

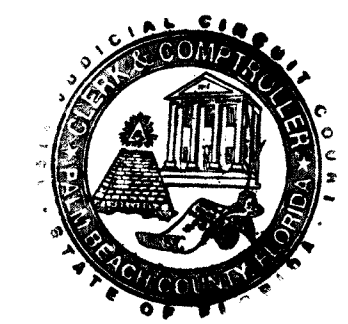
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PALM BEACH RIVERSTONE RESIDENCES

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF LOT 2, "CORPWAY 45 REDEVELOPMENT PLAT", PLAT BOOK 129, PAGES 88 AND 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT WAS FILED
FOR RECORD AT 1:59 P.M.
THIS 3 DAY OF December
2020 AND DULY RECORDED IN
PLAT BOOK NO. 131
ON PAGE 94-95.
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY *Sharon R. Bock* D.C.



THIS INSTRUMENT WAS PREPARED BY:
LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com
LICENSED BUSINESS No. 6787
DATE: JUNE 2020

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PARADISE RIVER WALK, LLC, OWNER OF THE LAND DESCRIBED IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "PALM BEACH RIVERSTONE RESIDENCES", A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF "CORPWAY 45 REDEVELOPMENT PLAT", PLAT BOOK 129, PAGES 88 AND 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
LOT 2 OF "CORPWAY 45 REDEVELOPMENT PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 88 AND 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR ACCESS WAYS, DRIVE AISLES, SIGNAGE AND UTILITY FACILITIES CREATED BY EASEMENT, COVENANT AND RESTRICTION AGREEMENT BY AND BETWEEN PV-CORPWAY 45, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PARADISE RIVER WALK, LLC, A FLORIDA LIMITED LIABILITY IN OFFICIAL RECORDS BOOK 30904, PAGE 1547, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE 35 FOOT INGRESS, EGRESS UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.



LOCATION MAP
NOT TO SCALE

TITLE CERTIFICATION

I, HARVEY E. OYER, III, A DULY LICENSED ATTORNEY-AT-LAW IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED ON THIS PLAT ("PARCEL"); THAT RECORD TITLE OF THE PARCEL IS VESTED IN PARADISE RIVER WALK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30904, PAGE 1541, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THAT THE 2019 REAL ESTATE TAXES ON THE PARCEL HAVE BEEN PAID, THAT THE 2020 REAL ESTATE TAXES ON THE PARCEL ARE PAYABLE BUT NOT YET DUE, AND SUBSEQUENT YEARS REAL ESTATE TAXES ON THE PARCEL ARE NOT YET DUE AND PAYABLE; AND THAT THE PARCEL IS NOT FURTHER ENCUMBERED BY ANY MORTGAGE INTERESTS, AS OF THE DATE HEREOF.

DATE: Nov. 24, 2020

Harvey E. Oyer III
NAME: HARVEY E. OYER, III
FLORIDA BAR #: 154024
COMPANY: SHUTTS & BOWEN LLP
ADDRESS: 1100 CITYPLACE TOWER
525 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S NOTES:

1. BEARING DATUM: BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°08'34"E. ALONG THE NORTH LINE OF THE PLAT OF "CORPWAY 45 REDEVELOPMENT PLAT", AS RECORDED IN PLAT BOOK 129, PAGES 88-89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000042468 TO CONVERT TO GRID DISTANCE.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS.
6. "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."
7. NO UNDERLYING EASEMENTS ARE BEING ABANDONED BY THIS PLAT.
8. THIS INSTRUMENT WAS PREPARED BY GEOFFREY LEITER, P.S.M., LEITER PEREZ & ASSOCIATES, INC., 520 NW 165th STREET ROAD, STE 209, MIAMI, FLORIDA 33169.

IN WITNESS WHEREOF:

THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 2nd DAY OF NOVEMBER, 2020

BY: *Gregory L. Horton*

WITNESS: *Mason Brown*

PRINTED NAME: GREGORY L. HORTON

PRINTED NAME: Mason Brown

TITLE: MANAGER

WITNESS: *Rajesh Maxwala*

PRINTED NAME: Rajesh Maxwala

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, GREGORY L. HORTON AS MANAGER OF PARADISE RIVER WALK, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH. *proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument*

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November A.D. 2020.

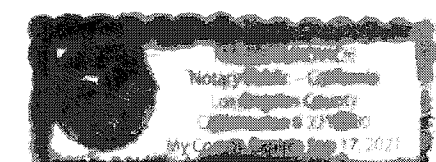
COMMISSION NO.: 2210880

Marta Vukovich
NOTARY PUBLIC, STATE OF CALIFORNIA, LOS ANGELES COUNTY

SEAL

MY COMMISSION EXPIRES: sep. 17, 2021

PRINT NAME: Marta Vukovich



CERTIFICATE OF APPROVALS BY THE CITY OF WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 30th DAY OF November A.D. 2020

BY: *Keith A. James*
KEITH A. JAMES
MAYOR

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED 11/30/2020

Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

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; 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 (PART I), FLORIDA STATUTES.

BY: *Geoffrey Leiter* DATE: 10-27-2020
GEOFFREY LEITER, PROFESSIONAL SURVEYOR AND MAPPER NO. 6395
STATE OF FLORIDA

AS: PRESIDENT OF LEITER, PEREZ & ASSOCIATES, INC. (L.B.#6787)
520 N.W. 165TH STREET ROAD, SUITE 209
MIAMI, FL 33169
LICENSED BUSINESS NO. 6787
STATE OF FLORIDA

CITY SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL
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