

20170057106

38

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:32 P.M.
THIS 13th DAY OF February
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 123 ON
PAGES 38

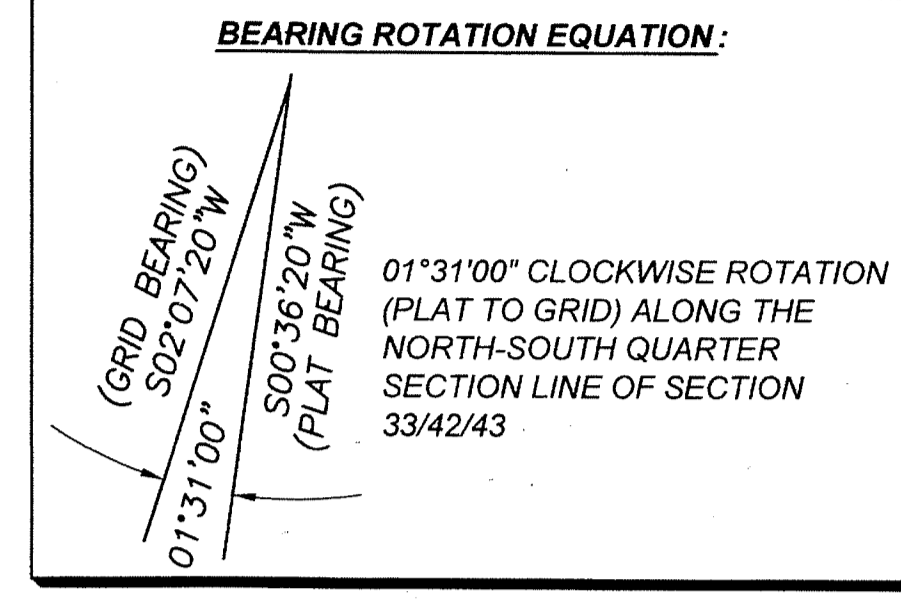
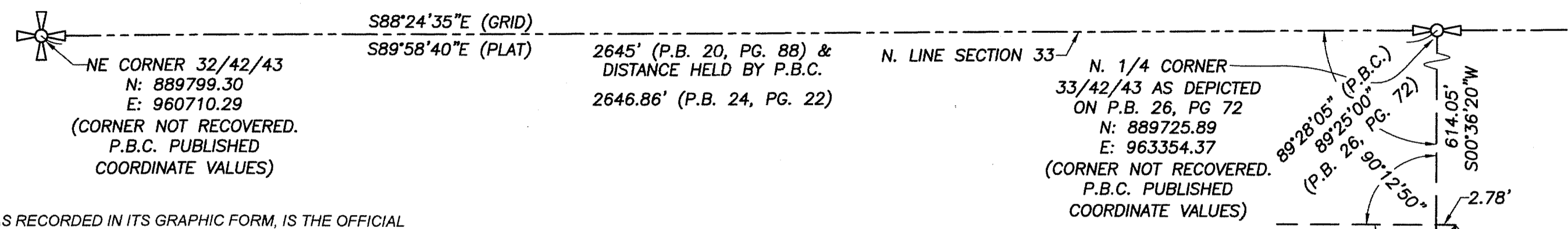
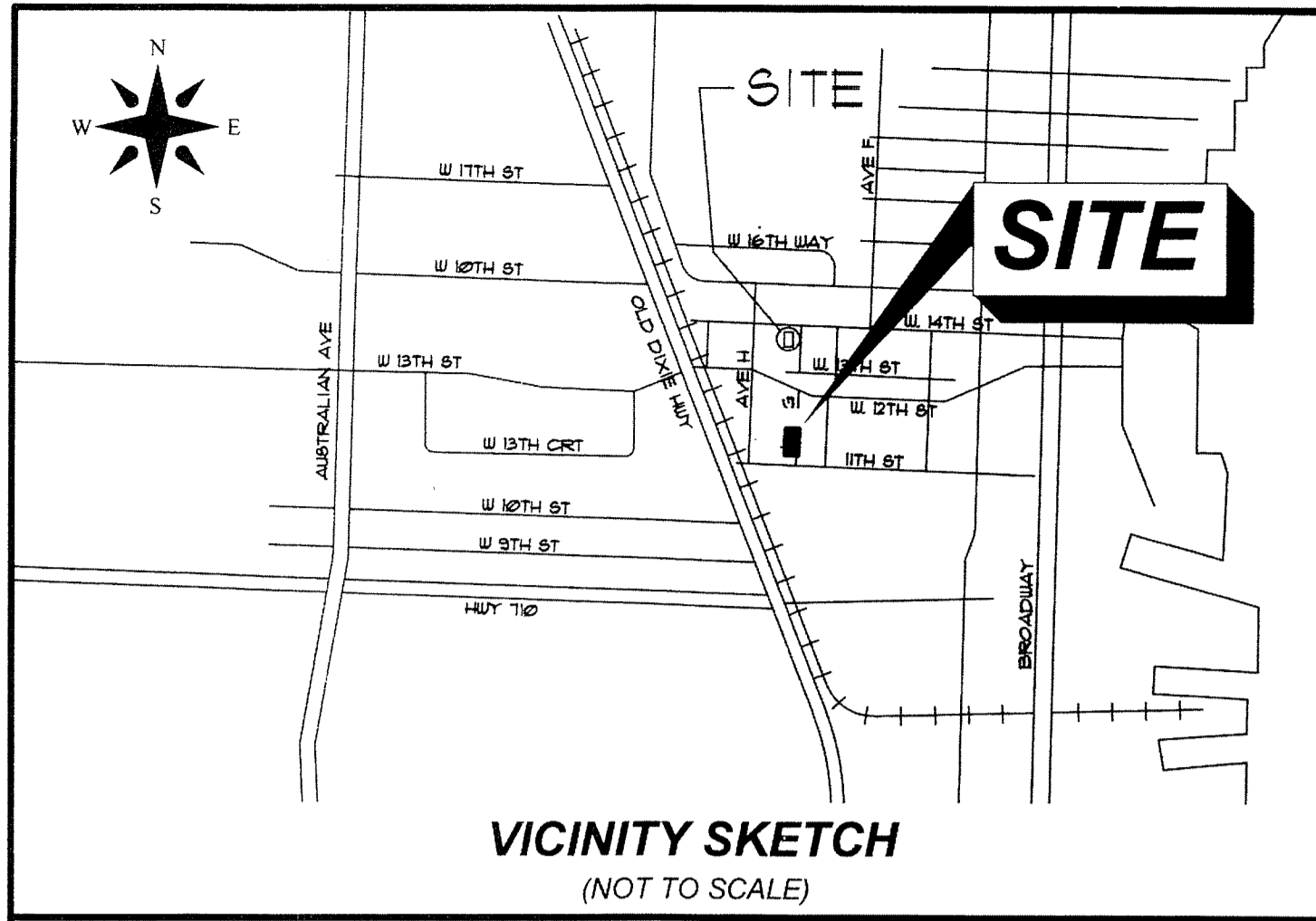
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Denise McCall*
DEPUTY CLERK

SHEET 1 OF 1



PARK MANOR PLAT No. 2

BEING A REPLAT OF A PORTION OF LOTS 4, 5 AND 6, BLOCK 6, RIVIERA, 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 2, PAGES 90 AND 91, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation, owner of the land shown hereon as **PARK MANOR PLAT No. 2**, being a replat of a portion of Lots 4, 5, and 6, Block 6, RIVIERA, 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 2, Pages 90 and 91, lying in Section 33, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

The East one-half (E 1/2) of Lots 4, 5, and 6, Block 6, RIVIERA, according to the map or plat thereof, recorded in Plat Book 2, Page 90, of the Public Records of Palm Beach County, Florida.
Said lands situate, lying and being in Section 33, Township 42 South, Range 43 East, Palm Beach County, Florida.
Containing in all, 0.241 Acre, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

LOTS 3A & 4A

Lots 3A & 4A, as shown hereon, are hereby reserved by Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation, its successors and assigns, for purposes consistent with the zoning regulations of the City of Riviera Beach, and is the perpetual maintenance obligation of said Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation, its 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 Interim President and attested by its Chairperson, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of February, 2017.

Riviera Beach Community Development Corporation, Inc.,
a Florida not for profit corporation

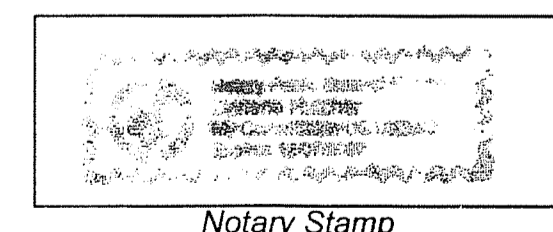
ATTEST: *Elizabeth P. Robinson*
Elizabeth P. Robinson, Chairperson
BY: *Scott Evans*
Scott Evans, Interim President

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach
Before me personally appeared Scott Evans and Elizabeth P. Robinson, whom are personally known to me or have produced _____ as identification and who executed the foregoing instrument as Interim President and Chairperson, respectively, of Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation and severally acknowledged to and before me that they executed such instrument as such officers 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 7th day of February, 2017.

CGC 32699
My Commission No.:
12/07/2020
My Commission Expires:

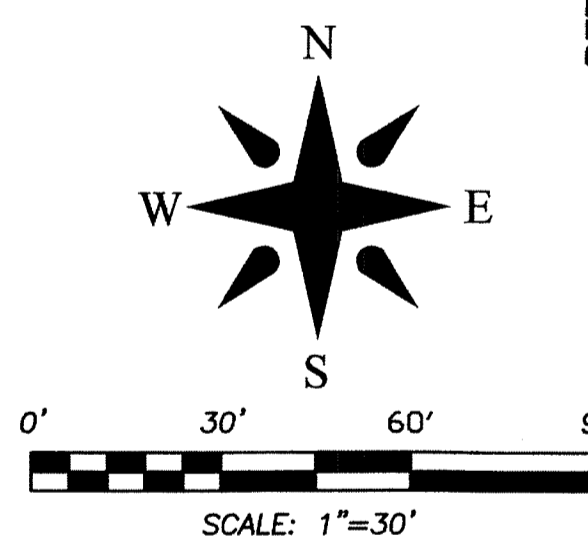
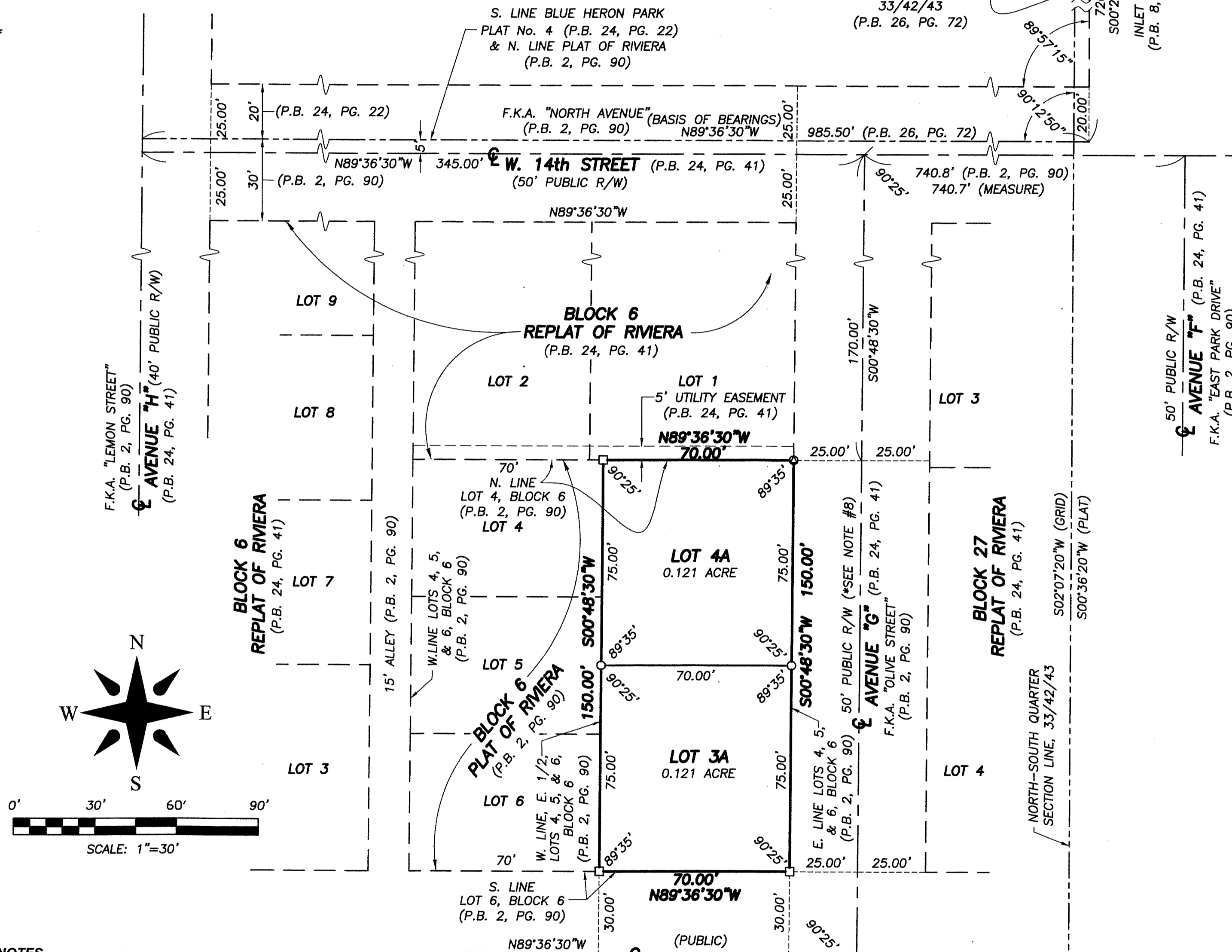


