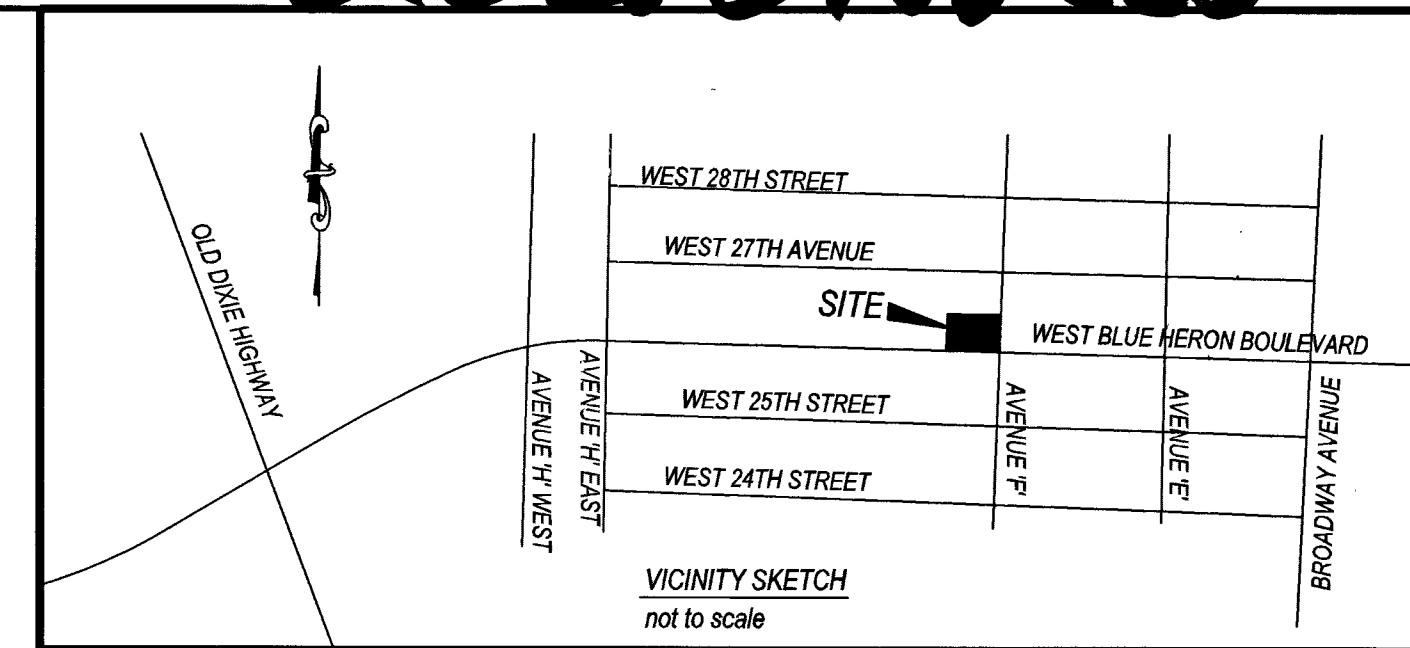


# BLUE LAGOON PLAZA

BEING A REPLAT OF LOTS 22, 23 AND 24, BLOCK 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
LESS THE SOUTH SEVEN FEET(7') THEREOF.

LYING AND BEING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF RIVIERA BEACH, FLORIDA

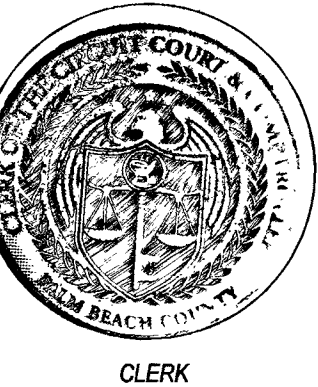
SHEET 1 OF 2



20250188228

129

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 11:57 A.M.  
THIS 27 DAY OF  
May 2025  
AND DULY RECORDED IN PLAT  
BOOK 131  
ON PAGE 139-130  
JOSEPH ABRUZZO, CLERK OF THE  
CIRCUIT COURT & COMPTROLLER  
PALM BEACH COUNTY  
BY: [Signature]  
B



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES, OWNER OF THE LANDS SHOWN HEREON AS "BLUE LAGOON PLAZA", BEING A REPLAT OF

LOTS 22, 23 AND 24, BLOCK 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH SEVEN FEET(7') THEREOF.

SITUATE LYING AND BEING IN THE CITY OF RIVIERA BEACH, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON.

