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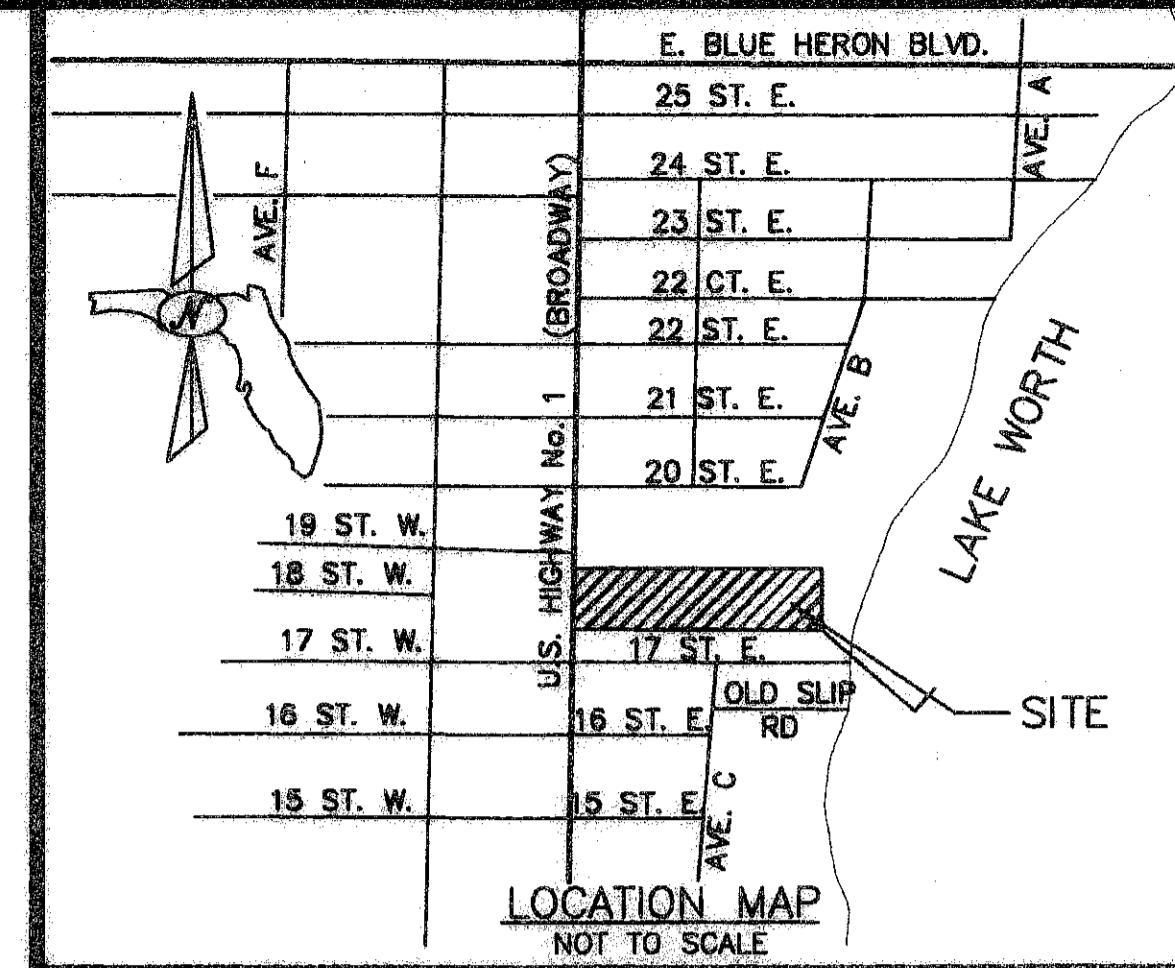
MOROSO PARK

LYING IN SECTIONS 28 and 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
A PORTION OF LIGHT HARBOR MARINA, RECORDED IN PLAT BOOK 68, PAGE 28
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

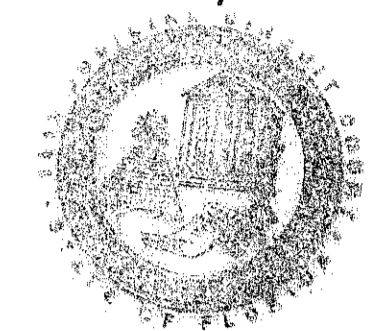
JUNE 2007

SHEET 1 OF 2

00056-051



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:46 A.M.
This day of October, 2007,
and duly recorded in Plat Book No. 110
on page 179-180
SHARON R. BOCK, Clerk & Comptroller
by Michelle Green, D.C.



DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

MOROSO PARK

LYING IN SECTIONS 28 and 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LIGHT HARBOR MARINA, RECORDED IN PLAT BOOK 68, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WEST BOUNDARY OF SAID PLAT,
S00°07'00"E FOR 49.24 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID WEST BOUNDARY, N90°00'00"E FOR
1003.64 FEET TO THE EAST BOUNDARY OF SAID PLAT;
THENCE ALONG SAID EAST BOUNDARY, S03°03'14"W FOR 58.61 FEET;
THENCE CONTINUE ALONG SAID EAST BOUNDARY, S01°21'10"E FOR
102.63 FEET TO THE SOUTHEAST CORNER OF SAID PLAT;
THENCE ALONG THE SOUTH BOUNDARY OF SAID PLAT, S90°00'00"W FOR
1002.61 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE SAID WEST BOUNDARY, N00°07'00"W FOR 161.13 FEET
TO THE POINT OF BEGINNING.

