

20250242407

RESIDENCES AT MARINA VILLAGE

BEING IN PART A REPLAT OF A PORTION OF LOTS 1-10, AND 15-22, AND A PORTION OF CENTRAL AVENUE (40 FEET WIDE RIGHT-OF-WAY) AND THE 10 FOOT WIDE ALLEY AND THE TWO 15 FOOT WIDE ALLEYS, CENTRAL ADDITION TO RIVIERA, AS RECORDED IN PLAT BOOK 10, PAGE 71, AND TOGETHER WITH THAT PORTION OF EAST 12TH STREET, PLATTED AS MOUND AVENUE, PLAT OF RIVIERA, AS RECORDED IN PLAT BOOK 2, PAGE 90, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BETWEEN U.S. HIGHWAY 1, AND AVENUE "C", PLATTED AS OAK STREET, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT, RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, AND THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS RESIDENCES AT MARINA VILLAGE, BEING IN PART A REPLAT OF A PORTION OF LOTS 1-10, AND 15-22, AND A PORTION OF CENTRAL AVENUE (40 FEET WIDE RIGHT-OF-WAY) AND THE 10 FOOT WIDE ALLEY AND THE TWO 15 FOOT WIDE ALLEYS, CENTRAL ADDITION TO RIVIERA, AS RECORDED IN PLAT BOOK 10, PAGE 71, AND TOGETHER WITH THAT PORTION OF EAST 12TH STREET, PLATTED AS MOUND AVENUE, PLAT OF RIVIERA, AS RECORDED IN PLAT BOOK 2, PAGE 90, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BETWEEN U.S. HIGHWAY 1, AND AVENUE "C", PLATTED AS OAK STREET, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1-10, AND 15-22, AND A PORTION OF CENTRAL AVENUE (40 FEET WIDE RIGHT-OF-WAY) AND THE 10 FOOT WIDE ALLEY AND THE TWO 15 FOOT WIDE ALLEYS, CENTRAL ADDITION TO RIVIERA, AS RECORDED IN PLAT BOOK 10, PAGE 71, AND TOGETHER WITH THAT PORTION OF EAST 12TH STREET, PLATTED AS MOUND AVENUE, PLAT OF RIVIERA, AS RECORDED IN PLAT BOOK 2, PAGE 90, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BETWEEN U.S. HIGHWAY 1, AND AVENUE "C", PLATTED AS OAK STREET, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 OF THE PLAT OF CENTRAL ADDITION TO RIVIERA, AS RECORDED IN PLAT BOOK 10, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°27'15"W, ALONG THE SOUTHERLY LINE OF SAID LOT 21, AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 145.81 FEET TO A POINT 10.0 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 21; THENCE N01°05'45"E, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 57.64 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 10 OF SAID PLAT; THENCE N88°27'15"W, ALONG SAID SOUTHERLY LINE AND ITS EXTENSION, A DISTANCE OF 238.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, AS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR STATE ROAD No. 5 (U.S.1), STATE PROJECT No. 93020-2520, SIGNED FEBRUARY 20, 2009 AND SHOWN AS MONTREAL STREET, PLAT OF RIVIERA, AS RECORDED IN PLAT BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°48'22"E, DEPARTING SAID SOUTHERLY LINE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 290.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 12TH STREET PLATTED AS MOUND AVENUE, AS SHOWN ON SAID PLAT OF RIVIERA; THENCE S88°18'49"E, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.35 FEET; THENCE S01°41'11"W, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 17, AS SHOWN ON SAID PLAT OF CENTRAL ADDITION TO RIVIERA, ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE "C", PLATTED AS OAK STREET (50 FEET WIDE RIGHT-OF-WAY), AS SHOWN ON SAID PLAT OF CENTRAL ADDITION TO RIVIERA; THENCE S22°26'33"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.50 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID PLAT OF CENTRAL ADDITION TO RIVIERA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF THE ROTENBERG TRACT, AS RECORDED IN PLAT BOOK 57, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S77°41'25"W, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE NORTHERLY LINE OF SAID PLAT OF ROTENBERG TRACT, A DISTANCE OF 144.55 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S18°14'11"E, DEPARTING SAID NORTHERLY LINE, AND ALONG THE WESTERLY LINE OF SAID PLAT AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 176.65 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING: 123,261 SQUARE FEET OR 2.830 ACRES, MORE OR LESS.

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

1. DEVELOPMENT TRACT

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA.

2. UTILITY EASEMENT

THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT (CORBUSD) UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER.

3. LIFT STATION EASEMENT

THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT (CORBUSD) UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF SANITARY LIFT STATION, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER.

4. CIVIC OPEN SPACE

THE CIVIC OPEN SPACE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN OPEN SPACE USES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA.

5. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA. THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS EASEMENT.

6. RIGHT-OF-WAY DEDICATION (CITY OF RIVIERA BEACH)

TRACT "RW-1", AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PUBLIC RIGHT-OF-WAY PURPOSES.

7. DRAINAGE EASEMENT

THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY SAID MUNICIPALITY, ITS SUCCESSORS AND ASSIGNS.

8. LINE OF SIGHT EASEMENT

THE LINE OF SIGHT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR UNOBSTRUCTED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA. THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE LINE OF SIGHT EASEMENT ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.

IN WITNESS WHEREOF, THAT RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE.

DATED THIS 24th DAY OF June 2025.

SIGNED IN THE PRESENCE OF

WITNESS 1 SIGNATURE

Francisco Medranda

WITNESS 1 PRINTED NAME

600 W Blue Heron Blvd, Riviera Beach, FL 33404

WITNESS 1 ADDRESS

WITNESS 2 SIGNATURE

Minoka Nugent

WITNESS 2 PRINTED NAME

600 W Blue Heron Blvd, Riviera Beach, FL 33404

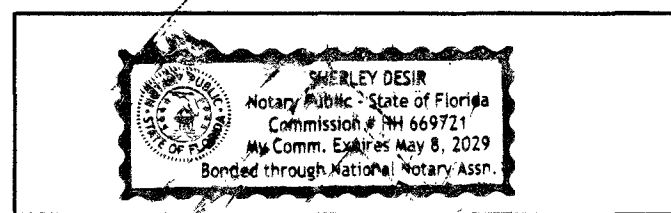
WITNESS 2 ADDRESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF June 2025 BY GEDEL MERZIUS, AS DIRECTOR FOR RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME, OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF June 2025.

MY COMMISSION EXPIRES: 5/8/2029



(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Sherley Desin
COMMISSION NO. HH 609721

IN WITNESS WHEREOF, THAT THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE.

DATED THIS 24th DAY OF June 2025.

SIGNED IN THE PRESENCE OF

WITNESS 1 SIGNATURE

Francisco Medranda

WITNESS 1 PRINTED NAME

600 W Blue Heron Blvd, Riviera Beach, FL 33404

WITNESS 1 ADDRESS

WITNESS 2 SIGNATURE

Minoka Nugent

WITNESS 2 PRINTED NAME

600 W Blue Heron Blvd, Riviera Beach, FL 33404

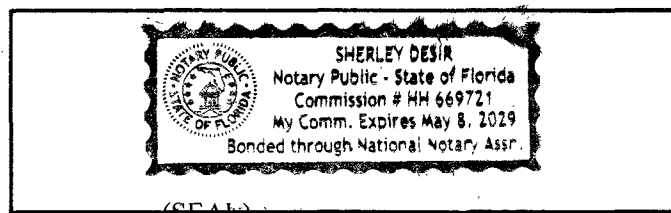
WITNESS 2 ADDRESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF June 2025 BY DOUGLAS LAWSON, AS MAYOR FOR CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, ON BEHALF OF THE CITY, WHO IS ☒ PERSONALLY KNOWN TO ME, OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF June 2025.

MY COMMISSION EXPIRES: 5/8/2029



(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Sherley Desin
COMMISSION NO. HH 609721

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS 25th DAY OF June 2025.

