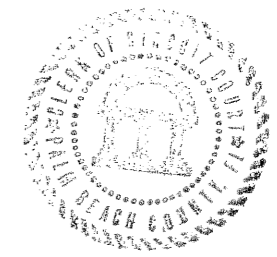


# PLAT OF THIRTEENTH STREET INDUSTRIAL

LYING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 42, SOUTH, RANGE 43 EAST AND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 2004 SHEET 1 OF 2

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT AM THIS 20th DAY OF MAY A.D. 2004 AND DULY RECORDED IN PLAT BOOK 102 ON PAGES 23 AND 24 DOROTHY H. WILKEN CLERK OF THE COURT BY: *Maria L. Johnson* DEPUTY CLERK



### TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, LAWRENCE W. SMITH, ESQUIRE, 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 TO DANIEL J. DYLE AND AUDREY DYLE, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON.

DATE: MAY 19, 2004

BY: *Lawrence W. Smith* LAWRENCE W. SMITH, ESQUIRE FLORIDA LICENSE 310182

### NOTES:

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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."
- BEARING REFERENCE: THE BEARINGS HEREON RELATE TO S01°18'51"W ALONG THE WEST LINE OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

### SURVEYOR'S CERTIFICATION:

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; 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.

DATE: MAY 17, 2004

BY: *John J. Dedman* JOHN J. DEDMAN, PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 3010 STATE OF FLORIDA

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT OF THIRTEENTH STREET INDUSTRIAL, IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF RIVIERA BEACH AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES.

BY: *L. John Samadi* L. JOHN SAMADI, P.E., CITY ENGINEER DATE: May 17, 04  
BY: *Michael D. Brown* MICHAEL D. BROWN, MAYOR OF CITY OF RIVIERA BEACH DATE: May 18, 04  
BY: *Carrie E. Ward* CARRIE E. WARD, MASTER MUNICIPAL CLERK DATE: May 17, 2004

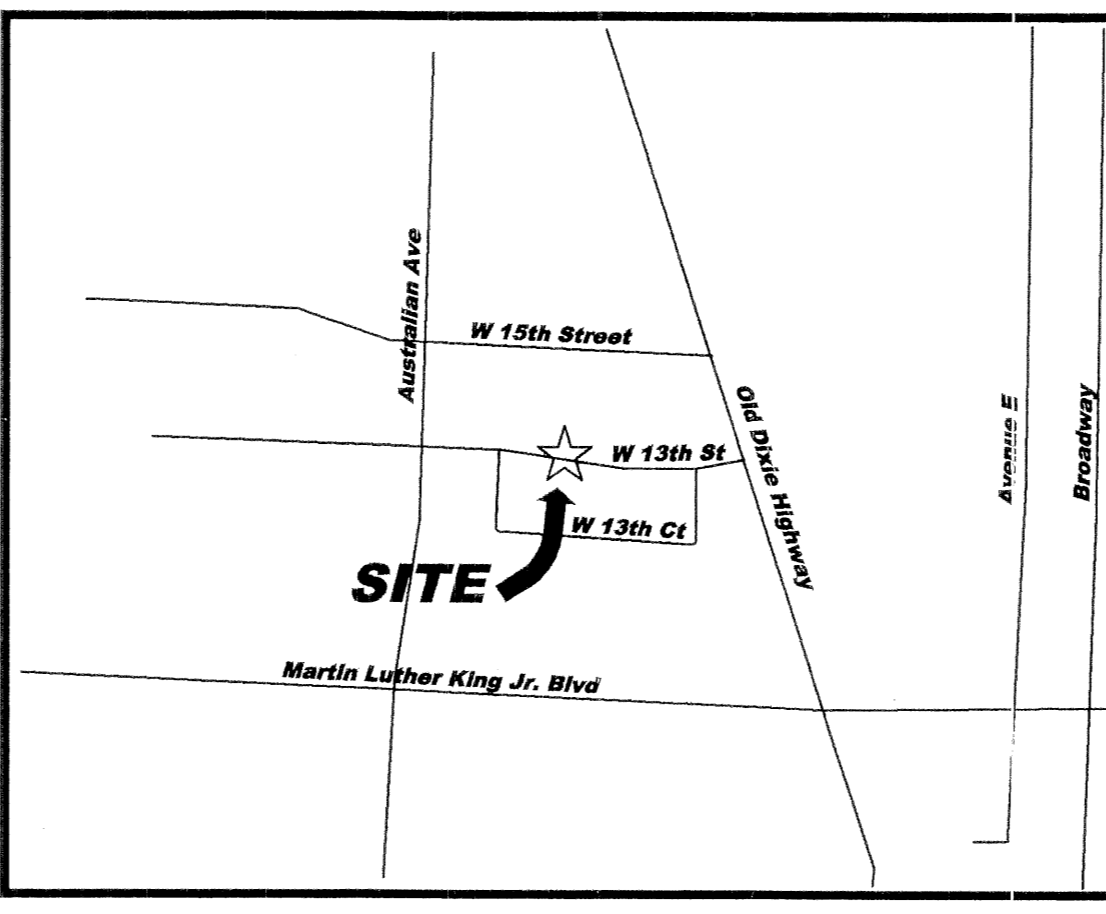
### REVIEWING SURVEYOR:

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.

