

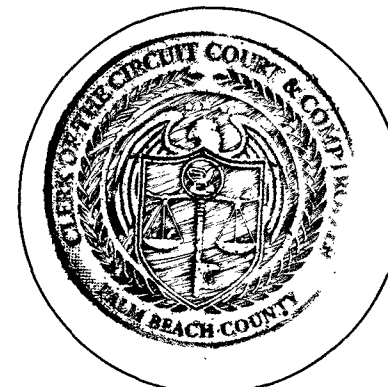
195

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:46 A.M.
THIS 21 DAY OF August
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 195 THROUGH 197

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

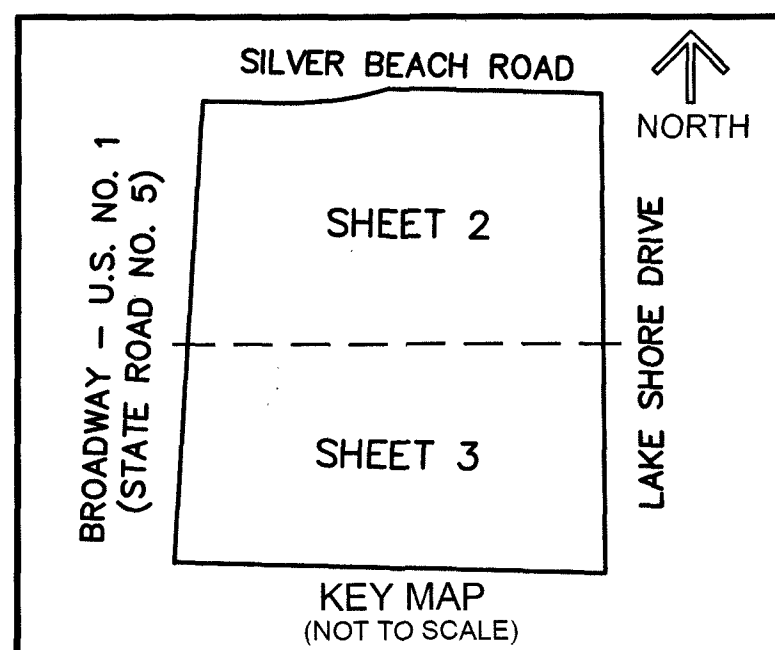
BY: 
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 3

AS APPROVED ON May 7th, 2025, VIA CITY OF RIVIERA BEACH
RESOLUTION NO. 36 -25

**DEDICATION AND RESERVATION:**

KNOW ALL MEN BY THESE PRESENTS THAT SILVER BEACH ROAD PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "OCULINA" BEING A PORTION OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF ALL OF FIRST NATIONAL BANK OF RIVIERA BEACH PROPERTY, RECORDED IN PLAT BOOK 28, PAGE 9, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 5 (U.S. 1), SECTION 93020-2250, ITEM/SEG. NO. 2297441 (SHEET 9 OF 9), WITH A LINE PARALLEL WITH AND 15 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE, SOUTH 88°31'06" EAST, A DISTANCE OF 66.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 312.04 FEET AND BEING CONCENTRIC WITH, AND 50 FEET SOUTHERLY FROM THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, AS SHOWN ON THE PLAT OF KELSEY CITY (NOW LAKE PARK) FILED IN PLAT BOOK 8, PAGES 15 AND 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°50'15", A DISTANCE OF 97.15 FEET TO ITS INTERSECTION WITH SAID NORTH LINE OF SECTION 28; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 28, SOUTH 88°31'06" EAST, A DISTANCE OF 183.84 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE (AVENUE "A"), AS SHOWN ON THE PLAT FILED IN COUNTY ROAD PLAT BOOK 1, PAGE 157 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°34'39" EAST, A DISTANCE 415.27 FEET TO THE SOUTH LINE OF THE NORTH 415.00 FEET OF SAID SECTION 28; THENCE ALONG SAID SOUTH LINE, NORTH 88°31'06" WEST, A DISTANCE OF 374.67 FEET TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°28'08" EAST, A DISTANCE OF 400.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 147,452 SQUARE FEET (3.3850 ACRES), MORE OR LESS.

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

1. DEVELOPMENT TRACT

PARCEL A AS SHOWN HEREON IS HEREBY RESERVED BY SILVER BEACH ROAD PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA.

2. CIVIC OPEN SPACE:

TRACT C-2 AS SHOWN HEREON, IS HEREBY RESERVED FOR SILVER BEACH ROAD PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN PUBLIC SPACE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SILVER BEACH ROAD PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

3. 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, ELECTRIC POWER LINES, 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. IF OTHERWISE APPROVED BY CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, 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 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.

THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT 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 THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, UNLESS OTHERWISE APPROVED BY THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, 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.

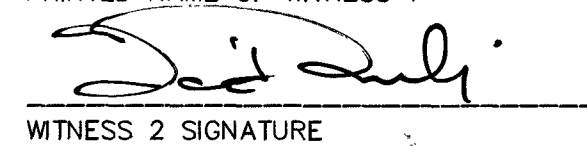
IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER.

DATED THIS 7th DAY OF July, 2025.

SIGNED IN THE PRESENCE OF

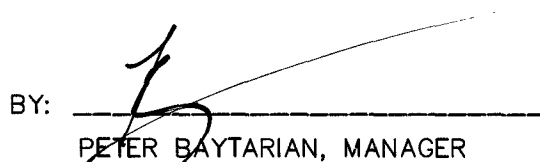
WITNESS 1 SIGNATURE


PRINTED NAME OF WITNESS 1
Sam Bauer

WITNESS 2 SIGNATURE


PRINTED NAME OF WITNESS 2
David J. J. J.

