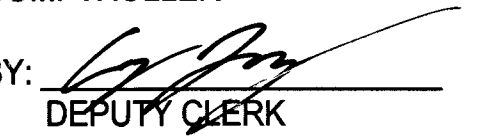
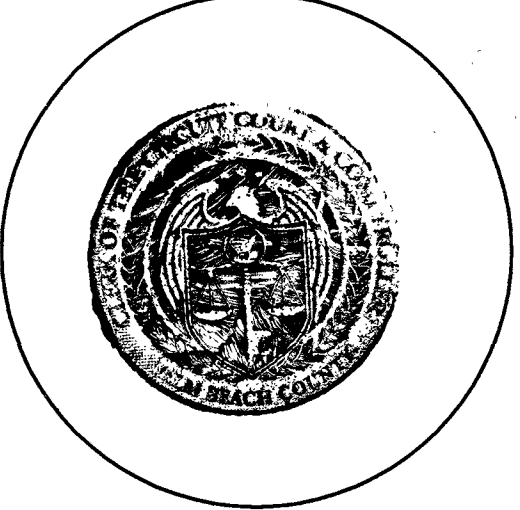


RIVIERA BEACH UTILITY SPECIAL DISTRICT WATER TREATMENT FACILITY

A REPLAT OF LOTS 1 THROUGH 11, BLOCK "O", INCLUSIVE, OF REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 29 AND 32 OF TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

173

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS PLAT WAS FILED FOR
RECORD AT 3:22 PM
THIS 20 DAY OF
August A.D. 2026 AND
DULY RECORDED IN PLAT BOOK
141 ON PAGES 173 AND 175.
SHANNON RAMSEY-CHESSMAN
CLERK OF THE CIRCUIT COURT &
COMPTROLLER
BY: 
DEPUTY CLERK



CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL

DATE: _____, 20____
SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS:
THAT THE CITY OF RIVIERA BEACH, FLORIDA, OWNER OF THE LAND SHOWN HEREON AS RIVIERA BEACH UTILITY SPECIAL DISTRICT WATER TREATMENT FACILITY, BEING A REPLAT OF LOTS LOTS 1 THROUGH 11, BLOCK "O", INCLUSIVE, OF REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 29 AND 32 OF TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, AND ALL OF LOT 8, LESS THE SOUTHERLY 160.19 FEET THEREOF, BLOCK "O", REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGES 39, 40 AND 41, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

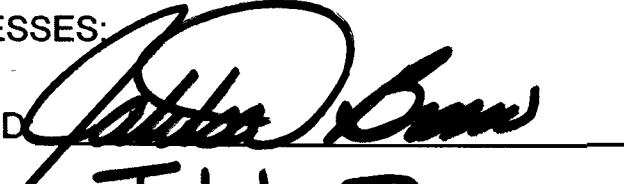
AND
THE SOUTHERLY 160.19 FEET OF LOT 8 AND ALL OF LOTS 9, 10 AND 11 IN BLOCK "O", REPLAT OF PLAT NO. 1, PLAT BOOK 27, PAGES 39, 40 AND 41, LEWIS TERMINALS, A SUBDIVISION IN THE CITY OF RIVIERA BEACH, FLORIDA, SUCH PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA.

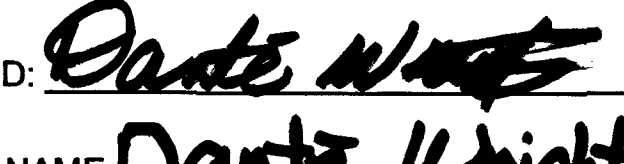
THE SOUTHERLY 160.19 FEET OF LOT 8, BLOCK "O" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN SOUTH 67 DEGREES 30 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 319.45 FEET; THENCE RUN NORTH 11 DEGREES 05 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 163.42 FEET; THENCE RUN NORTH 67 DEGREES 30 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 287.13 FEET; THENCE RUN SOUTH 22 DEGREES 29 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 160.19 FEET TO THE POINT OF BEGINNING.

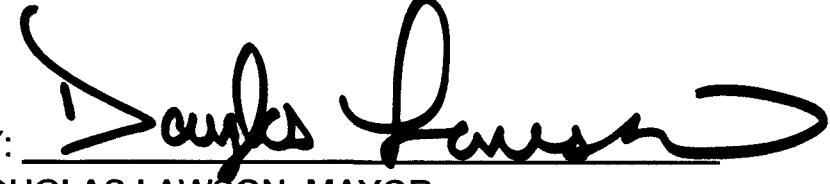
- DEDICATIONS:**
1. THAT ALL OF TRACT "A", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR THE PROPER PURPOSES.
 2. THE PALM TRANSIT EASEMENT, AS SHOWN ON THE ATTACHED PLAT, IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS, AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF:
THAT THE CITY OF RIVIERA BEACH, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MAYOR, DOUGLAS LAWSON, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 11th DAY OF August, A.D., 2026

CITY OF RIVIERA BEACH, FLORIDA

WITNESSES:
SIGNED: 
PRINT NAME: Jateisa Brown
ADDRESS: 600 W. Blue Heron Blvd, Riviera Beach FL 33404

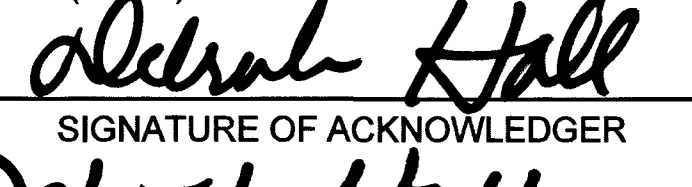
SIGNED: 
PRINT NAME: Dante Knight
ADDRESS: 600 W. Blue Heron Blvd, Riviera Beach FL 33404

BY: 
DOUGLAS LAWSON, MAYOR
CITY OF RIVIERA BEACH, FLORIDA

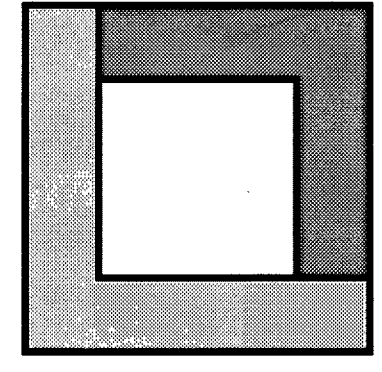
ACKNOWLEDGMENT:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 12th DAY OF August, A.D., 2026, BY Douglas Lawson, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8 27 27 COMMISSION NUMBER: _____
(MONTH NAME) (DAY) (YEAR)