BY: *Sally H. Rager* SALLY H. RAGER, CERTIFICATE No. 4828 DATE: 5/17/2004



THIS INSTRUMENT WAS PREPARED BY: JOHN J. DEDMAN JUPITER SURVEYING, INC. (CERTIFICATE OF AUTHORIZATION #LB 5033) 609 N. Hepburn Ave, Suite 206 Jupiter, Florida 33458 561-744-4594



LOCATION MAP

### DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL J. DYLE AND AUDREY DYLE, HUSBAND AND WIFE OWNERS OF THE LAND SHOWN HEREON, BEING A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST AND THE SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THIRTEENTH STREET INDUSTRIAL, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N89°55'05"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33 A DISTANCE OF 389.64 FEET TO A POINT; THENCE S01°10'25"W A DISTANCE OF 490.00 FEET TO A POINT; THENCE S89°55'05"W A DISTANCE OF 402.83 FEET TO A POINT; THENCE N01°13'41"E A DISTANCE OF 489.98 FEET TO A POINT; LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N89°47'32"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33 A DISTANCE OF 12.74 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY (WEST 13TH STREET).

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33; THENCE N89°53'58"E ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 389.64 FEET; THENCE S00°11'26"W A DISTANCE OF 489.81 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 13TH STREET, BEING 50.00 FEET WIDE, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 3888.58 FEET, A RADIAL LINE PASSING THROUGH SAID POINT B EARS N00°04'55"W; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 05°58'06", A DISTANCE OF 402.80 FEET; THENCE N01°12'35"E DEPARTING SAID ARC AND SAID RIGHT OF WAY LINE, A DISTANCE OF 468.81 FEET TO THE NORTHERLY LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32; THENCE N89°47'32"E, A DISTANCE OF 12.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.460 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE TO DANIEL J. DYLE AND AUDREY DYLE, PARCELS 1 AND 2 RESERVED FOR FUTURE DEVELOPMENT OR OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, THE UNDERSIGNED DO HEREUNTO SET THEIR HANDS THIS 19 DAY OF MAY, 2004.

DANIEL J. DYLE AND AUDREY DYLE, HUSBAND AND WIFE OWNERS.

BY: *Daniel J. Dyle* DANIEL J. DYLE, OWNER

WITNESS: *Robin A. Jarrell* WITNESS: *Robin A. Jarrell*

BY: *Audrey Dyle* AUDREY DYLE, OWNER

WITNESS: *Robin A. Jarrell* WITNESS: *Robin A. Jarrell*

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE HOLDERS OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 14129 AT PAGE 1089 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED DO HEREUNTO SET THEIR HAND THIS 19 DAY OF MAY, 2004

BY: *Dorothy S. Garcia* DOROTHY S. GARCIA

WITNESS: *Kari Freeman*

BY: *Rolando Garcia* ROLANDO GARCIA

WITNESS: *Kari Freeman*

WITNESS: *Kari Freeman*

### ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOROTHY S. GARCIA AND ROLANDO GARCIA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *Personal* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF May, 2004.

MY COMMISSION EXPIRES: *Terrence H. Berg* NOTARY PUBLIC

### ACKNOWLEDGMENT:

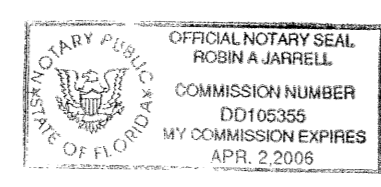
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL J. DYLE AND AUDREY DYLE, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Personal* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PUPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THE 19th DAY OF May, 2004.

MY COMMISSION EXPIRES: APRIL 2, 2006 *Robin A. Jarrell* NOTARY PUBLIC



OWNER NOTARY SEAL (DYLE & DYLE)

MORTGAGEE CONSENT NOTARY SEAL (GARCIA)

MORTGAGEE CONSENT NOTARY SEAL (GIBBS)

ROSS T. KRUEGER TRUST SEAL

ROSS T. KRUEGER TRUST NOTARY SEAL

SYLVIA F. SINCLAIR TRUST SEAL

SYLVIA F. SINCLAIR TRUST NOTARY SEAL

ALFRED C. SINCLAIR TRUST SEAL

ALFRED C. SINCLAIR TRUST NOTARY SEAL

SURVEYOR'S SEAL

CITY CLERK

REVIEWING SURVEYOR SEAL