

LOCATION MAP NOT TO SCALE

TROPICAL SHIPPING CORPORATE CENTER

A REPLAT OF A PORTION OF BIRDSALL INDUSTRIAL PARK (PLAT BOOK 50, PAGE 6, P.B.C.R.), AND A REPLAT OF A PORTION OF PORT INDUSTRIAL CENTER (PLAT BOOK 56, PAGES 150 & 151, P.B.C.R.) LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA SEPTEMBER, 2015

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 9:35 A.M. THIS 19 DAY OF April A.D. 2016, AND DULY RECORDED IN PLAT BOOK NO. 121 ON PAGES 120-121

SHARON R. BOCK CLERK AND COMPTROLLER

BY: [Signature] DEPUTY CLERK



DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BIRDSALL, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS TROPICAL SHIPPING CORPORATE CENTER, BEING A REPLAT OF A PORTION OF BIRDSALL INDUSTRIAL PARK (PLAT BOOK 50, PAGE 6, P.B.C.R.), AND A REPLAT OF A PORTION OF PORT INDUSTRIAL CENTER (PLAT BOOK 56, PAGES 150 & 151, P.B.C.R.) LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, BIRDSALL INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF LOTS 2 AND 3, AND PORTIONS OF LOTS 1 AND 4, PORT INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 150 AND 151 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, BIRDSALL INDUSTRIAL PARK; THENCE ALONG THE NORTH LINE OF SAID LOT 2, ON AN ASSUMED BEARING OF NORTH 86°31'52" EAST A DISTANCE OF 34.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 02°13'02" WEST; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 (WEST 8TH STREET) AS DESCRIBED IN OFFICIAL RECORDS BOOK 24720, PAGE 1512 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY THE FOLLOWING THREE (3) COURSES: EASTERLY ALONG THE ARC OF THE AFOREMENTIONED CURVE, HAVING A RADIUS OF 3221.05 FEET, A CENTRAL ANGLE OF 07°49'05", AND AN ARC DISTANCE OF 439.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5053.00 FEET, A CENTRAL ANGLE OF 03°31'43", AND AN ARC DISTANCE OF 311.20 FEET; THENCE ALONG A NON-TANGENT LINE, SOUTH 37°37'57" EAST A DISTANCE OF 57.11 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 4, 3, 2 AND 1, PORT INDUSTRIAL CENTER, SOUTH 03°03'33" WEST A DISTANCE OF 514.59 FEET; THENCE ALONG A LINE 20.32 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, NORTH 89°10'30" WEST A DISTANCE OF 199.50 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 00°49'30" WEST A DISTANCE OF 194.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, PORT INDUSTRIAL CENTER AND ALONG THE SOUTHERLY LINE OF SAID LOT 2, BIRDSALL INDUSTRIAL PARK, NORTH 89°10'30" WEST A DISTANCE OF 599.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BIRDSALL INDUSTRIAL PARK; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, BIRDSALL INDUSTRIAL PARK, NORTH 00°49'30" EAST A DISTANCE OF 744.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 13.3684 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY/TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF November, A.D., 2015.

BIRDSALL, INC. A FLORIDA CORPORATION

WITNESS: [Signature] Trevor Parris PRINT NAME: Trevor Parris

BY: [Signature] Steven E. Giese ASSISTANT SECRETARY/TREASURER

WITNESS: [Signature] Lisa McQueen PRINT NAME: Lisa McQueen

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

I, GLENN L. CRISER ESQUIRE, 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 BIRDSALL, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 01/07/16

BY: [Signature] Glenn L. Criser PRINT NAME: GLENN L. CRISER

CITY OF RIVIERA BEACH APPROVALS:

CITY OF RIVIERA BEACH PALM BEACH COUNTY, FLORIDA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED PLAT OF TROPICAL SHIPPING CORPORATE CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA,

THIS 18th DAY OF MARCH, A.D., 2016.

BY: [Signature] Thomas A. Masters MAYOR

BY: [Signature] Claudene L. Anthony, CMC CITY CLERK

BY: [Signature] Terrence N. Bailey, P.E. CITY ENGINEER

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF LOT 2, BIRDSALL INDUSTRIAL PARK (PLAT BOOK 50, PAGE 6, PALM BEACH COUNTY PUBLIC RECORDS) IS ASSUMED TO BEAR NORTH 86°31'52" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. ALL DISTANCES SHOWN HEREON ARE GROUND AND BASED ON THE UNITED STATES SURVEY FOOT.
3. IT IS THE EXPRESS INTENT AND PURPOSE OF THIS PLAT TO VACATE, ABANDON AND DISCONTINUE FROM USE THE 50-FOOT PRIVATE ROAD & DRAINAGE EASEMENT LYING IN LOTS 1 AND 2, THE 20-FOOT DRAINAGE EASEMENT LYING IN LOT 2 AND THE 6-FOOT DRAINAGE EASEMENT LYING IN LOT 3, ALL AS SHOWN ON PORT INDUSTRIAL CENTER AS RECORDED IN PLAT BOOK 56, PAGES 150 AND 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

REVIEWING SURVEYOR'S CERTIFICATE:

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. 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 4th DAY OF FEBRUARY, 2016.

BY: [Signature] John E. Phillips III PRINT NAME: JOHN E. PHILLIPS III PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4826

SURVEYOR AND 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") ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THIS 8th DAY OF JANUARY, 2016.

[Signature] David E. Rohal DAVID E. ROHAL PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. LS4315 CALVIN, GIORDANO & ASSOCIATES, INC. 560 VILLAGE BOULEVARD, SUITE 340 WEST PALM BEACH, FL 33409 CERTIFICATE OF AUTHORIZATION NO. LB6791

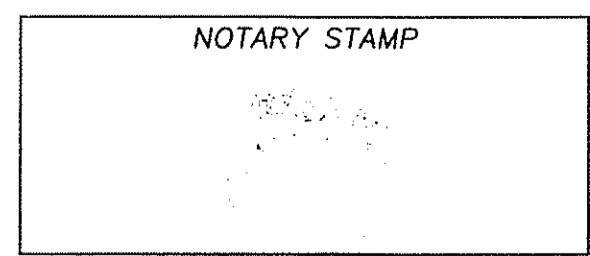
ACKNOWLEDGMENT:

STATE OF WASHINGTON } SS COUNTY OF KING

BEFORE ME PERSONALLY APPEARED STEVEN E. GIESE WHO IS (PERSONALLY KNOWN TO) ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY/TREASURER OF BIRDSALL, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF November, A.D., 2015.

NOTARY PUBLIC: [Signature] PRINT NAME: [Name]



MY COMMISSION NUMBER: MY COMMISSION EXPIRES: 2-28-17

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.

Table with 6 columns: NOTARY, BIRDSALL, CITY OF RIVIERA BEACH, CITY ENGINEER, REVIEWING SURVEYOR, SURVEYOR. Includes signatures and stamps for Terrence N. Bailey, P.E. and David E. Rohal.

THIS INSTRUMENT PREPARED BY: David E. Rohal, P.S.M. No. LS4315 CERTIFICATE OF AUTHORIZATION NO. LB6791 SEPTEMBER, 2015 Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS 560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409 Phone: 561.681.6161 • Fax: 561.684.6360