

RIVIERA BEACH POLICE DEPARTMENT

BEING A REPLAT OF A PORTION OF BLOCKS 7&8 AS RECORDED IN CORRECTED PLAT OF THE 3RD ACREHOME PARK,
AS RECORDED IN PLAT BOOK 15 PAGE 17
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH, OWNER OF THE LAND SHOWN HEREON AS RIVIERA BEACH POLICE DEPARTMENT, A PARCEL OF LAND BEING A REPLAT OF A PORTION OF BLOCKS 7 & 8 ACCORDING TO THE CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 11 OF THE CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15 PAGE 17; THENCE ALONG SAID NORTHERLY LINE OF BLOCK 11, N88°28'24"W A DISTANCE OF 474.41 FEET; THENCE LEAVING SAID NORTHERLY LINE OF BLOCK 11, N01°35'59"E A DISTANCE OF 500.66 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SECTION MAP 93012-2501; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S88°24'03"E A DISTANCE OF 436.10 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS S08°18'19"W AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 69°41'23", AN ARC LENGTH OF 38.92 FEET TO A POINT OF NON-TANGENCY; THENCE S05°26'32"E A DISTANCE OF 67.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE S, (PLATTED ACREHOME BOULEVARD); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S01°13'21"W A DISTANCE OF 408.99 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 235,916 SQUARE FEET, OR 5.416 ACRES, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CITY OF RIVIERA BEACH, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, THEIR SUCCESSORS AND ASSIGNS.

ACCEPTANCE OF RESERVATIONS - CITY OF RIVIERA BEACH

IN WITNESS WHEREOF, CITY OF RIVIERA BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER, THIS _____ DAY OF _____, 2026.

WITNESS: Dante Knight
PRINT NAME: Dante Knight

WITNESS: Curt Thompson
PRINT NAME: Curt Thompson

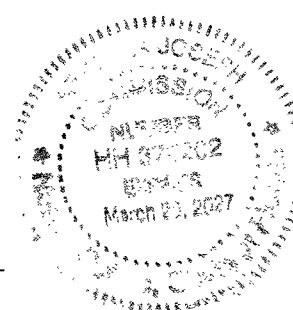
CITY OF RIVIERA BEACH
BY: Douglas Lawson
CHAIRMAN/MAYOR

ACKNOWLEDGMENT - CITY OF RIVIERA BEACH

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24 DAY OF February, 2026, BY Douglas Lawson AS Mayor FOR _____ ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

03/30/2027
MY COMMISSION EXPIRES:
HN 376202
COMMISSION NUMBER



SIGNATURE: Andrea Joseph
(PRINTED NAME) - NOTARY PUBLIC

SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Eleonor Halperin 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 THE CITY OF RIVIERA BEACH; THAT 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.

BY: SSM
Fla Bar 307572

DATE: July 1, 2026

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA

THIS 3rd DAY OF November, 2025

BY: Douglas Lawson
DOUGLAS LAWSON, MAYOR

BY: Debrah Hall
DEBRAH HALL, CMC, FCRM, CITY CLERK

BY: Terrence N. Bailey
TERRENCE N. BAILEY, PE, CITY ENGINEER

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.08(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 THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS 19th DAY OF MARCH, 2026.

BY: John E. Phillips, III
JOHN E. PHILLIPS, III, PSM
LICENSE NUMBER: 4826

DATE: 3/19/26

AS APPROVED ON 11/3/2025 VIA CITY OF RIVIERA BEACH RESOLUTION NO. 90-25

SURVEYOR'S NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND THE WEST LINE OF AVENUE S PLATTED ACREHOME BOULEVARD AS SHOWN IN THE CORRECTED PLAT OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A BEARING OF S01°13'21"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO. CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR= 1.000043828
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.
- ALL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THIS 20 DAY OF FEBRUARY, 2026.

C. Andre Rayman
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
ENGUINITY GROUP, INC.
1280 N. CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FLORIDA 33409
STATE OF FLORIDA LB# 6603

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGUNITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

RIVIERA BEACH POLICE DEPARTMENT

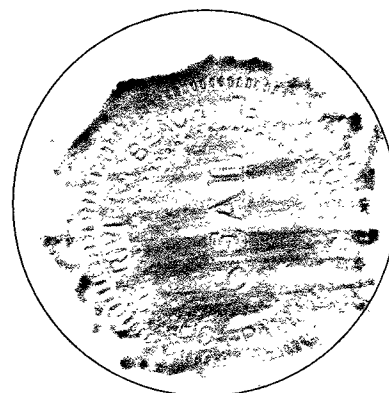


1280 N. CONGRESS AVE, SUITE 101 WEST PALM BEACH, FLORIDA 33409
PH (561)855-1151 • FAX (561)832-9390 • WWW.ENGUNITYGROUP.COM

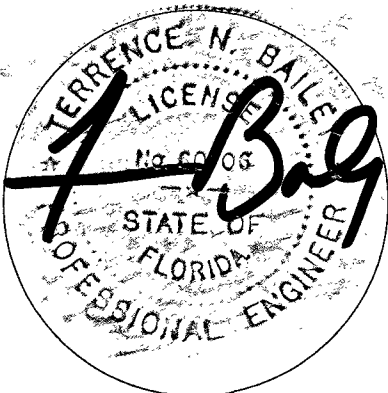
DATE	1/08/2026
SCALE	N/A
CAD FILE	25042.01 Plat.dwg
SSK PROJECT	25042.01
DRAWN	GS
CHECKED	JCM

SHEET	1 / 2
JOB NO.	25042.01

SEAL
CITY OF RIVIERA BEACH

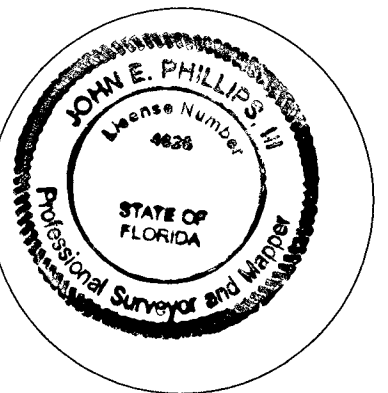


SEAL
CITY ENGINEER



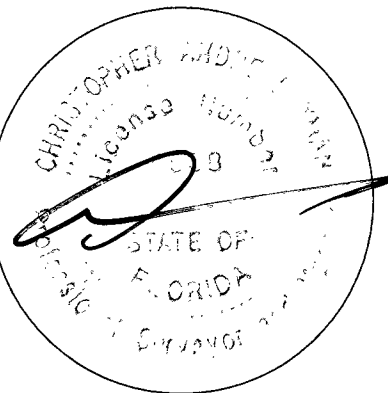
TERRENCE BAILEY
PE #4826
DATE: 8/7/26

SEAL
REVIEWING SURVEYOR
P.S.M.



NAME: JOHN E. PHILLIPS, III
PLS #4826
DATE: 3/19/2026

SEAL
C. ANDRE RAYMAN, P.S.M.



C. ANDRE RAYMAN
PLS #4938
DATE: