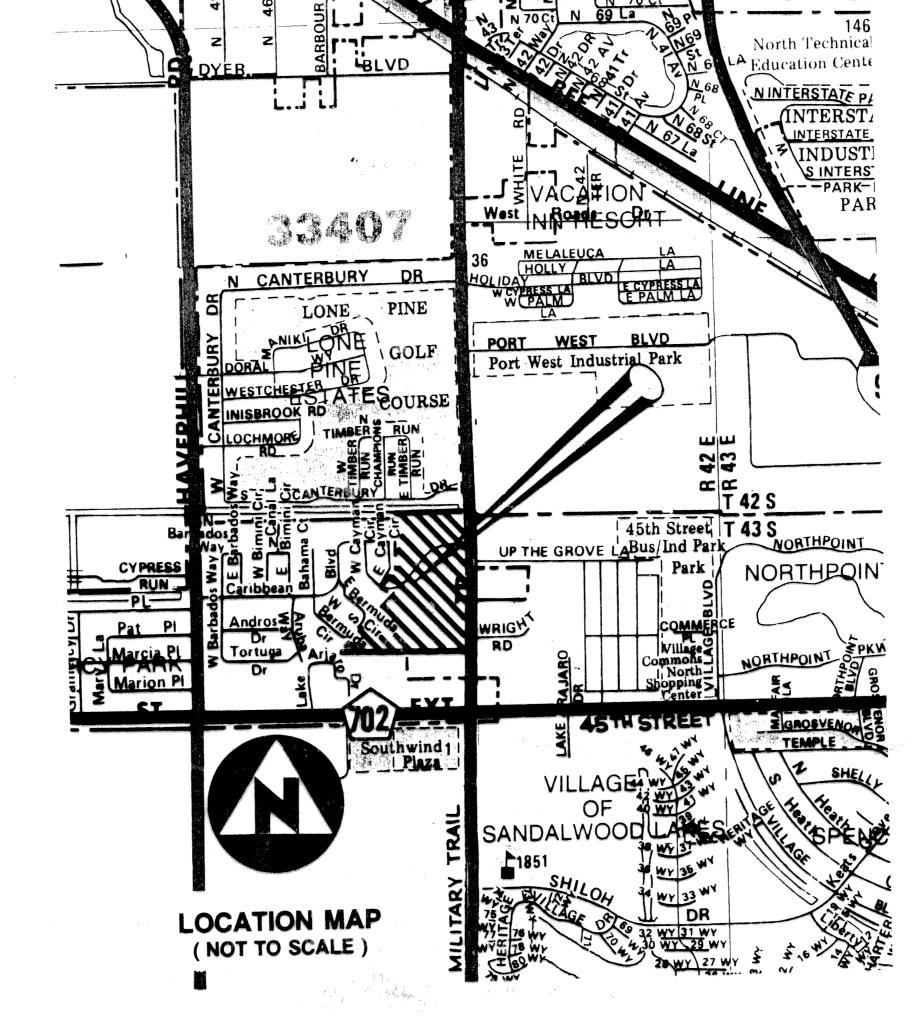
STATE OF FLORIDA

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

MY COMMISSION EXPIRES

Notary Public, State of Florida My Comm. Expires Mar. 17, 1994 No. CC 354391 Bonded Thru Mittirial Matery Meruta



TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

WE, GARDENS TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY 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 TO SEYMOUR A. FINE , TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD.

> GARDENS TITLE, INC. A TITLE INSURANCE COMPANY

UNE WHITE, PRESIDENT







SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE ASSUMED BEARING OF NORTH 87°50'32" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 7-15-94

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF NORTHFIELD CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 2 DAY OF HUYWEL, 1994.

CLARA K. WILLIAMS MAYOR

GWENDOLYN E. DAVIS CITY CLERK

LAL JOHN SAMADI, P.E CITY ENGINEER

	BENCH	MARK
38	Land Surveying and	Mapping, Inc.
	4152 West Blue Heron Blvd, Suite 12	1, Riviera Beach, FL 33404
	Fax (407) 844-9659	Phone (407) 848-2102

RECORD PLAT NORTHFIELD CENTER

DATE 5-13-94 WO.# R94-349P SHEET 1 OF 2

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida