DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, BLP BLUE HERON, LLC, OWNER OF THE LAND SHOWN HEREON AS BUILD HERON COMMERICAL, BEING A REPLAT OF ALL OF HAZI NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 11.5 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, TOGETHER WITH A PORTION OF THE ADDINING 46 FOOT WIDE CANAL RIGHT-OF-WAY SHOWN ON PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 27, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH\_COUNTY, FLORIDAY, ALL LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH\_COUNTY, FLORIDAY, EAST, PALM BEACH\_COUNTY, FLORIDAY, EAST, PALM BEACH

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PY RTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 21, 31, 41, 5, AND 16, PLAT NO, 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 115 FEET OF PLAT NO, 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 99, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY,

TOGETHER WITH:

TOGETHER WITH:

THAT PORTION OF THE 40 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF PLAT NO. 2, LEWIS

TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT

IN AND FOR PAUM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 42, AND LYINN ONORTHERY

OF AND ADJACENT TO LOTS 3 THROUGH 16, OF SAID PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH

IF FEET OF THE WORTH 15 THE OF PLAT NO. 2, LEWIS TERMINALS, OF SAID PUBLIC RECORDS, LYING WITHER

FOR THE COUNTY, FLORIDA, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWING 45 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWING.

PASTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 16, PLAT NO, 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115

FEET OF THE NORTH 155 FEET OF PLAT NO, 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE

IN THE OFFICE OF THE CLERK OF THE CRECITE COURT IN AND FOR PALM BEACH COUNTY, FLORIDA: THESE

NORTH 01°03'32" FAST ALONG THE NORTHERLY EXTENSION OF THE WEST LOT LINE OF SAID LOT 16, A

DISTANCE OF 4000 FEET. THENCE SOUTH 89738" EAST ALONG A LINE 400 FEET NORTH OF AND PARALLE

WITH THE NORTH LINE OF SAID PLAT NO, 3, A DISTANCE OF 1437.29 FEET; THENCE SOUTH 80'5 THE

NISTANCE OF 4000 FEET. THE NORTH LINE OF SAID PLAT NO, 3, THENCE NORTH 82'52' WEST, A

DISTANCE OF 4000 FEET TO THE NORTH EAST CORNER OF LOT 3 OF SAID PLAT NO, 3; THENCE NORTH 82'52' WEST ALONG THE NORTH LINE OF LOTS 3 THROUGH 16 OF SAID PLAT NO, 3, A DISTANCE OF 1436.98 FEET TO

THE POINT OF BEGINNING.

TOGETHER BEING MORE PROPERLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS. AS RECORDED IN PLAT BOOK 28, PAGE 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NSE?2726"W, A DISTANCE OF 7204 FFEET TO A POWER OF STORY OF STATE OF STA

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 213,907 SQUARE FEET (49) IACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS-OF-WAYS, AND RESERVATIONS OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN (JERGON AND DO HERCRY) DEDICATE AS

DEVELOPMENT TRACT

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR BLP BLUE HERON, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BLP BLUE HERON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

UTILITY EASEMENTS (U.E.)

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS. THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTIONIUMICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURETNANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT NO BUILDINGS STRUCTURES. MPROVEMENTS TREES WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS THAT WAS AND MAINTENANCE OF OTHER UTILITIES, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE CUTY OF RIVIERA BEACH (C.B.D. UITLITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY OF THE CUTY OF RIVIERA BEACH HILLITY SPECIAL REVENUE OF THE PROPERTY OWNER. WASTEWNER PIPELINES, ROBERT OF THE ROBERTY OWNER.

MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY BLP BLUE HERON, LLC, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. BLP BLUE HERON, LLC, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

ACCESS FASEMENT

A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH OVER ALL DRIVEWAYS, SIDEWALKS, AND OPEN SPACES WITHIN THE PLATE, AS MAY BE MODIFIED FROM TIME TO TIME, FOR INGRESS, CRESS, AND ACCESS TO THE CITY'S UTILIZES INCLUDING THE CITY'S WELL AND THE STORMWATER CONVEYANCE SYSTEM. THE EASEMENT MAY ALSO BE UTILIZED BY ANY CITY SERVICE AND EMERGENCY VEHICLES AND POR ALL OTHER PROPER PROPESS OF THE CITY, THE CITY OF RIVIERA BEACH SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING AND MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING AND MAINTENANCE OF ANY PUBLIC UTILITIES.