SILVER BEACH ROAD PARTNERS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: 
PETER BAYTARIAN, MANAGER

ACKNOWLEDGEMENT:

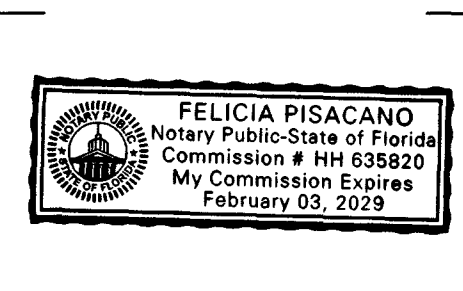
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1st DAY OF July, 2025, BY PETER BAYTARIAN AS MANAGER FOR SILVER BEACH ROAD PARTNERS LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF July, 2025.

February 03, 2029
MY COMMISSION EXPIRES

HH 635820
COMMISSION NUMBER



(SEAL)

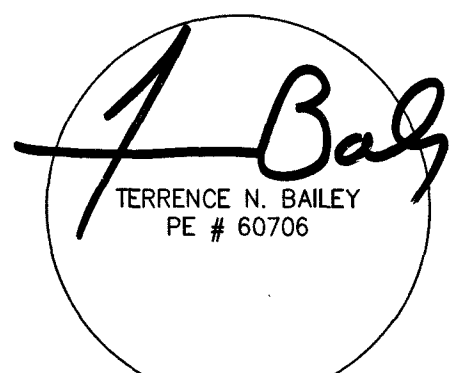
FELICIA PISACANO
PRINTED NAME
NOTARY PUBLIC

TITLE CERTIFICATION:

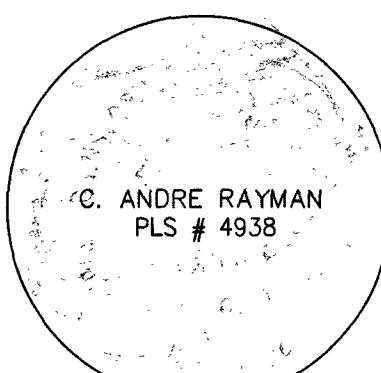
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Anthony Kang, 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 SILVER BEACH ROAD PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

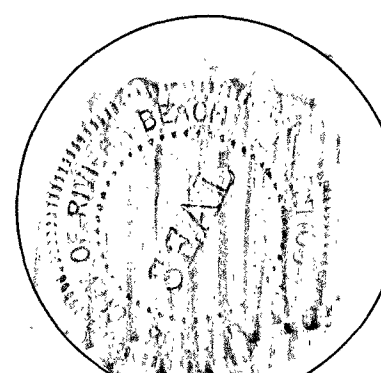
BY: 
PRINT NAME: Anthony Kang



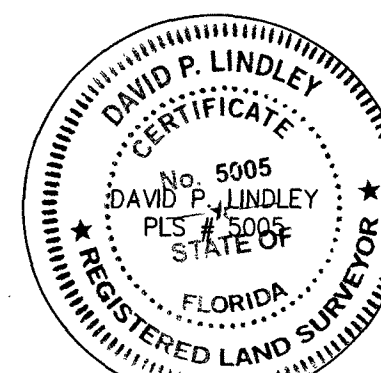
CITY ENGINEER
DATE: 7/20, 2025



REVIEWING SURVEYOR
DATE: 8/20, 2025



CITY OF RIVIERA BEACH



SURVEYOR
DATE: MAY 28, 2025



SILVER BEACH ROAD
PARTNERS LLC.

CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
CITY OF RIVIERA BEACH)

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

DATED THIS 25th DAY OF July, 2025.

BY: 
DOUGLAS LAWSON, MAYOR

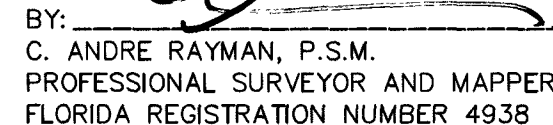
BY: 
DEBRA HALL, CITY CLERK

BY: 
TERRENCE N. BAILEY, P.E., CITY ENGINEER

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

DATED THIS 01 DAY OF AUGUST, 2025.

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

SURVEYOR'S NOTES:

- GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). THE NORTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST HAS A GRID BEARING OF SOUTH 88°31'06" EAST, AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
- DISTANCES SHOWN HEREON ARE REFERENCED TO THE U.S. SURVEY FOOT.
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- THE STATE PLANE COORDINATES SHOWN ON THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST WERE PROVIDED BY THE PALM BEACH COUNTY SURVEY SECTION AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90).
- "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 PALM BEACH COUNTY.

LEGEND AND ABBREVIATIONS:

- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C&W - CAULFIELD & WHEELER
- DB - DEED BOOK
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- PGS - PAGES
- PLS - PROFESSIONAL LAND SURVEYOR
- P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
- RBUSD UE - CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT UTILITY EASEMENT
- RPB - ROAD PLAT BOOK
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- R - RADIUS
- L - ARC LENGTH OR DISTANCE
- Δ - CENTRAL ANGLE (DELTA)
- ℄ - CENTERLINE
- PRM - INDICATES SET PERMANENT REFERENCE MONUMENT: 5/8" IRON ROD WITH CAP STAMPED: "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.
- PRM - INDICATES SET PERMANENT REFERENCE MONUMENT: NAIL WITH DISC STAMPED "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT 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 CHAPTER 177.091(7) F.S., AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: MAY 28, 2025



DAVID P. LINDLEY, PLS
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
CERTIFICATE OF AUTHORIZATION LB3591