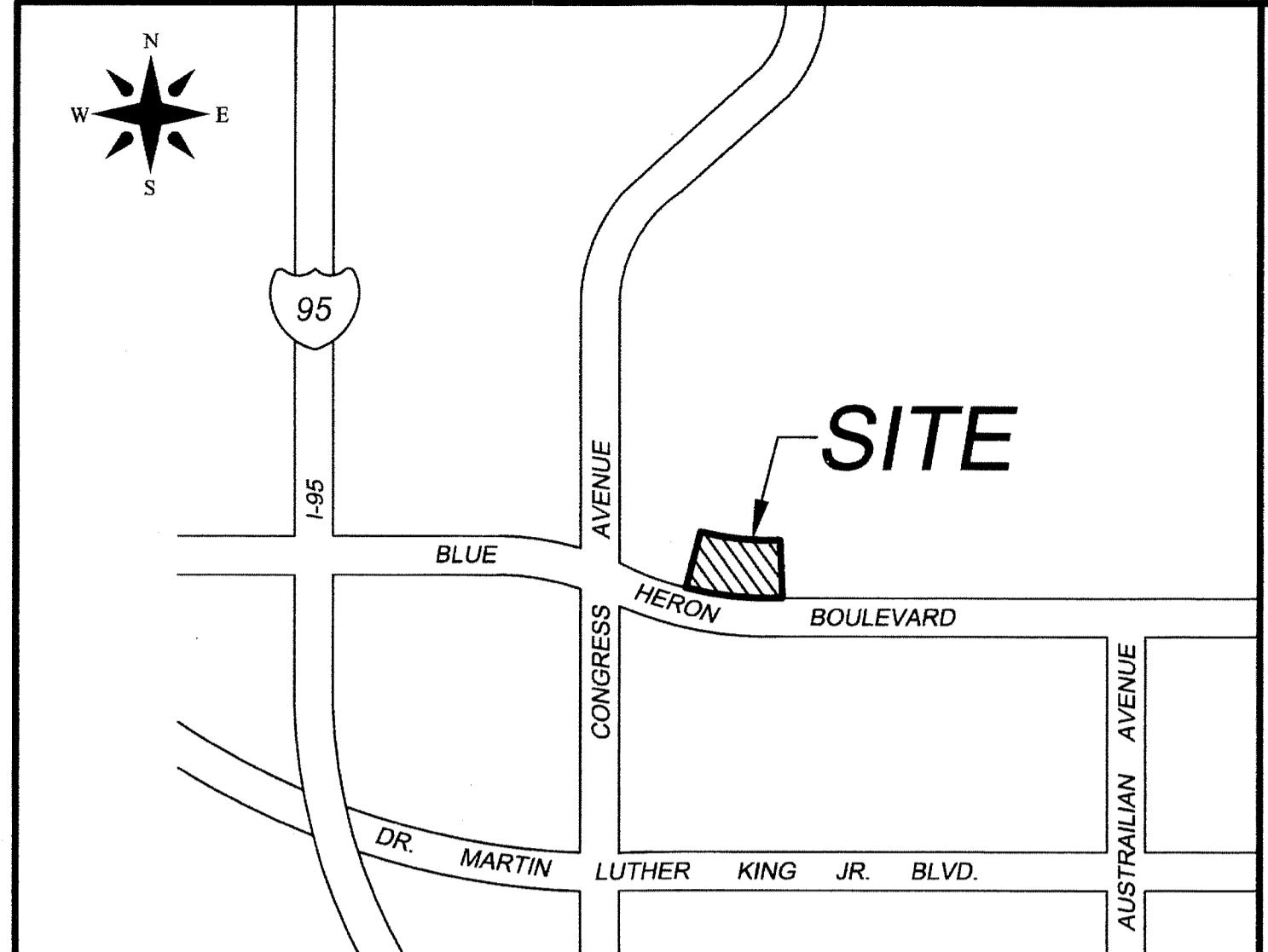


WEDGEWOOD CENTRE REPLAT No. 1

BEING A REPLAT OF A PORTION OF PARCEL "A", WEDGEWOOD CENTRE, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 60, PAGES 168-170, LYING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH (NOT TO SCALE)

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT BLACKFIN PARTNERS INVESTMENTS, INC., A FLORIDA CORPORATION, AND TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WEDGEWOOD CENTRE REPLAT NO. 1, BEING A REPLAT OF A PORTION OF PARCEL "A", WEDGEWOOD CENTRE, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 60, PAGES 168-170, LYING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", WEDGEWOOD CENTRE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 168 THROUGH 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01° 26' 22" WEST, A DISTANCE OF 300.01 FEET, THENCE NORTH 88° 02' 02" WEST, A DISTANCE OF 99.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,811.93 FEET, A CENTRAL ANGLE OF 07° 11' 39"; FOR A DISTANCE OF 353.07 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLUE HERON SHOPPES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY LIMITS OF SAID PARCEL "A"; THENCE NORTH 09° 09' 37" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, ALSO BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 09° 09' 37" EAST FROM SAID POINT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,511.93 FEET, A CENTRAL ANGLE OF 07° 11' 39"; FOR A DISTANCE OF 315.40 FEET, THENCE SOUTH 88° 02' 02" EAST, A DISTANCE OF 96.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING, THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL "A".