STORMWATER RASEMENT

STORMWATER RASEMENT

TO STORM THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS 'THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS 'THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS 'THE PLAT HEREON IS AN EXCLUSIVE AND ASSIGNS, FOR STORMWATER ACCESS, CONVEYANCE, AND MAINTENANCE. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETULA OBLIGATION OF THE PROPERTY OWNER.

BEING A REPLAT OF ALL OF PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, TOGETHER WITH A PORTION OF THE ADJOINING 40 FOOT WIDE CANAL RIGHT-OF-WAY SHOWN ON PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 27, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, BLP BLUE HERON, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS, 4 DAY OF 0<7086(2023).

> BLP BLUE HERON, LLC BLP BLUE HERON, LLC
> A FLORID SLIMITED CIABILITY COMPANY
> BY: JAMES HANKE Sto Hakin , VICE PRESIDENT

Metuli PRINT NAME: Martina Numcz

SETH BEHN

ACKNOWLEDGMENT

WITNESS

PRINT NAME.

WITNESS-

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF METHYLOLD PHYSICAL PRESENCE OR CONLINE NOTARIZATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL. DL 1 4 52 5 474. 26-10-10 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BLP BLUE HERON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HERSHE EXECUTED SAID INSTRUMENT AS VICE OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY OF A COM COMPANY SEAL OF SOLO COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF OCTOBER, 2023.

MY COMMISSION EXPIRES: MAY 21, 2026

(SEAL)

NOTARY WBLIC STATE OF FLORIDA

PRINT NAME: ESTEFANIA LAMBRISCA

сомміssion no. **нн 254562** 

TITLE CERTIFICATION

COUNTY OF PALM BEACH

I, <u>SETH C. BEHN</u>. 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 ROPERTY IS USSTED IN BLY BULL HERON LLC, A FLORIDA IMMITED LABLITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID: AND THAT ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED 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: 1/18/2024

SETH C. BEHN , ATTORNEY-AT- LAW FLORIDA BAR NO. 0/15322

CITY OF RIVIERA BEACH APPROVALS

STATE OF ELORIDA COUNTY OF PALM BEACH CITY OF RIVIERA BEACH

IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED BLUE HERON COMMERCIAL HAS BEEN OFFICIALLY PROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

CITY OF RIVIERA BEACH REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING LORIDA STATUTES AND THE KORINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA, THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL, POINTS (P.C.P.9.) AND MONUMENTS AT LOTITACT CORNERS.

THIS IS DAY OF November , 2023

PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. LS2633





TATE OF FLORIDA

ON PAGE 42 - 43

IOSEPH ARRUZZO CLERK OF THE CIRCUIT COURT &

OMPTROLLER

COUNTY OF PALM BEACH | S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 2:47 P. M. THIS 19 DAY OF January AND DULY RECORDED N PLAT BOOK NO. /37

CLERK OF TH

AS APPROVED ON SEPTEMBER 21, 2022 VIA CITY OF RIVIERA BEACH RESOLUTION NO. 074-22

SURVEYORS NOTES

NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCKOACHMENTS.

2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, ACTOSS EASEMENTS SHALL HAVE THIRP PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBDRDINATE TO THESE WITH THEIR PRIORITY PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES EE 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 UPBLIC RECORDS OF PALM BEACH COUNTY.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH

6. BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF TUGRIDA, AS PROVIDED BY PALM BEACH COUNTY CONTROLS "FRIDGE", AND "RIVIERA COMPLEX", THE LINE BETWEEN THESE ESTABLISHED POINTS BEARS THE BEARING OF SS9073'07E. AND ALL BEARINGS ARE RELATIVE THERETO.

STATE PLANE COORDINATE NOTES:

ALL DISTANCES ARE GROUND

SCALE FACTOR= 1.0000457
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION COORDINATES SHOWN ARE GRID COORDINATES

ZONE = FLORIDA EAST ZONE

DATUM = NAD 83-1990 ADJUSTMENT
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LINEAR UNIT = U.S. SURVEY FEET

PLAT BEARINGS = GRID BEARINGS

SURVEYOR & 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 BELLIEF, THAT PERMANENT REPRENCE MONUMENTS ("P.R.M.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 CITY OF RIVIERA BEACH, FLORIDA.

DATE: September 29, 2023

THIS INSTRUMENT WAS PREPARED BY LUIS J. ORTIZ, P.S.M. LS7006 STATE OF FLORIDA. GEOPOINT SURVEYING INC 4152 WEST BLUE HERON BOULEVARD, SUITE 106, RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768







