

20250213337

145

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 10:21 AM.

THIS 16<sup>th</sup> DAY OF  
June, 2024

AND DULY RECORDED IN PLAT

BOOK 139

ON PAGE 145

SHARON E. BOCK, Joseph Abruzzo  
CLERK & COMPTROLLER  
PALM BEACH COUNTY

BY:

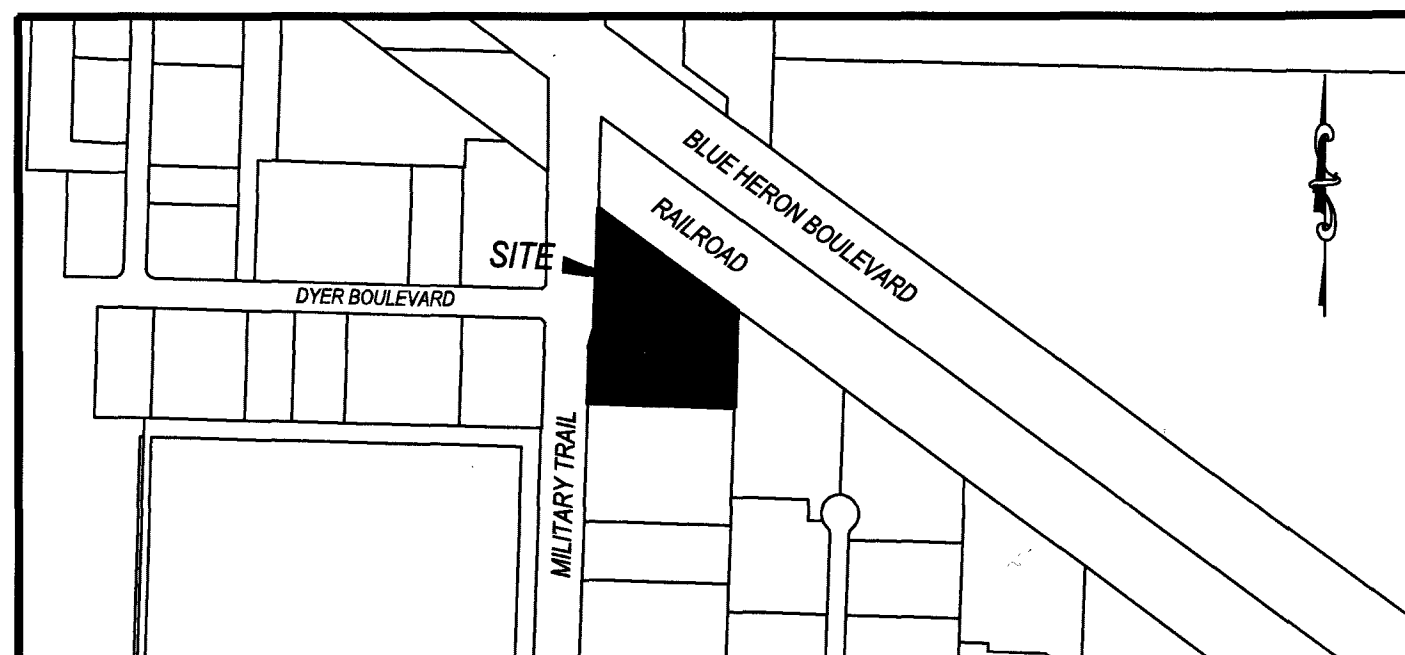


CLERK

# TKSE - PALM BEACH

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF LOT 1, TRAILSIDE ASSOCIATES, PLAT BOOK 49, PAGES 47 AND 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