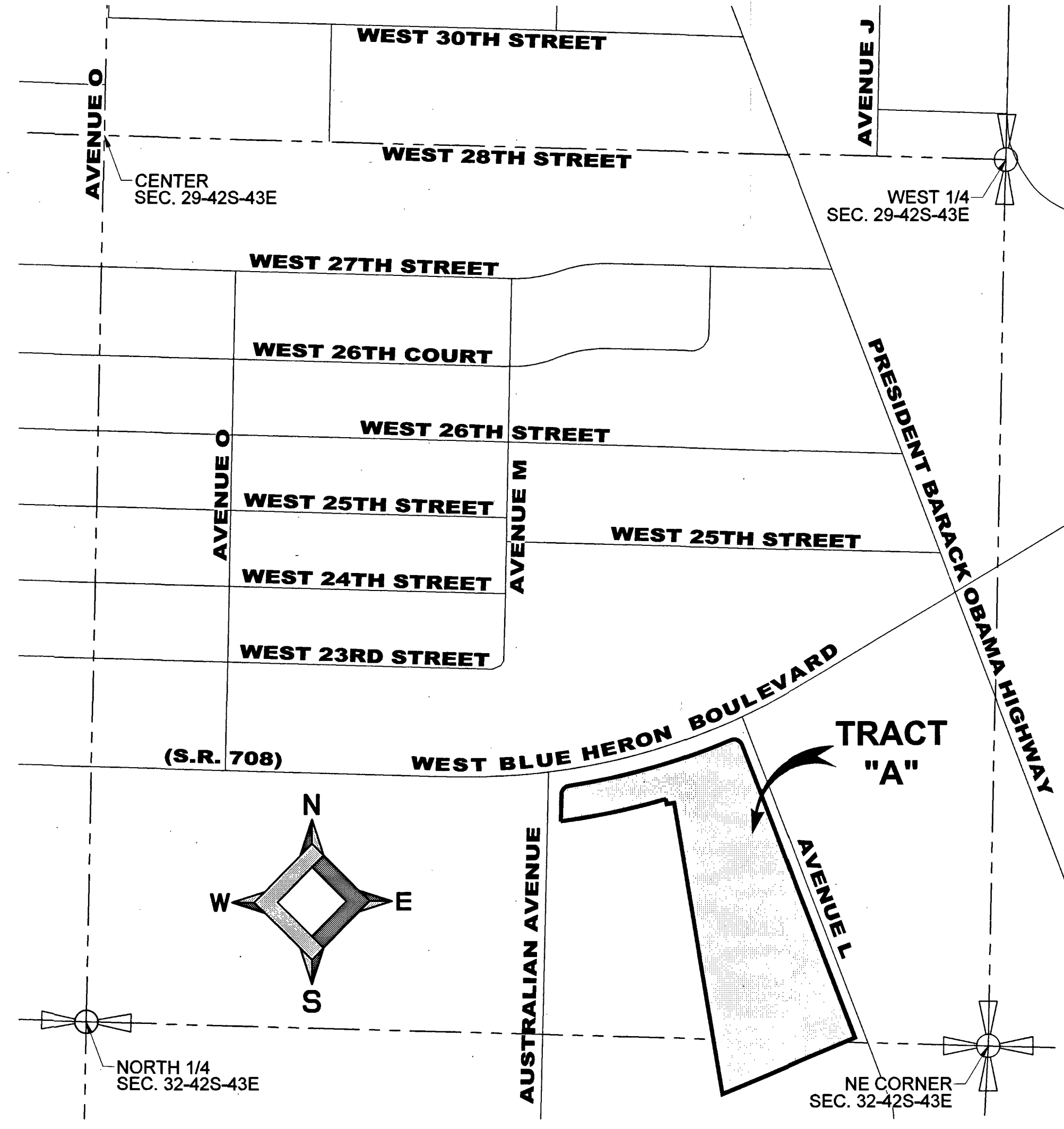
NOTARY PUBLIC STATE OF Florida
SIGNATURE OF ACKNOWLEDGER: 
PRINT NAME OF ACKNOWLEDGER: Deborah Hall

THIS INSTRUMENT WAS PREPARED
BY GREG D. BOUIE OF



7700 N KENDALL DRIVE SUITE 705
MIAMI, FLORIDA 33156
PH: (305) 463-0912
FLORIDA CERTIFICATE OF
AUTHORIZATION
LB 7335
**LONGITUDE
SURVEYORS**

DECEMBER 2024

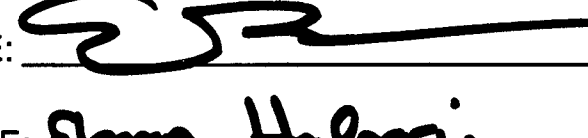


LOCATION SKETCH
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF SECTION 32, ALL OF TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA (NOT TO SCALE)

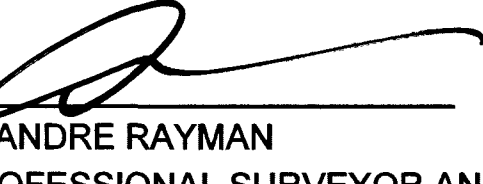
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

AS APPROVED ON April 2, 2026 VIA CITY OF RIVIERA BEACH RESOLUTION NO. 31-25

TITLE CERTIFICATION:
I, Donna 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, FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID THAT 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.

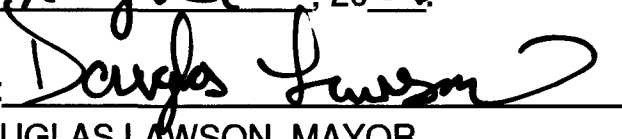
DATED THIS 20th DAY OF April, 2026
SIGN NAME: 
PRINT NAME: Donna Halperin
FLORIDA BAR NO.: 307572

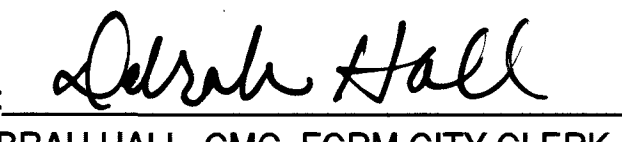
REVIEWING SURVEYOR'S APPROVAL:
ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081 (1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.091, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OF THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS 04th DAY OF AUGUST, 2026

