

# PLAT OF I-95 HOLDINGS

LYING IN THE WEST ONE HALF (W 1/2) OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST,  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

193

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:28 AM THIS 7 DAY OF December, A.D. 2004 AND DULY RECORDED IN PLAT BOOK 149 ON PAGES 193 AND 194.

DOROTHY H. WILKEN  
CLERK OF THE COURT

BY: *[Signature]*  
DEPUTY CLERK

### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FRED KELLER, AS TRUSTEE UNDER LAND TRUST NO. 1033 DATED OCTOBER 1ST, 2002, OWNER OF THE LAND SHOWN HEREON, BEING A PARCEL OF LAND LYING IN THE WEST ONE HALF (W 1/2) OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS I-95 HOLDINGS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH 600.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY FOR GARDEN ROAD AND EAST OF THE RIGHT-OF-WAY FOR STATE ROAD NO. 9 (I-95), SAID PARCEL ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, THENCE NORTH 87°37'23" WEST (AN ASSUMED BEARING AND ALL OTHER BEARINGS RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 1381.10 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (I-95); THENCE NORTH 19°22'23" WEST ALONG SAID RIGHT-OF-WAY LINE, 378.83 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 19°22'23" WEST ALONG SAID RIGHT-OF-WAY LINE, 269.16 FEET TO THE INTERSECTION OF A LINE 600.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31; THENCE SOUTH 87°37'23" EAST ALONG SAID LINE 1222.49 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF GARDEN ROAD; THENCE SOUTH 2°34'07" WEST ALONG SAID RIGHT-OF-WAY LINE 30.0 FEET; THENCE NORTH 87°37'23" WEST ALONG A LINE 30.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF SAID NORTHWEST QUARTER (NW 1/4), 722.65 FEET; THENCE SOUTH 2°22'37" WEST, PERPENDICULAR TO THE PREVIOUS COURSE, 220.00 FEET TO THE INTERSECTION OF A LINE 350.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4); THENCE NORTH 87°37'23" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) 400.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL 1  
A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 31, RUN THENCE WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 31 A DISTANCE OF 1120.54 FEET, MORE OR LESS, TO A POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED; THENCE CONTINUE WESTERLY ON SAID EAST-WEST QUARTER SECTION LINE A DISTANCE OF 260.36 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE NO. 95); THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 376.82 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 350.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES) THE SAID EAST-WEST QUARTER SECTION LINE OF SECTION 31; THENCE RUN EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 401.39 FEET, MORE OR LESS; THENCE RUN SOUTHERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2  
BEGIN AT THE INTERSECTION OF THE EAST R/W LINE OF STATE ROAD NO. 710 WITH THE EAST R/W OF STATE ROAD NO. 9 (I-95) AND RUN SOUTHEASTERLY ALONG THE EAST R/W LINE OF STATE ROAD NO. 710, A DISTANCE OF 80.00 FEET; THENCE N38°42'45"E A DISTANCE OF 77.29 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 117.09 FEET MORE OR LESS TO THE EAST R/W LINE OF STATE ROAD NO. 9 (I-95); THENCE SOUTHERLY ALONG SAID R/W LINE A DISTANCE OF 20.11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 5.828 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, FRED KELLER, AS TRUSTEE UNDER LAND TRUST NO. 1033 DATED OCTOBER 1ST, 2002 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE, THIS 12 DAY OF July, 2004.

FRED KELLER, AS TRUSTEE UNDER LAND TRUST NO. 1033 DATED OCTOBER 1ST, 2002.