WITNESS:

PRINT NAME: TONYA DAVIS

WITNESS:

PRINT NAME: Geisy Espinosa

THE CITY OF RIVIERA BEACH
UTILITY SPECIAL DISTRICT
OF THE STATE OF FLORIDA

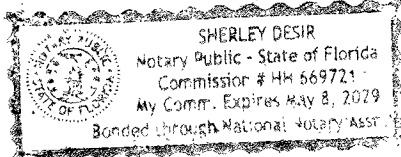
BY: John E. Phillips, III
6/25/2025, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF June 2025 BY JUAN MANN, AS PRESIDENT FOR THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 8, 2029



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, TERRY M. LOVELL, 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 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT AND THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 2, 2025

BY: Terry M. Lovell, Attorney at Law
Florida Bar No. 149802

CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED RESIDENCES AT MARINA VILLAGE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS 18th DAY OF June 2025.

BY: Douglas Lawson
DOUGLAS LAWSON, MAYOR

BY: Deborah Hall
DEBRAH HALL-MCULLON, CITY CLERK

BY: Terrence N. Bailey, P.E., CITY ENGINEER

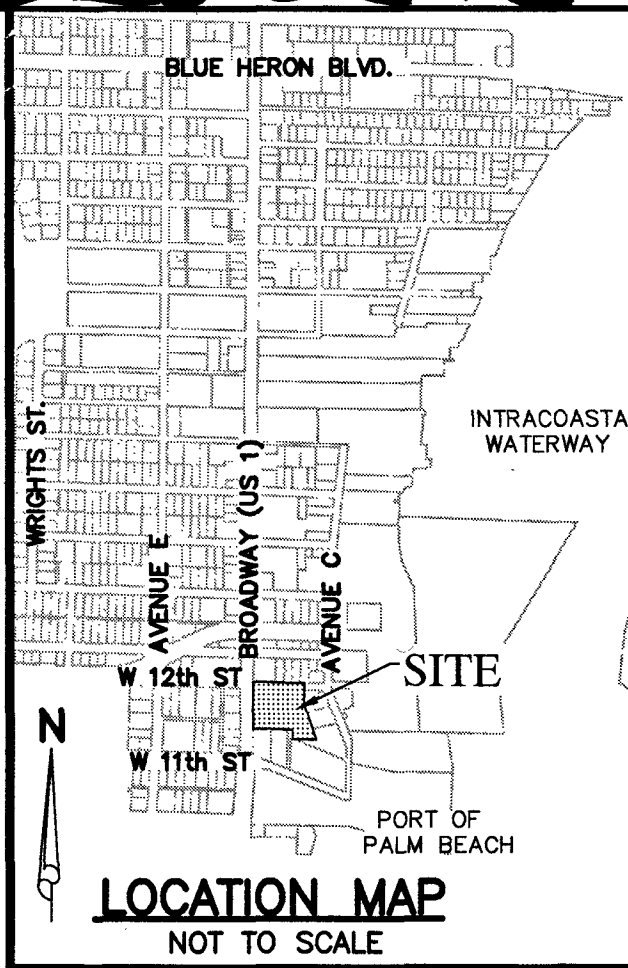
AS APPROVED ON June 18, 2025 VIA CITY OF RIVIERA BEACH RESOLUTION NO. 61-25

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, 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 PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT/TRACT CORNERS.

THIS 27th DAY OF June 2025.

BY: John E. Phillips, III
JOHN E. PHILLIPS, III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4826



SECTION 33, TOWNSHIP 42S., RANGE 43E.

AREA TABULATION (IN ACRES)

TRACT "A": 2.209
CIVIC OPEN SPACE: 0.234
TRACT "RW-1": 0.387

TOTAL ACRES, MORE OR LESS: 2.830

151

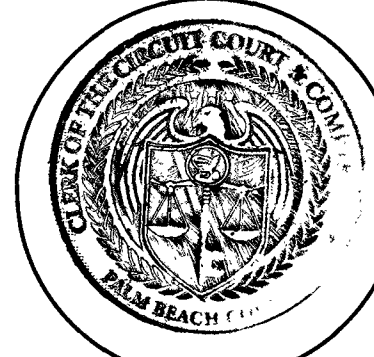
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 11:45 A.M. THIS 8th DAY OF July 2025, AND DULY RECORDED IN PLAT BOOK NO. 151-153 ON PAGE 151-153

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: [Signature] D.C.