C. ANDRE RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4938

CITY OF RIVIERA BEACH APPROVALS:
COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVIERA BEACH WATER TREATMENT PLANT HAS BEEN OFFICIALLY APPROVED FOR RECORDS BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 11th DAY OF August, 2026

BY: 
DOUGLAS LAWSON, MAYOR

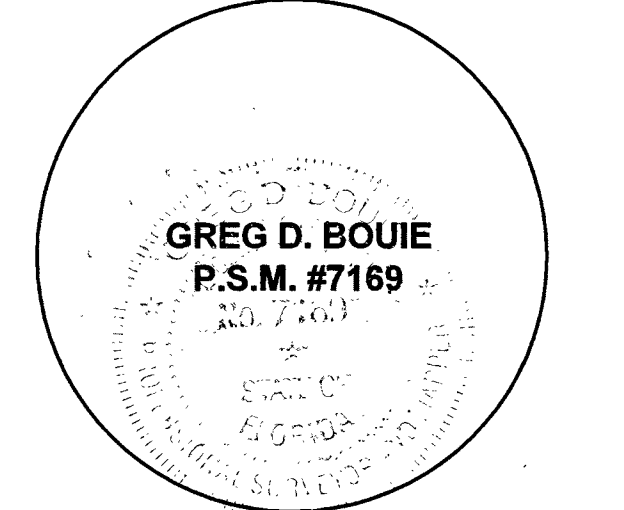
BY: 
DEBRAH HALL, CMC, FORM CITY CLERK

BY: 
TERRENCE N. BAILEY, P.E., CITY ENGINEER
PROFESSIONAL ENGINEER NO. 60706
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THE ATTACHED 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) ACCORDING TO SEC. 177.091 (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 THE CITY OF RIVIERA BEACH, FLORIDA

DATED THIS 8th DAY OF January, 2026

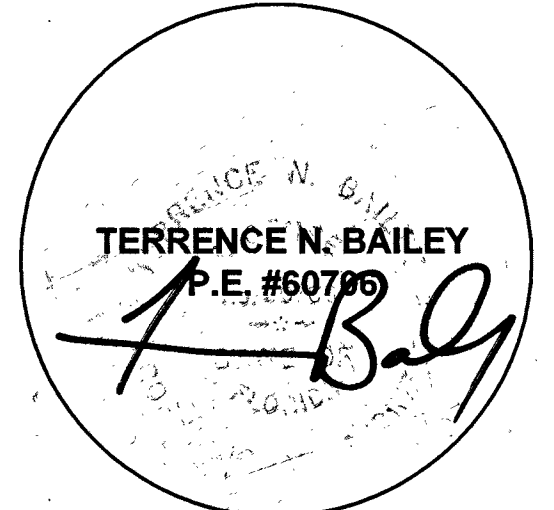

GREG D. BOUIE
PROFESSIONAL SURVEYOR AND MAPPER NO. 7169
STATE OF FLORIDA
FOR LONGITUDE SURVEYORS
LB #7335



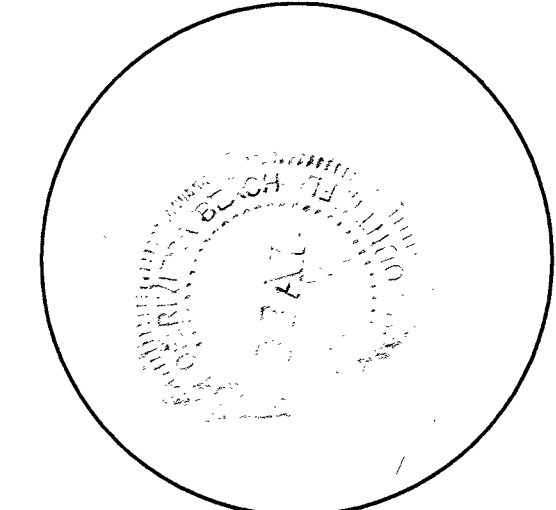
PROFESSIONAL SURVEYOR & MAPPER
DATE: January 8, 2026



REVIEWING SURVEYOR
DATE: 08-04, 2026



CITY ENGINEER
DATE: August 3, 2026



CITY OF RIVIERA BEACH, FLORIDA
DATE: August 1, 2026