

20140129528

SEPTEMBER 2013

RAPIDS SOUTH

SHEET 1 OF 2

LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

00056-074

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, AJP-MLP FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND CLP RAPIDS WATERPARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "RAPIDS SOUTH", LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE SOUTH 267 FEET, LESS THE EAST 100 FEET AND LESS THE RIGHT OF WAY MILITARY TRAIL AS DESCRIBED IN DEED BOOK 896, AT PAGE 393 AND OFFICIAL RECORD BOOK 3452, PAGE 172, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA

TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE, NORTH 87°56'09" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 36, A DISTANCE OF 810.047 METERS (2,657.63 FEET); THENCE, NORTH 01°53'30" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, SAID CORNER BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 809 (MILITARY TRAIL) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93150-2505; THENCE, NORTH 01°53'30" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 36 AND SAID BASELINE OF SURVEY, A DISTANCE OF 202.542 METERS (664.50 FEET); THENCE, SOUTH 88°06'30" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 809 (MILITARY TRAIL) AS SHOWN ON SAID MAP, AND THE POINT OF BEGINNING.

THENCE, NORTH 01°53'30" EAST ALONG A LINE 18.288 METERS (60.00 FEET) EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) AND SAID BASELINE OF SURVEY, A DISTANCE OF 101.297 METERS (332.33 FEET); THENCE, SOUTH 88°04'50" EAST, A DISTANCE OF 84.735 METERS (278.00 FEET); THENCE, SOUTH 01°53'30" WEST, A DISTANCE OF 101.368 METERS (332.57 FEET); THENCE, NORTH 88°01'57" WEST, A DISTANCE OF 84.735 METERS (278.00 FEET) TO THE POINT OF BEGINNING.

SUBJECT TO A PERMANENT EASEMENT TO BE RETAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION ALONG THE SOUTHERLY 6.096 METERS (20.00 FEET), FOR THE PURPOSE OF DRAINAGE, ACCESS AND ROUTINE MAINTENANCE OF THE DEPARTMENT'S DRAINAGE POND.

CONTAINING OVERALL: 6.735 ACRES, MORE OR LESS

AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE, NORTH 87°56'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 2,657.63 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE, NORTH 01°53'30" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 664.50 FEET; THENCE, SOUTH 88°06'30" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 809 (MILITARY TRAIL) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93150-2505 AND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 25027, PAGE 357, PUBLIC RECORDS, SAID PALM BEACH COUNTY, SAID POINT BEING THE POINT OF BEGINNING.

THENCE, NORTH 01°53'30" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING A LINE LYING 60.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, A DISTANCE OF 332.33 FEET; THENCE, SOUTH 88°04'50" EAST, A DISTANCE OF 278.00 FEET; THENCE, SOUTH 01°53'30" WEST, A DISTANCE OF 332.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THENCE, SOUTH 88°01'57" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 226.77 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN 100.00 FOOT WIDE CANAL RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 816, PAGE 235, SAID PUBLIC RECORDS; THENCE, SOUTH 01°55'21" WEST, A DISTANCE OF 398.52 FEET TO THE NORTH LINE OF THE ITALIAN VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 19, SAID PUBLIC RECORDS; THENCE, NORTH 87°56'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 505.15 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 809 (MILITARY TRAIL) AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3452, PAGE 172, SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE WEST, HAVING A RADIUS OF 28841.53 FEET AND WHOSE RADIUS POINT BEARS NORTH 87°44'33" WEST; THENCE, NORTHERLY, ALONG THE SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°21'57", A DISTANCE OF 184.14 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°53'30" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 213.54 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

LOTS 1 AND 2 ARE HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO AJP-MLP FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP.

LOT 3 IS HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO CLP RAPIDS WATERPARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THE INGRESS AND EGRESS EASEMENT OVER THE SOUTHERLY 20.00 FEET OF LOT 3, AS SHOWN HEREON, AND THE INGRESS AND EGRESS EASEMENT OVER THE NORTHERLY 40.00 FEET OF THE EASTERLY 40.00 FEET OF LOT 2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE OWNER OF LOT 1, AS SHOWN HEREON, THEIR SUCCESSORS AND OR ASSIGNS, FOR VEHICULAR AND PEDESTRIAN ACCESS FOR SAID LOT 1 TO AND FROM MILITARY TRAIL, AS SHOWN HEREON, THE MAINTENANCE OF SAID INGRESS AND EGRESS EASEMENTS ARE THE PERPETUAL OBLIGATION OF SAID FEE SIMPLE OWNER OF LOT 1, THEIR SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AJP-MLP, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF APRIL, 2014.