CONTAINING 3.705 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

TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE RIVIERA BEACH PLANNING AND ZONING DIVISION. THE MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

2. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR LANDSCAPE BUFFER PURPOSES. THE MAINTENANCE OF SAID EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY, NOR TO THE CITY OF RIVIERA BEACH, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

3. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. CITY OF RIVIERA BEACH UTILITY EASEMENT

THE CITY OF RIVIERA BEACH UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF WATER PIPELINES. THE MAINTENANCE OF THE LAND UNDERLYING SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRPERSON AND ITS SEAL TO BE AFFIXED HERETO THIS 21 DAY OF August, 2007.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS

BY: Addie L. Greene
ADDIE L. GREENE, CHAIRPERSON

ATTEST: Sharon R. Bock
SHARON R. BOCK
CLERK & COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY AND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF 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.

SOUTHEAST GUARANTY AND TITLE, INC.

DATED: July 18, 2007 BY: Kenneth L. Townsend
KENNETH L. TOWNSEND, PRESIDENT

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; 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.

BY: John E. Phillips III
JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4826, STATE OF FLORIDA
DATE: 8/29/07

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

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

BY: Nick Miller
NICK MILLER, INC., PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. 6620, STATE OF FLORIDA
DATE: 9/29/07

APPROVAL CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA; AND FURTHER, THE CITY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS SHOWN HEREON.

THIS 19 DAY OF September, 2007.

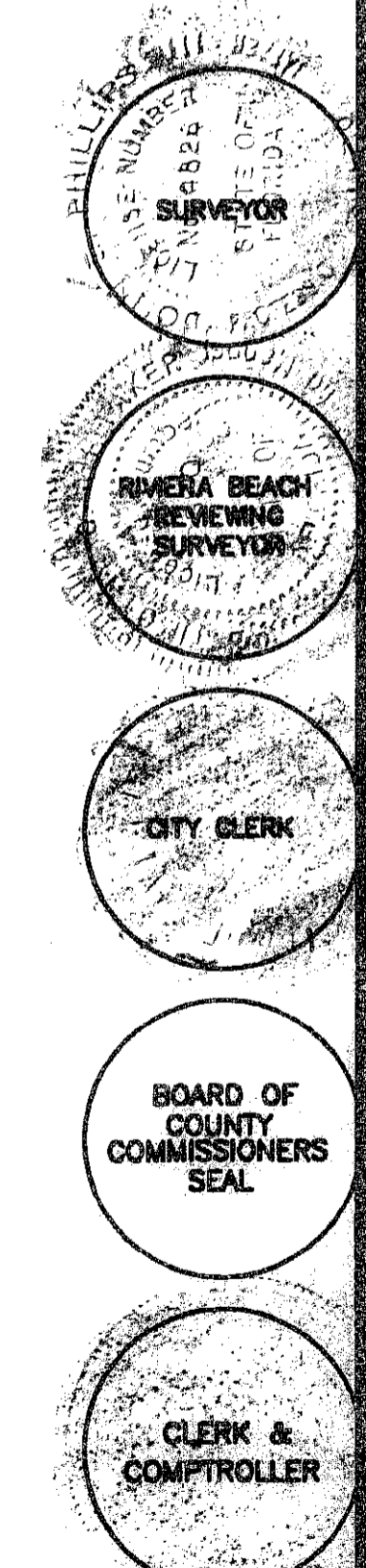
BY: Thomas A. Masters
THOMAS A. MASTERS
MAYOR

BY: Carrie E. Ward
CARRIE E. WARD, M.M.C.
CITY CLERK

BY: L. John Sawadi
L. JOHN SAWADI, P.E.
CITY ENGINEER

SURVEYOR'S NOTES:

- BEARINGS BASED ON N90°00'00"W ALONG THE SOUTH LINE OF THE PLAT OF LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28.
- 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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY AND BE IN ACCORDANCE WITH THE CITY OF RIVIERA BEACH CODE OF ORDINANCES.
- ALL DIMENSIONS REFER TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ABBREVIATIONS:
(P) - DIMENSION PER LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28.
(M) - MEASURED DIMENSION
(D) - DIMENSION PER LEGAL DESCRIPTION
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
D.B. - DEED BOOK
P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
FPU - FLORIDA PUBLIC UTILITIES
FPL - FLORIDA POWER & LIGHT
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
R/W - RIGHT-OF-WAY
C - CENTERLINE
 - PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED "LB 6473", UNLESS NOTED OTHERWISE
L.B.E. - LANDSCAPE BUFFER EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
- PLAT AREA: 3.705 ACRES, MORE OR LESS.



THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 305
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX

PROJ. No. 07-002
DATE: 6/14/07
SHEET 1 OF 2