CLERK OF THE
CIRCUIT COURT &
COMPTROLLER SEAL



SURVEYORS NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY, FLORIDA. THE PUBLISHED VALUES FOR THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 02°07'20" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.
- AFFECTED BY MEMORANDUM RECORDED IN OFFICIAL RECORDS BOOK 34387, PAGE 263, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE PLANE COORDINATE NOTES:

- ALL DISTANCES ARE GRID
- SCALE FACTOR= 1.0000339
- 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
- NO ROTATION

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 BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), AND MONUMENTS ACCORDING TO SEC. 177.081(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: June 20, 2025

GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

www.GeoPoint.org

Licensed Business
No.: LB 7768



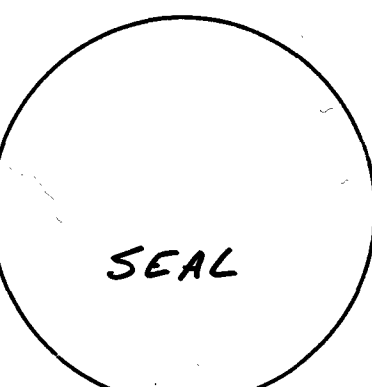
4152 West Blue Heron Blvd
Suite 106
Riviera Beach, Florida 33404
Phone: (561) 444-2720

SHEET 1 OF 3 SHEETS

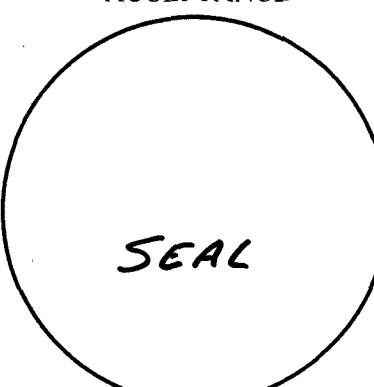
RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY,
A DEPENDENT SPECIAL DISTRICT



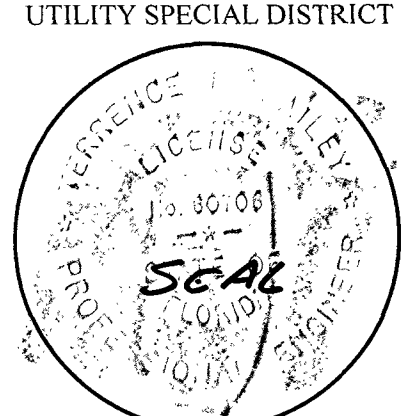
CITY OF RIVIERA BEACH, A
MUNICIPALITY IN THE
STATE OF FLORIDA
DEDICATION



CITY OF RIVIERA BEACH, A
MUNICIPALITY IN THE
STATE OF FLORIDA
ACCEPTANCE



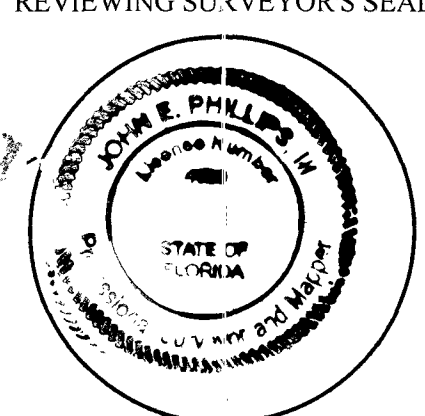
THE CITY OF RIVIERA BEACH
UTILITY SPECIAL DISTRICT



CITY ENGINEER'S SEAL



REVIEWING SURVEYOR'S SEAL



SURVEYOR'S SEAL