AJP-MLP FAMILY LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP

BY: AJP-MLP, INC.
A FLORIDA CORPORATION
AS GENERAL PARTNER

WITNESS (1): Sylvie Jones BY: Arthur J. Poisson
PRINTED NAME: SYLVIE JONES ARTHUR J. POISSON, PRESIDENT

WITNESS (2): Courtney Lyne
PRINTED NAME: COURTNEY LYNE

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ARTHUR J. POISSON WHO (S) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AJP-MLP, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF AJP-MLP FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, 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 10th DAY OF March, 2014.
MY COMMISSION EXPIRES: 12-30-16 NOTARY PUBLIC: Courtney Lyne SEAL:
PRINTED NAME: Courtney Lyne COMMISSION NO. EE 952293

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, KAY S. REDLICH, THIS 10th DAY OF APRIL, 2014.

CLP RAPIDS WATERPARK, LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS (1): Kay S. Redlich BY: KAY S. REDLICH, SENIOR VICE PRESIDENT
PRINTED NAME: Kay S. Redlich

WITNESS (2):
PRINTED NAME:

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KAY S. REDLICH, WHO (S) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CLP RAPIDS WATERPARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SAID SENIOR VICE PRESIDENT OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF APRIL, 2014.
MY COMMISSION EXPIRES: BY: NOTARY PUBLIC SEAL:
PRINTED NAME: COMMISSION NO.

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, M. TIMOTHY HANLON, 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 IN CLP RAPIDS WATERPARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AJP-MLP FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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 CREATED BY THIS PLAT.

DATE: March 5, 2014 BY: M. Timothy Hanlon, Attorney-at-Law Licensed in Florida
FLORIDA BAR NO. 822833
340 ROYAL POINCIANA WAY, SUITE 321
PALM BEACH, FL 33480

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

UNIT OF DEVELOPMENT NO. 7
STATE OF FLORIDA )
COUNTY OF PALM BEACH )

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT DATED THIS 10th DAY OF APRIL, 2014.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: O'Neal Bardin, Jr., Assistant Secretary BY: Adrian M. Salee, President
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

GENERAL NOTES:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BEARING AND DISTANCE NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 87°53'20" WEST, BETWEEN THE SOUTHEAST AND THE SOUTHWEST CORNERS OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AS REFERENCED TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON PART OF 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 THE MORTGAGE WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 25632, PAGE 903, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE LIEN HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS THIS 10th DAY OF APRIL, 2014.

SABADELL UNITED BANK, N.A.
A NATIONAL BANKING ASSOCIATION

WITNESS (1): BY:
PRINTED NAME: NAME

WITNESS (2):
PRINTED NAME:

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WHO (S) (IS NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF SABADELL UNITED BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE ASSOCIATION SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF APRIL, 2014.
MY COMMISSION EXPIRES: BY: NOTARY PUBLIC SEAL:
PRINTED NAME: COMMISSION NO.

CITY OF RIVIERA BEACH APPROVALS
COUNTY OF PALM BEACH, STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "RAPIDS SOUTH" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 10th DAY OF APRIL, 2014.

BY: THOMAS MASTERS, MAYOR

BY: Carrie E. Ward, MMC, City Clerk

BY: Terrence Bailey, P.E., City Engineer

REVIEWING SURVEYOR APPROVAL:

ON BEHALF OF 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 CONTROL POINTS (P.C.P.S) AND MONUMENTS AT LOT/TRACT CORNERS.

THIS 3rd DAY OF APRIL, 2014.

BY: John E. Phillips, III
JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4826

Seals for AJP-MLP, INC., CLP RAPIDS WATERPARK, LLC, and Northern Palm Beach County Improvement District.

Seal for Stephen L. Shirley, P.S.M. 3918.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION... DATED THIS 10th DAY OF APRIL, 2014.

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... THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404. RECORD PLAT RAPIDS SOUTH