

FIRE STATION 86

BEING A REPLAT OF A PORTION OF THE LOT 1, LOT 2 AND A PORTION
OF LOT 3, HARBOR POINT, AS RECORDED IN PLAT BOOK 26, PAGE 71
SECTION 22 AND 23, 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 AND THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT PURSUANT TO CHAPTER 189, FLORIDA STATUTES, OWNERS OF THE LAND SHOWN HEREON AS FIRE STATION 86, A SUBDIVISION IN SECTION 22 AND 23, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF A PORTION OF THE LOT 1, LOT 2 AND A PORTION OF LOT 3, HARBOR POINT, AS RECORDED IN PLAT BOOK 26, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "W" OF THE PLAT OF 5050 OCEAN DRIVE REPLAT, AS RECORDED IN PLAT BOOK 101, PAGE 10 OF SAID PUBLIC RECORDS, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "W" S88°35'51"E A DISTANCE OF 393.96 FEET TO A POINT ON THE WESTERLY LINE OF TRACT C-2 OF SAID PLAT OF 5050 OCEAN DRIVE REPLAT; THENCE ALONG SAID WESTERLY LINE S06°22'49"E A DISTANCE OF 152.52 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET AND WHOSE CENTER BEARS S50°47'49"E, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'01" AN ARC DISTANCE OF 13.60 FEET TO A POINT OF NON-TANGENCY, THENCE S83°37'11"W A DISTANCE OF 101.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 156.03 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°03'42" AN ARC DISTANCE OF 92.76 FEET TO A POINT OF NON-TANGENCY; THENCE N88°35'51"W A DISTANCE OF 227.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH OCEAN DRIVE (STATE ROAD 703)(A1A) AS NOW LAID OUT AND IN USE, RECORDED IN ROAD PLAT BOOK 6, PAGE 11, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N02°10'24"E A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.858 ACRES, MORE OR LESS.

SAID HEREIN DESCRIBED PARCEL CONTAINING 80,920 SQUARE FEET (1.858 ACRES) MORE OR LESS.

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

- 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, THEIR SUCCESSORS AND ASSIGNS.
- TRACT B, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SPECIAL DISTRICT, THEIR SUCCESSORS AND ASSIGNS.
- ACCESS EASEMENT 1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE ACCESS PURPOSES. THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO ENTER AND TRAVERSE ACCESS EASEMENT 1 AS NECESSARY FOR PUBLIC BUSINESS WITHOUT OBLIGATION OF MAINTENANCE.
- ACCESS EASEMENT 2, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE ACCESS PURPOSES. THE CITY OF RIVIERA BEACH, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO ENTER AND TRAVERSE ACCESS EASEMENT 2 AS NECESSARY FOR PUBLIC BUSINESS WITHOUT OBLIGATION OF MAINTENANCE.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF RIVIERA BEACH, THEIR SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, THEIR SUCCESSORS AND ASSIGNS.
- THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF RIVIERA BEACH, THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS 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 27th DAY OF August, 2026.

WITNESS: Cynthia L. McCreary CITY OF RIVIERA BEACH

PRINT NAME: Cynthia L. McCreary

WITNESS: Charlie Wright BY: Douglas Lawson

PRINT NAME: Charlie Wright CHAIRMAN/MAYOR

ACKNOWLEDGMENT - CITY OF RIVIERA BEACH

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

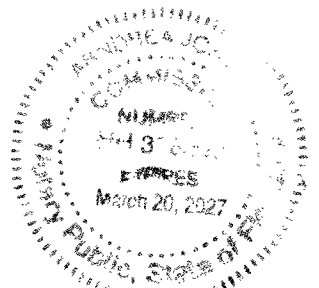
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 27th DAY OF August, 2026, BY Douglas Lawson AS Mayor FOR R. Beach ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

March 20 2027

MY COMMISSION EXPIRES:

HH 376202

COMMISSION NUMBER



SIGNATURE: Andrea Joseph

(PRINTED NAME) - NOTARY PUBLIC

SEAL

ACCEPTANCE OF RESERVATIONS - CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT

IN WITNESS WHEREOF, CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER, THIS 24 DAY OF AUGUST, 2026.

WITNESS: Terrence Bailey
PRINT NAME: TERRENCE BAILEY

WITNESS: Zane Ousley
PRINT NAME: ZANE OUSLEY

THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT

BY: Joshua Niemann
EXECUTIVE DIRECTOR

ACKNOWLEDGMENT - CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

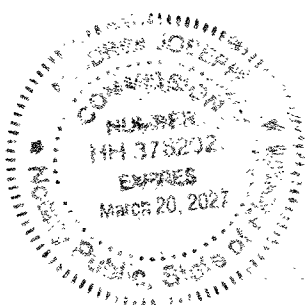
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF August, 2026, BY Joshua Niemann AS Executive Director FOR R. Beach ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

March 20 2027

MY COMMISSION EXPIRES:

HH 376202

COMMISSION NUMBER



SIGNATURE: Andrea Joseph

(PRINTED NAME) - NOTARY PUBLIC

SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Eleen Huberin 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: 24 DAY OF August
24 DAY OF August, 2026.

DATE: 8.22.26

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 24 DAY OF August, 2026.

BY: Douglas Lawson
DOUGLAS LAWSON, MAYOR

BY: Debrah Hall
DEBRAH HALL, CMC, FORM. ACTING 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 6th DAY OF AUGUST, 2026.

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

DATE:

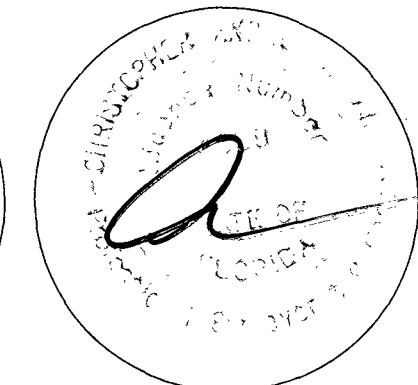
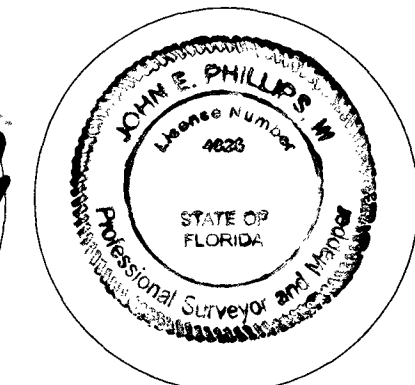
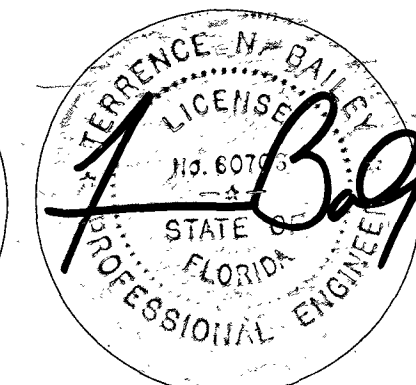
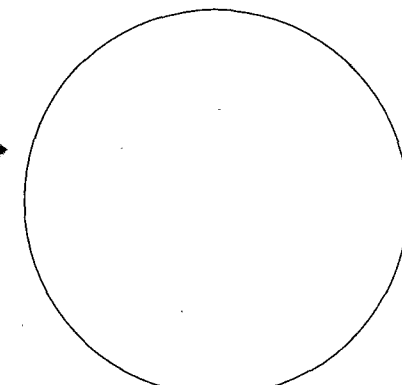
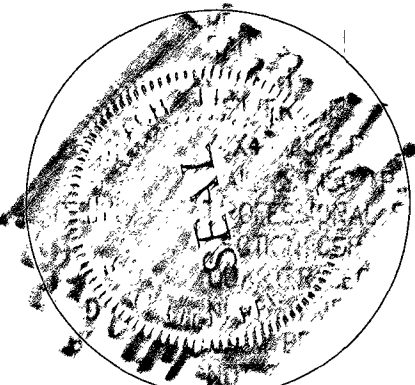
SEAL
CITY OF RIVIERA BEACH

SEAL
CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT

SEAL
CITY ENGINEER

SEAL
REVIEWING SURVEYOR P.S.M.