TRACT "RW", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE EASEMENTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION, 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, ELECTRIC POWER LINE, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED

BY: Jonathan Evans  
THIS 7th DAY OF January 2022

Riviera Beach Community Redevelopment Agency

BY: Jonathan Evans City Manager  
SIGNATURE: [Signature]

WITNESS:  
PRINT NAME: Shaladesir

WITNESS:  
PRINT NAME: Scott Evans

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jonathan Evans who is PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVES, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF January 2022  
HH 087967  
MY COMMISSION NO.: [Signature]

February 2, 2025  
MY COMMISSION EXPIRES: [Signature]  
Maylee De Jesus  
PRINTED NAME OF NOTARY PUBLIC

\* ABBREVIATIONS:  
LS = LICENSED SURVEYOR  
PSM = FLORIDA LICENSED SURVEYOR & MAPPER  
LB = LICENSED BUSINESS  
PB = PLAT BOOK  
O.R.B. = OFFICIAL RECORD BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET  
P.E. = PROFESSIONAL ENGINEER  
PRM = PERMANENT REFERENCE MONUMENT  
NAD = NORTH AMERICAN DATUM

## TITLE CERTIFICATION

I, Christopher Smith, 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 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES; 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 EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 8 DAY OF January 2025 BY: [Signature]  
SIGNATURE: Christopher Smith  
FLORIDA BAR NO. 60021

## APPROVAL- CITY OF RIVIERA BEACH

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "BLUE LAGOON PLAZA", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 18th DAY OF August 2021.

BY: [Signature]  
RONNIE L. FELDER, MAYOR

BY: [Signature]  
CLAUDE L. ANTHONY, CMC, CITY CLERK

BY: [Signature]  
TERRENCE N. BAILEY, P.E. # 60706  
CITY ENGINEER

## REVIEWING SURVEYORS 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 1, PLATTING, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA, THIS DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS 11 DAY OF MAY 2022 BY: [Signature]  
BENJAMIN B. HOYLE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 6769

## SURVEYOR'S NOTES:

\* ALL BEARINGS SHOWN HEREON ARE GRID NORTH, NAD '83, 1990 ADJUSTMENT WITH A REFERENCE BEARING OF N88°40'40"W ALONG THE NORTH RIGHT-OF-WAY OF BLUE HERON BOULEVARD.

\* 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.

\* RESTRICTION ON OBSTRUCTION OF EASEMENTS:  
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

\* TABULAR AREA:  
TOTAL = 19583.04 SQ. FT. OR 0.45 ACRES

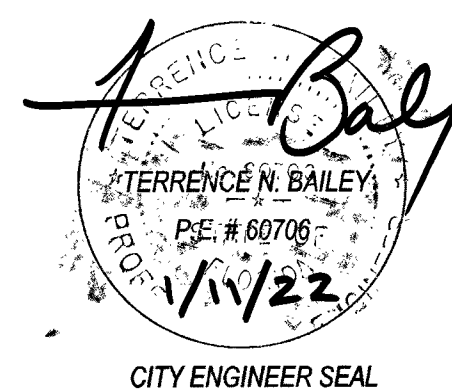
\* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

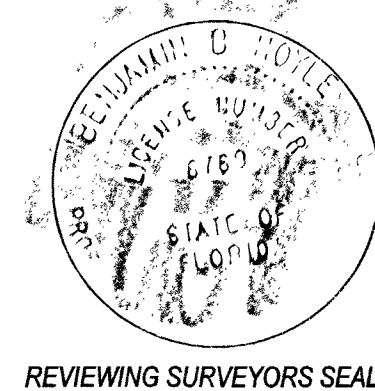
DATED THIS 29th DAY OF SEPTEMBER 2021

[Signature]  
DOUG WALKER, PSM  
FLORIDA CERTIFICATE NO. LS 7211

\* PREPARING SURVEYOR & MAPPER STATEMENT:  
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261



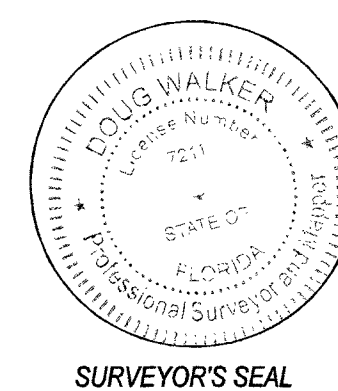
CITY ENGINEER SEAL



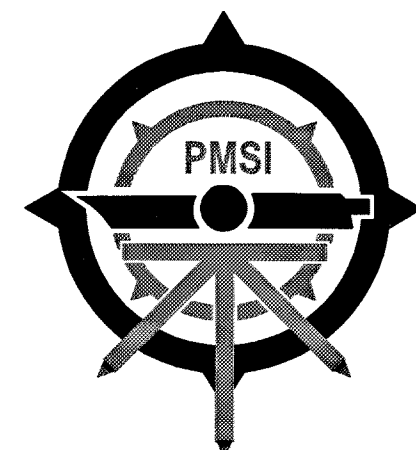
REVIEWING SURVEYORS SEAL



CITY OF RIVIERA BEACH SEAL



SURVEYOR'S SEAL



**PRINCIPAL MERIDIAN SURVEYING INC.**  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
PHONE 833.478.7784 / FAX 561.478.1094  
WWW.PMSURVEYING.NET  
JOB # 20030201