VICINITY SKETCH  
not to scale

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS, THERMO KING OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "TKSE - PALM BEACH", A PARCEL OF LAND IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF LOT 1, TRAILSIDE ASSOCIATES, PLAT BOOK 49, PAGES 47 AND 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, TRAILSIDE ASSOCIATES, PLAT BOOK 49, PAGES 47 AND 48; PROCEED THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S88°19'14"E A DISTANCE OF 390.00 FEET; THENCE PROCEED N01°53'30"E ALONG THE EAST LINE OF SAID LOT AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 256.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY; THENCE PROCEED ALONG SAID RIGHT OF WAY LINE N53°41'15"W A DISTANCE OF 458.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH MILITARY TRAIL; THENCE PROCEED ALONG SAID MILITARY TRAIL RIGHT OF WAY S01°53'30"W A DISTANCE OF 319.09 FEET; THENCE S16°12'52"W A DISTANCE OF 48.51 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE S01°53'30"E A DISTANCE OF 151.13' TO THE POINT OF BEGINNING.

SITUATE LYING AND BEING IN THE CITY OF RIVIERA BEACH, FLORIDA,

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. DEVELOPMENT TRACT

TRACT A IS HEREBY RESERVED FOR THERMO KING OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THERMO KING OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

### 2. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

### 3. SOUTHERN BELL EASEMENT

THE EASEMENT SHOWN HEREON AS SOUTHERN BELL EASEMENT IS FOR ACCESS MAINTENANCE AND EXCLUSIVE USE BY SOUTHERN BELL OR ITS REPRESENTATIVES.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE.

DATED THIS 8<sup>th</sup> DAY OF OCTOBER, 2024.

SIGNED IN THE PRESENCE OF

Christina M. Moore

WITNESS 1 SIGNATURE

Christina M. Moore

WITNESS 1 PRINTED NAME

Julie Case

WITNESS 2 SIGNATURE

Julie Case

WITNESS 2 PRINTED NAME

THERMO KING OF PALM BEACH, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY:

Louis L. Huntley

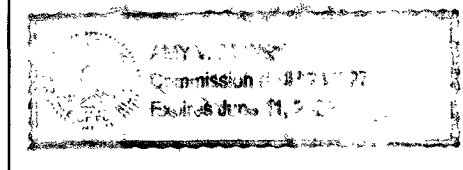
L. WARD HUNTLEY, PRESIDENT, TREASURER,  
SECRETARY AND DIRECTOR OF LOUIS L. HUNTLEY  
ENTERPRISES, INC., MANAGER-MEMBER

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH CLERK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 8<sup>th</sup> DAY OF OCTOBER, 2024 BY L. WARD HUNTLEY, PRESIDENT, TREASURER, SECRETARY AND DIRECTOR OF LOUIS L. HUNTLEY ENTERPRISES, INC., MANAGER-MEMBER FOR THERMO KING OF PALM BEACH, LLC, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [ ] (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES  
6-11-2026



SEAL

Mary C. Stone

SIGNATURE

Mary C. Stone

PRINTED NAME -

NOTARY PUBLIC

## TITLE CERTIFICATION

I, ALI GRIFFIN, 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 THERMO KING OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 11<sup>th</sup> DAY OF October, 2024

ALI GRIFFIN

## CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED TKSE - PALM BEACH, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS 11<sup>th</sup> DAY OF October, 2024.

BY: Ronnie L. Felder, Mayor

BY: Debrah Hall, CMC, FCM, Acting City Clerk

BY: Terrence N. Bailey, P.E. # 60706, City Engineer

AS APPROVED ON Feb 7, 2024 VIA CITY OF RIVIERA BEACH RESOLUTION NO. 172-230

## REVIEWING SURVEYOR

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 18<sup>th</sup> DAY OF DECEMBER, 2024

BY: C. Andre Rayman, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 4938

## MORTGAGEE'S JOINDER AND CONSENT

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON 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 ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 34958, AT PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT OF COMMERCIAL BANKING AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16<sup>th</sup> DAY OF October, 2024