BY: *[Signature]*  
FRED KELLER, TRUSTEE

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

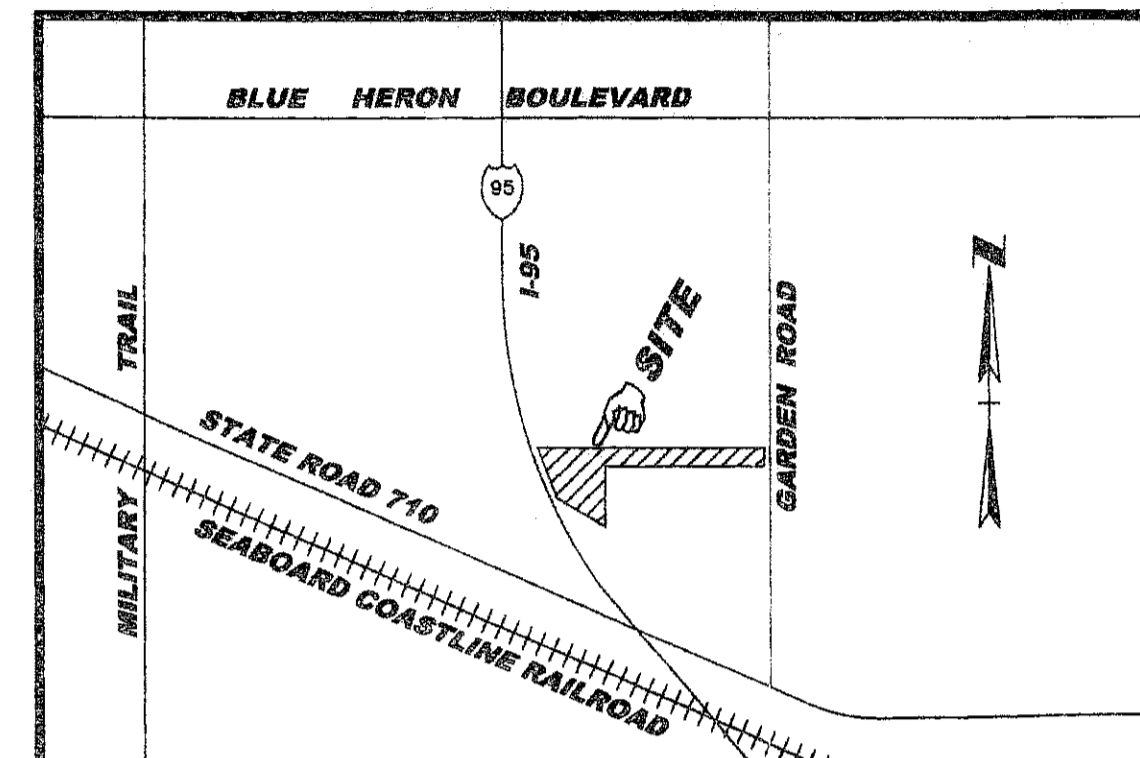
BEFORE ME PERSONALLY APPEARED FRED KELLER, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF LAND TRUST NO. 1033 DATED OCTOBER 1ST, 2002, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THE 12 DAY OF JULY, 2004.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

MARCH 2004  
SHEET 1 OF 2

00056-052



LOCATION MAP  
(NOT TO SCALE)

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 14294 AT PAGE 534 AND OFFICIAL RECORDS BOOK 15519 AT PAGE 1626 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF June, 2004.

COLONIAL BANK, AN ALABAMA BANK, F/K/A PALM BEACH NATIONAL BANK & TRST.

BY: *[Signature]*  
PATRICK JACKS, SENIOR VICE-PRESIDENT

ATTEST: *[Signature]*  
JOHN BEEFELD, V.P.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICK JACKS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF COLONIAL BANK, AN ALABAMA BANK, F/K/A PALM BEACH NATIONAL BANK & TRUST AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June, 2004.

MY COMMISSION EXPIRES: 12/12/10  
*[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DANIEL J. SHEPHERD, 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 FRED KELLER, AS TRUSTEE, UNDER LAND TRUST NO. 1033 DATED OCTOBER 1, 2002; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE AND EASEMENT SHOWN HEREON.

DATE: JUNE 24, 2004 BY: *[Signature]*  
DANIEL J. SHEPHERD, ATTORNEY  
FLORIDA LICENSE 0717576

### NOTES:

1. "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."

2. BEARING REFERENCE: THE BEARINGS HEREON RELATE TO NORTH 87°37'23" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 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: JUNE 17, 2004 BY: *[Signature]*  
JOHN J. DEDMAN,  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 3010  
STATE OF FLORIDA

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT OF I-95 HOLDINGS, 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: *[Signature]* DATE: 7/26/04  
LAL JOHN SANADI, P.E., CITY ENGINEER  
BY: *[Signature]* DATE: 7/29/04  
MICHAEL D. BROWN, MAYOR OF CITY OF RIVIERA BEACH  
BY: *[Signature]* DATE: 7/26/04  
GARRIE E. WARD, MASTER MUNICIPAL CLERK

### 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.

DATE: \_\_\_\_\_  
CERTIFICATE No. \_\_\_\_\_

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