

# INDIAN TRACE APARTMENTS

BEING A PORTION OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

PAGE **157**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 10:04 AM, THIS 23<sup>RD</sup> DAY OF APRIL 2002, AND DULY RECORDED IN PLAT BOOK 94 ON PAGES 157 THROUGH 159

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK



### 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.

### NOTICE AND DISCLOSURE:

UNIT OF DEVELOPMENT No. 7

NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING CERTAIN BENEFITS AND IMPROVEMENTS TO REAL PROPERTIES LOCATED WITHIN ITS UNITS OF DEVELOPMENT.

THIS NOTICE AND DISCLOSURE IS GIVEN IN ORDER TO INFORM THOSE INDIVIDUALS OR ENTITIES OWNING OR PURCHASING TRACTS WITHIN THIS PLAT ENTITLED "INDIAN TRACE APARTMENTS", THAT THEY WILL BE RESPONSIBLE TO PAY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCH NON-AD VALOREM ASSESSMENTS THAT HAVE OR MAY BE LEVIED AND ASSESSED BY THE DISTRICT AGAINST SAID LOTS OR UNITS.

FOR FURTHER INFORMATION REGARDING THIS INSTRUMENT, PLEASE CONTACT: NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, 357 HIATT DRIVE, PALM BEACH GARDENS, FLORIDA 33418.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY SALLY HAMADEH, ITS PRESIDENT, AND PETER M. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27<sup>TH</sup> DAY OF MARCH, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *[Signature]*  
PETER L. PIMENTEL, SECRETARY

BY: *[Signature]*  
SALLY R. HAMADEH, PRESIDENT

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF DADE ) SS

I, Shamira Klein, 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 WEST RIVIERA, L.L.C., a Florida limited liability company, that the taxes due prior to 12-31-2001 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 dedicated by this plat.

DATE: 2-22-02

*[Signature]*  
ATTORNEY-AT-LAW  
MEMBER OF THE FLORIDA BAR

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "INDIAN TRACE APARTMENTS" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 3<sup>RD</sup> DAY OF APRIL, 2002.

BY: *[Signature]*  
MICHAEL D. BROWN  
MAYOR

BY: *[Signature]*  
CARRIE E. WARD  
CITY CLERK

BY: *[Signature]*  
L. JOHN SAMADI, P.E.  
CITY ENGINEER

### CERTIFICATE OF REVIEW BY CITY SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES

DATE: 4/2/2002

*[Signature]*  
STEPHEN M. GORDON  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE No. 5974

### 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; 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, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9) F.S. 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF RIVIERA BEACH.

BY: *[Signature]* DATED THIS 18<sup>TH</sup> DAY OF FEBRUARY 2002.  
ALEXANDER DUCHART  
FLORIDA REGISTERED LAND SURVEYOR NO. 5998

SUNTECH ENGINEERING, INC.  
L.B. 7019

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT: WEST RIVIERA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED INDIAN TRACE APARTMENTS, THE SAME BEING A PLAT OF A TRACT OF LAND DESCRIBED IN THE FOLLOWING LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE NORTH 88°19'12" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 60.00 FEET; THENCE, NORTH 01°53'30" EAST, ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 657.64 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 01°53'30" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1007.10 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-QUARTER OF THE NORTH ONE-HALF OF THE SAID NORTHWEST ONE-QUARTER; THENCE, NORTH 88°26'48" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1056.02 FEET; THENCE, SOUTH 01°40'48" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 773.48 FEET; THENCE, SOUTH 88°19'12" EAST, A DISTANCE OF 322.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°26'37", A DISTANCE OF 420.21 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 88°06'30" EAST, A DISTANCE OF 409.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.38 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

- TRACTS 'A' AND 'B', AS SHOWN HEREON ARE HEREBY RESERVED FOR WEST RIVIERA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES, AND ALL OTHER LEGAL AND LAWFUL PURPOSES ASSOCIATED THEREWITH.
- THE WATERLINE AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THEIR UTILITY FACILITIES.

IN WITNESS WHEREOF: WEST RIVIERA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS CO-MANAGING MEMBERS, ITS CORPORATE SEAL TO BE HERETO AFFIXED. THIS 19<sup>TH</sup> DAY OF FEBRUARY, A.D., 2002.

BY: *[Signature]*  
WALDEMAR K. SCHICKEDANZ, PRESIDENT  
SCHICKEDANZ CAPITAL GROUP, L.L.C.  
CO-MANAGING MEMBER, WEST RIVIERA, L.L.C.

BY: *[Signature]*  
ROBERT A. BENTZ, MANAGING MEMBER  
DESIGNERS DEVELOPMENT, L.L.C.  
CO-MANAGING MEMBER, WEST RIVIERA, L.L.C.

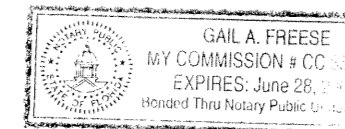
### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WALDEMAR K. SCHICKEDANZ, AS PRESIDENT OF SCHICKEDANZ CAPITAL GROUP, L.L.C. AND ROBERT A. BENTZ, AS CO-MANAGING MEMBER OF DESIGNERS DEVELOPMENT L.L.C., WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AND WITH DUE AND REGULAR CORPORATE AUTHORITY FOR THE PURPOSES HEREON EXPRESSED AND DID THAT AN OATH AS CO-MANAGING MEMBERS OF WEST RIVIERA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>TH</sup> DAY OF Feb. A.D. 2002.

*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA



PRINTED NAME OF ACKNOWLEDGER: Gail A. Freese  
SERIAL NUMBER (IF ANY): CC850220  
MY COMMISSION EXPIRES: June 28, 2003

RECORD PLAT PREPARED BY:

**SUNTECH** Sun-Tech Engineering, Inc.  
Engineers - Planners - Surveyors  
Certificate of Authorization Number LB 7019  
1600 West Oakland Park Boulevard Phone (954)777-3123  
Fl. Lauderdale, FL 33311 Fax (954)777-3114  
E-Mail: suntech@gate.net

REVIEWING SURVEYOR	NORTHERN PALM BEACH IMPROVEMENT DISTRICT	CLERK OF THE CIRCUIT COURT	CITY OF RIVIERA BEACH	SURVEYOR
"SEAL"	"SEAL"	"SEAL"	"SEAL"	"SEAL"