VALLEY NATIONAL BANK  
JACKSONVILLE, FLORIDA

WITNESS: Karen R. Hargrett

PRINT NAME: Karen R. Hargrett

BY: Tim Hamilton  
TIM HAMILTON  
SENIOR VICE PRESIDENT

WITNESS: James Moorhead

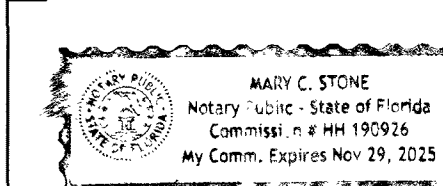
PRINT NAME: James Moorhead

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 16<sup>th</sup> DAY OF October, 2024 BY TIM HAMILTON, SENIOR VICE PRESIDENT OF VALLEY NATIONAL BANK, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [ ] (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES  
Nov. 29, 2025



Mary C. Stone  
SIGNATURE  
Mary C. Stone  
PRINTED NAME -  
NOTARY PUBLIC

SEAL

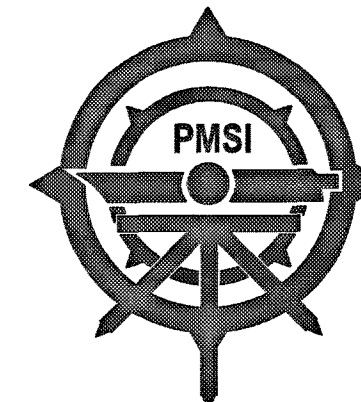
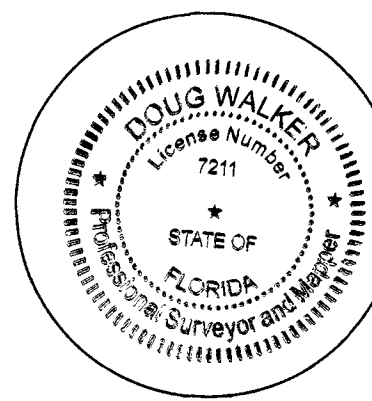
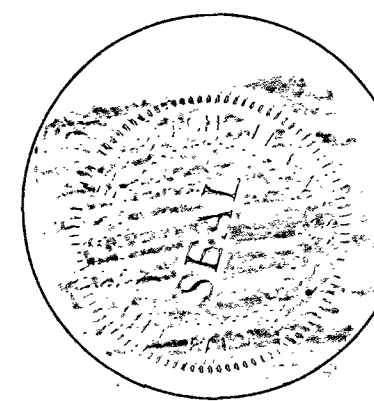
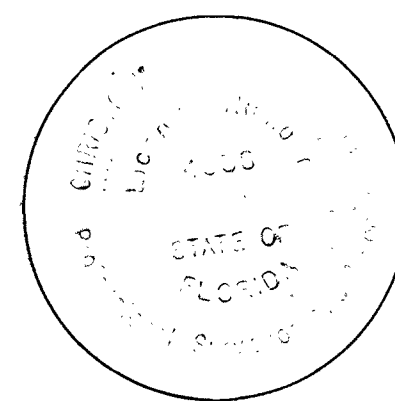
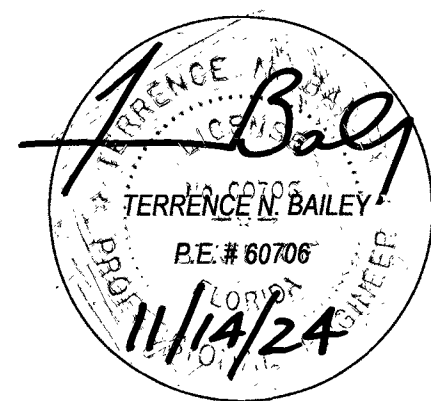
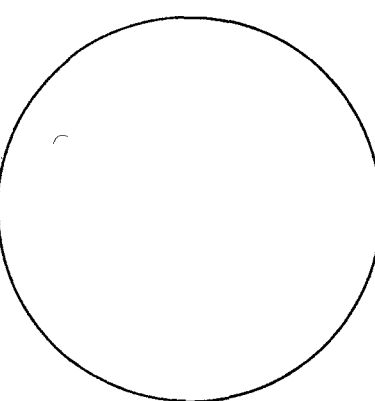
VALLEY NATIONAL BANK

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 833.478.7764 / FAX 561.478.1094  
WWW.PMSURVEYING.NET

JOB # 20030201