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



TERRENCE BAILEY
PE #60706
DATE: 8/3/26

NAME: JOHN E. PHILLIPS, III
PLS #4826
DATE: 8/4/26

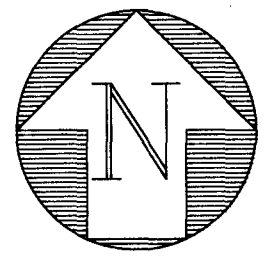
C. ANDRE RAYMAN
PLS #4938
DATE: 8/13/26

1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

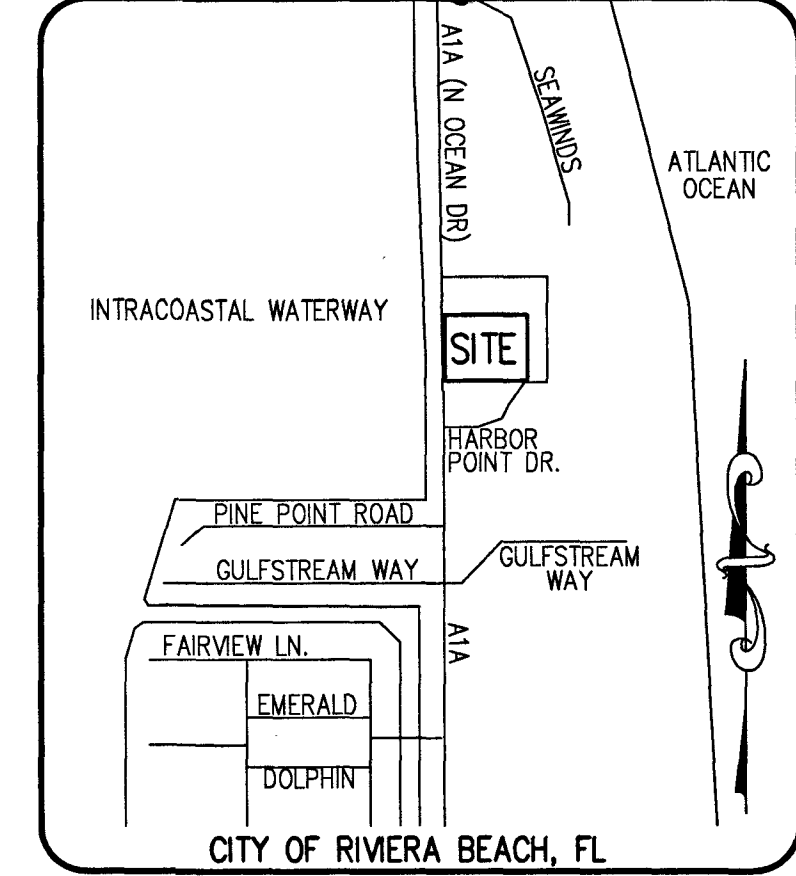
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DATE	5/5/2026
SCALE	N/A
CAD FILE	19071.01 Plat.dwg
SDSK PROJECT	19071.01
DRAWN	JCM
CHECKED	CAR

S H E E T	1 / 2
JOB NO.	19071.01



GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1"=20'



LOCATION MAP
N.T.S.

5

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR
RECORD AT 12:52 PM
THIS 28 DAY OF August
2026 AND DULY RECORDED
IN PLAT BOOK NO. 142
ON PAGE(S) 5-6

SHANNON RAMSEY-CHESMAN
CLERK AND COMPTROLLER

BY: [Signature]
DEPUTY CLERK

SEAL
CLERK OF THE CIRCUIT
COURT & COMPTROLLER



ADMINISTRATIVE

AS APPROVED ON _____ 2026 VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____-25

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND A LINE BETWEEN THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF N88°31'36"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= 1.000055053
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

2. 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.

3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.

4. 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.

5. 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.

6. 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 177.091(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 13 DAY OF July, 2026.

[Signature]

C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
ENGUITY 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. ENGenuity GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

FIRE STATION 86