SAID LANDS SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL, 2.978 ACRES, MORE OR LESS

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

UTILITY EASEMENT

THE UTILITY EASEMENT AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

SEWER EASEMENT

THE SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF PARCELS A, B & C, THEIR SUCCESSORS AND ASSIGNS, SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 27237, PAGE 226, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF PARCELS A, B & C, THEIR SUCCESSORS AND ASSIGNS, FOR RECIPROCAL ACCESS PURPOSES BETWEEN PARCELS A, B AND C AND BETWEEN THE OWNERS OF THE ADJACENT PARCELS AS SHOWN HEREON, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

DRAINAGE EASEMENT

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF PARCELS A, B & C, THEIR SUCCESSORS AND ASSIGNS, SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 27237, PAGE 226, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF March, 2015.

BLACKFIN PARTNERS INVESTMENTS, INC., A FLORIDA CORPORATION
WITNESS: Robert Cajal (PRINTED NAME)
BY: Nathan Landers, PRESIDENT
WITNESS: Martha Riquelme (PRINTED NAME)

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF March, 2015.

O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION
WITNESS: Nicole Richardson (PRINTED NAME)
BY: Scott Kraus, Vice President
WITNESS: Terra Harmon (PRINTED NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NATHAN LANDERS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PL # L586 680 76 3280 AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BLACKFIN PARTNERS INVESTMENTS, INC., A FLORIDA CORPORATION, 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 IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID 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 19th DAY OF March, 2015.
Theresa Page (SIGNATURE OF NOTARY PUBLIC)
Theresa Page (PRINTED NAME OF NOTARY PUBLIC)

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF GREENE) SS
ON THE 19th DAY OF March, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Scott Kraus, Vice President OF O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

WITNESS MY HAND AND NOTARIAL SEAL SUBSCRIBED AND AFFIXED IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
6/25/18 (MY COMMISSION NO.)
6/25/18 (MY COMMISSION EXPIRES)
Elizabeth A. Duggan (SIGNATURE OF NOTARY PUBLIC)
Elizabeth A. Duggan (PRINTED NAME OF NOTARY PUBLIC)

TITLE CERTIFICATION

I, Rick W. Saboff, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BLACKFIN PARTNERS INVESTMENTS, INC., A FLORIDA CORPORATION, AND TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION, 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 SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 1st DAY OF April, 2015.
Rick W. Saboff (SIGNATURE)
Rick W. Saboff (PRINTED NAME)
Florida Bar No. 73008

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081 (1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. 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.

THIS 20th DAY OF March, 2015.
John E. Phillips III (SIGNATURE)
John E. Phillips III (PRINTED NAME)
Professional Surveyor and Mapper
State of Florida No. 4826

SURVEYOR & MAPPER'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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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.

DATED THIS 19th DAY OF March, 2015.
Robert J. Cajal (SIGNATURE)
Robert J. Cajal (PRINTED NAME)
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "WEDGEWOOD CENTRE REPLAT NO. 1" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 2nd DAY OF April, 2015.
Thomas Masters, Mayor
Clandene Anthony, City Clerk
Terrence N. Bailey, P.E., City Engineer

NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST (SAID EAST LINE ALSO BEING THE EAST LINE OF PARCEL "A", WEDGEWOOD CENTRE, RECORDED IN PLAT BOOK 60, PAGE 168), WHICH BEARS SOUTH 01°26'22" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY/COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- 4. THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 561-640-4551

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.

BLACKFIN CORPORATE SEAL	BLACKFIN NOTARY	TACO BELL COMPANY SEAL	TACO BELL NOTARY	O'REILLY CORPORATE SEAL	O'REILLY NOTARY	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY SEAL
-------------------------	-----------------	------------------------	------------------	-------------------------	-----------------	---------------------------	-----------------	----------------------	-----------

WEDGEWOOD CENTRE REPLAT No. 1
WALLACE SURVEYING
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551
FIELD: JOB No.: 14-1002 F.B. PG.
OFFICE: R.C. DATE: JULY 2014 DWG. No.: 14-1002-1
C'KD: REF.: 14-1002-1.DWG SHEET 1 OF 2