

SEPTEMBER 1995

# ULTIMATE CHILDRENS LEARNING CENTER

SHEET 1 of 2

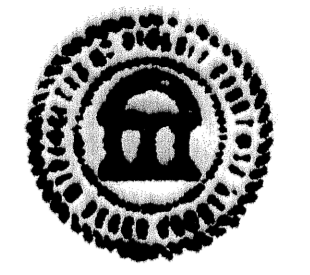
# 37

LYING IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A RE-PLAT OF A PORTION OF THE PLAT OF CONGRESS PARK HOMES, AS RECORDED IN PLAT BOOK 52, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 2:19 pm THIS 26 DAY OF November, A.D., 1995 AND FULLY RECORDED IN PLAT BOOK 52, ON PAGES 37 THROUGH 39

DOROTHY H. WILKEN  
 CLERK OF THE CIRCUIT COURT  
 BY: Dawn A. Martin  
 DEPUTY CLERK



### DEDICATION:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH, FLORIDA, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS ULTIMATE CHILDRENS LEARNING CENTER; SAID PARCEL BEING A REPLAT OF A PORTION OF THE PLAT OF CONGRESS PARK HOMES, AS RECORDED IN PLAT BOOK 52, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID PLAT OF CONGRESS PARK HOMES; THENCE, NORTH 87° 39' 40" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 402.95 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE, NORTH 02° 42' 20" EAST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 333.40 FEET TO THE SOUTHWEST CORNER OF WATER MANAGEMENT TRACT I, AS SHOWN ON SAID PLAT OF CONGRESS PARK HOMES; THENCE, SOUTH 87° 17' 40" EAST, ALONG THE SOUTH LINE OF SAID TRACT AND ITS EASTERLY PROLONGATION, A DISTANCE OF 402.94 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID PLAT OF CONGRESS PARK HOMES; THENCE, SOUTH 02° 42' 18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 330.82 FEET TO THE POINT OF BEGINNING.

**CONTAINING: 3.07 ACRES, MORE OR LESS.**

**HAS CAUSED THE SAME** TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR ALL LEGAL AND LAWFUL PURPOSES.

**IN WITNESS WHEREOF**, THE CITY OF RIVIERA BEACH, FLORIDA, HAS CAUSED THIS RESERVATION TO BE SIGNED BY ITS MAYOR AND ITS CITY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE CITY OF RIVIERA BEACH, FLORIDA THIS 27 DAY OF November, 1995.

CITY OF RIVIERA BEACH, FLORIDA

ATTEST BY: *Gwendolyn E. Davis*  
 GWENDOLYN E. DAVIS, CITY CLERK

BY: *Clara K. Williams*  
 CLARA K. WILLIAMS, MAYOR

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

**BEFORE ME PERSONALLY APPEARED** CLARA K. WILLIAMS AND GWENDOLYN E. DAVIS, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK, RESPECTIVELY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CITY SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND SEAL THIS 27 DAY OF November, A.D., 1995.

