

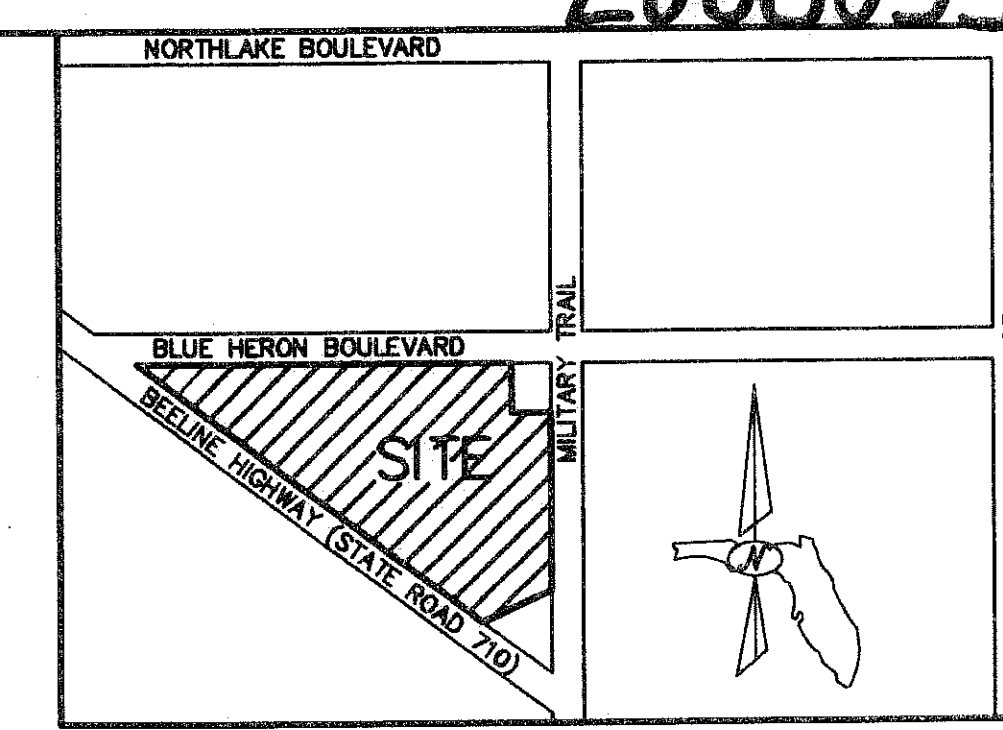
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TRIANGLE COMMERCE CENTER

LYING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
AUGUST, 2006

00056-040



VICINITY MAP
(NOT TO SCALE)

PROPERTY OF THE CITY OF RIVIERA BEACH, FLORIDA
This map was filed for record at 11:00 A.M.
This day of August 2006
at the County Clerk's Office, Palm Beach County, Florida
by Alanna S. Johnson, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT POINTE WEST RIVIERA BEACH, INC., OWNER OF THE LAND SHOWN HEREON AS:

TRIANGLE COMMERCE CENTER

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MILITARY TRAIL AND THE CENTERLINE OF BLUE HERON BOULEVARD AS SHOWN ON THE SURVEY RECORDED IN OFFICIAL RECORDS BOOK 3011, PAGES 1025 THROUGH 1028, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°10'12" WEST, ALONG SAID CENTERLINE OF BLUE HERON BOULEVARD, A DISTANCE OF 64.43 FEET; THENCE SOUTH 01°49'48" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SAID SOUTHERLY RIGHT-OF-WAY LINE IS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGES 1025 THROUGH 1028, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 88°10'12" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 202.10 FEET; THENCE SOUTH 02°09'26" WEST, A DISTANCE OF 5.29 FEET TO A POINT ON THE SOUTH LINE OF RIGHT-OF-WAY PARCEL 207 AS RECORDED IN OFFICIAL RECORDS BOOK 12218, PAGE 665, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°09'28" WEST, A DISTANCE OF 204.90 FEET; THENCE SOUTH 88°10'12" EAST A DISTANCE OF 200.90 FEET TO A POINT ON THE WEST LINE OF SAID RIGHT-OF-WAY PARCEL 207; THENCE SOUTH 02°09'28" WEST, ALONG SAID LINE, A DISTANCE OF 116.06 FEET; THENCE SOUTH 01°12'03" WEST, A DISTANCE OF 259.32 FEET; THENCE SOUTH 87°50'34" EAST, A DISTANCE OF 0.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SAID WESTERLY RIGHT-OF-WAY LINE IS DESCRIBED IN OFFICIAL RECORDS BOOK 4560, PAGE 673 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°09'28" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 272.98 FEET; THENCE SOUTH 64°25'56" WEST, A DISTANCE OF 221.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BEELINE HIGHWAY (STATE ROAD 710) AS SHOWN IN THE ROAD PLAT BOOK 2, PAGE 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 53°17'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1679.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE BLUE HERON BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 4560, PAGE 676, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°10'12" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 721.31 FEET TO THE WESTERLY CORNER OF RIGHT-OF-WAY PARCEL 207 AS RECORDED IN OFFICIAL RECORDS BOOK 12218, PAGE 665, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 85°06'44" EAST ALONG THE SOUTH LINE OF SAID PARCEL 207, A DISTANCE OF 37.56 FEET; THENCE SOUTH 87°49'36" EAST, A DISTANCE OF 547.65 FEET; THENCE SOUTH 88°10'12" EAST, A DISTANCE OF 66.54 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. THE LAKE TRACT, AND THE LAKE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE AND IRRIGATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
2. THE ROAD EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, DRAINAGE UTILITIES AND LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
3. THE SAFE CORNER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PURPOSE OF PROVIDING SAFE LINES OF SIGHT AT INTERSECTING STREETS AND DRIVES. THERE SHALL BE NO LANDSCAPING, NOR TREES, NOR SHRUBS PLACED WITHIN SAID EASEMENTS. THE LANDS LYING WITHIN SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
4. THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

5. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND IRRIGATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

6. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED POINTE WEST RIVIERA BEACH, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 24 DAY OF August, 2006.

BY: Neil J. Gaeta
NEIL J. GAETA, AS PRESIDENT OF
POINTE WEST RIVIERA BEACH, INC.

WITNESS: Patricia Crowell
(PRINT NAME) Patricia Crowell
WITNESS: June White
(PRINT NAME) June White

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL J. GAETA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF August, 2006.

June White
NOTARY PUBLIC
MY COMMISSION EXPIRES:

SURVEYOR'S NOTES:

1. BEARINGS BASED ON S02°09'26"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25/42/42.
2. 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.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
4. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. BUILDING SETBACK LINES SHALL BE REQUIRED BY AND BE IN ACCORDANCE WITH THE CITY OF RIVIERA BEACH CODE OF ORDINANCES.
7. 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 | 18.26 ACRES |
| TRACT 1 | 3.98 ACRES |
| TRACT 2 | 4.51 ACRES |
| TRACT 3 | 1.15 ACRES |
| TRACT 4 | 0.77 ACRES |
| TRACT 5 | 1.32 ACRES |
| TRACT 6 | 1.49 ACRES |
| TRACT 7 | 3.40 ACRES |
| LAKE TRACT | 1.64 ACRES |

ACCEPTANCE OF RESERVATIONS TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.

THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF August, 2006.

TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Neil J. Gaeta
NEIL J. GAETA, PRESIDENT
WITNESS: Patricia Crowell
(PRINT NAME) Patricia Crowell
WITNESS: June White
(PRINT NAME) June White

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL J. GAETA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A VALID FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF August, 2006.

June White
NOTARY PUBLIC
STATE OF Florida
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

WE, GARDENS TITLE, INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO POINTE WEST RIVIERA BEACH, INC.; 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.

June White
JUNE WHITE, PRESIDENT (OFFICER'S SIGNATURE)
DATED: 8/24/06

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: Gary A. Bager
NICK MILLER, INC., PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. 40226, STATE OF FLORIDA
DATE: 9/25/2006

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; AND FURTHER, THE CITY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS SHOWN HEREON.

THIS 06 DAY OF September, 2006.

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 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: 8/24/06

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

PROJ. No. 06-033

SCALE: 1"=60'

DATE: 8/2/2006

SHEET 1 OF 2