BY: *Pinella Wilson*  
 NOTARY PUBLIC

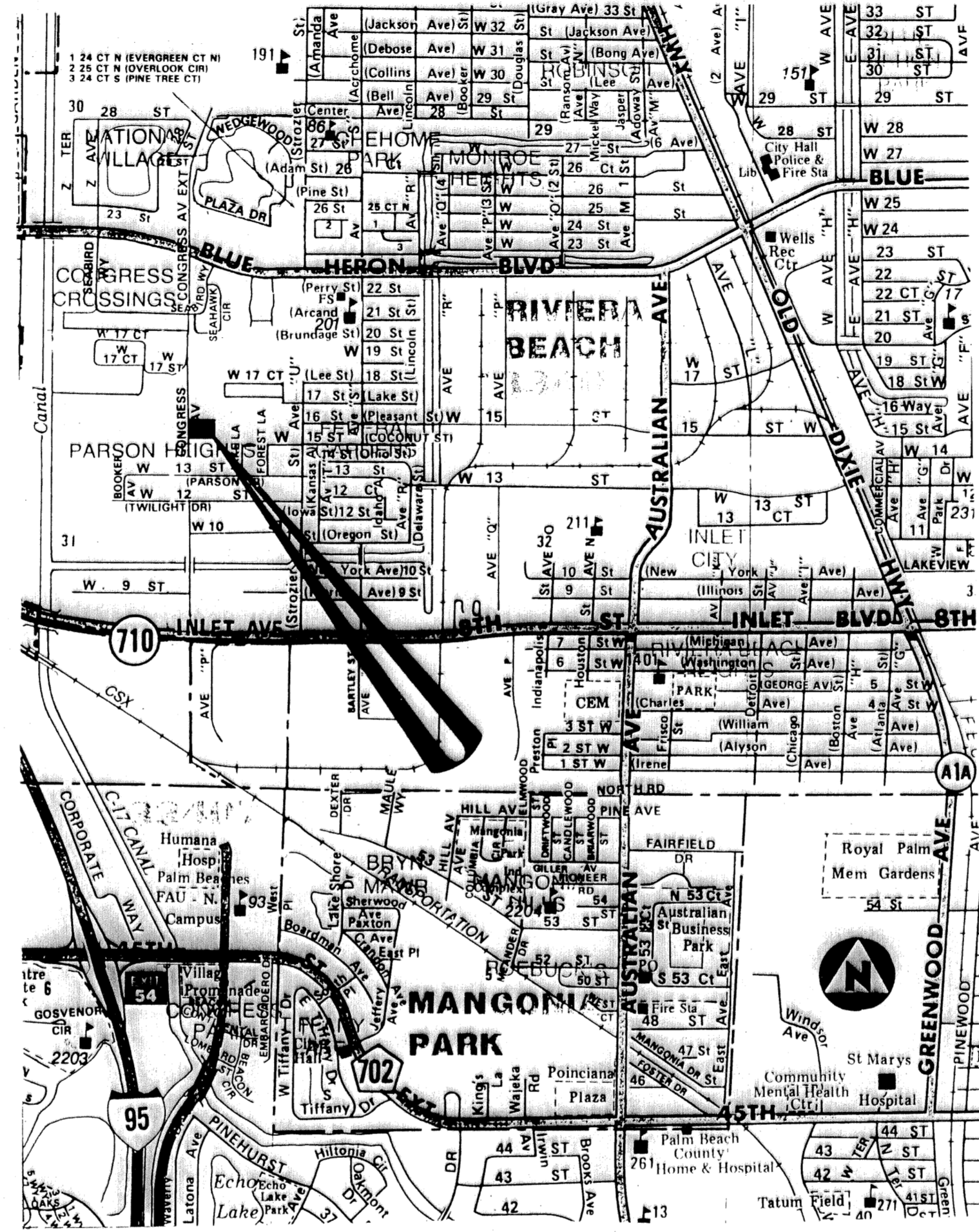
MY COMMISSION EXPIRES:  
 PINELLA A. WILSON  
 COMMISSION # CO 201110  
 EXPIRES JUL 27, 1997  
 Atlantic Bonding Co., Inc.  
 800-732-2246

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH )

**I, CITY ATTORNEY**, 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 TO THE CITY OF RIVIERA BEACH, FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATE: 10/24/95 BY: *Andrew S. Stiefmeyer, III*  
 CITY ATTORNEY



LOCATION MAP  
 NOT TO SCALE

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
 ) SS  
 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: 9-27-95

BY: *Wm. R. Van Campen*  
 WM. R. VAN CAMPEN, R.L.S. #24

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 87° 39' 40" WEST, ALONG THE SOUTH LINE OF THE PLAT OF CONGRESS PARK HOMES, AS RECORDED IN PLAT BOOK 52, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. □ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS

1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF ULTIMATE CHILDRENS LEARNING CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 27 DAY OF November, 1995.

BY: *Lal John Samadi*  
 LAL JOHN SAMADI, P.E.  
 CITY ENGINEER

SUBDIVISION #ULTIMATE CHILDRENS LEARNING CENTER PAGE 37  
 BOOK 76 FLOOD ZONE - FLOOD MAP # -  
 QUAD # - ZONING -  
 SE - ZIP CODE -  
 PID NAME/CITY OF RIVIERA BEACH

G:\ACAD\DWG\DWG\1994-07\10\LC-A Thu Sep 7 13:24:49 1995

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

**BENCH MARK**  
 Land Surveying and Mapping, Inc.  
 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404  
 Fax (407) 844-9838 Phone (407) 844-2102

<b>RECORD PLAT</b>			<b>ULTIMATE CHILDRENS LEARNING CENTER</b>			
DWN	DW	FB	DATE	09/01/95	WO.#	RM-0710
CKD	FILE	LC-TB.dwg	SCALE	N.T.S.	SHEET	1 OF 2