Darlene Hatcher
Signature of Notary Public
Darlene Hatcher
Printed Name of Notary Public

ABBREVIATIONS AND SYMBOLS

C/L	= CENTERLINE	R	= RADIUS
R/W	= RIGHT OF WAY	C.B.	= CHORD BEARING
P.B.	= PLAT BOOK	O.R.B.	= OFFICIAL RECORDS BOOK
PG(S)	= PAGES	R.P.B.	= ROAD PLAT BOOK
SEC.	= SECTION	L.A.E.	= LIMITED ACCESS EASEMENT
TWP.	= TOWNSHIP	P.O.B.	= POINT OF BEGINNING
RGE.	= RANGE	P.O.C.	= POINT OF COMMENCEMENT
U.E.	= UTILITY EASEMENT	P.B.C.	= PALM BEACH COUNTY
D.E.	= DRAINAGE EASEMENT	N.	= NORTHING
D.B.	= DEED BOOK	E.	= EASTING
A	= ARC LENGTH	N.R.	= NON RADIAL
Δ	= CENTRAL ANGLE	S.R.	= STATE ROAD
F.K.A.	= FORMERLY KNOWN AS	33/42/43	= SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST
□	= SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"		
⊙	= SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"		
○	= SET 5/8" IRON ROD & CAP STAMPED "WALLACE LB #4569"		

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.



NOTES

- Coordinates shown hereon are grid and are referenced to the Transverse Mercator Projection of the Florida East Zone, NAD 83 as adjusted in 1990.
- Unless noted otherwise, all distances are ground and are based on U.S. Survey Feet.
- Scale Factor = 1.000037807 (based on accepted ground distance of 2645 feet for the North line of the Northwest 1/4 of Section 33 as shown on Replat of Blocks 6, 7, 8, 9, & 10, NORTHVIEW PLAT 2 AND BLOCK 4, NORTHVIEW PLAT NO. 1, and inverted grid distance of 2645.10 feet along the same line holding published coordinate values.
- Ground distance x scale factor = grid distance.
- 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.
- Building setbacks shall conform to the City of Riviera Beach Land Development Code.
- Plat corner coordinates shown hereon were calculated by the alignment of the North line of the plat of RIVIERA (P.B. 2, PG. 90) with the South line of BLUE HERON PARK (P.B. 24, PG. 22) as shown on the plat of Plat No. 1 PARK MANOR (P.B. 26, PG. 72). Ties to the North-South quarter section line of Section 33 shown on Plat No. 1 Park Manor were then aligned to P.B.C. published positions.
- 50' right-of-way width for Avenue "G" is based on observed field locations and measured centerline distances between "Lemon Street" (now Avenue "H"), "East Park Street" (now Avenue "F") and the northerly prolongation of the centerline of "Olive Street" (now Avenue "G") as a 50' wide road as shown on the plat of Riviera as recorded in Plat Book 2, Page 90. The subsequent Replat of Riviera as recorded in Plat Book 24, Page 41 shows a width of 40' between Blocks 6 and 27 which appears to be in error.
- Bearings shown hereon are based on the South line of Blue Heron Park, Plat No. 4, as shown on the plat of Plat No. 1 Park Manor as recorded in Plat Book 26, Page 72, which bears North 89°36'30" West and all other bearings are relative thereto.

TITLE CERTIFICATION

I, *S. Michael Haygood*, 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 Riviera Beach Community Development Corporation, Inc., a Florida not for profit 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 10th day of February, 2017.

S. Michael Haygood
S. Michael Haygood
Florida Bar No. 199615

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 177.091, 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 reference monuments (p.r.m.'s), permanent control points (p.c.p.'s) and monuments at lot/tract corners.

This 25th day of February, 2017.

Kevin M. Beck
Kevin M. Beck
Professional Surveyor and Mapper
State of Florida No. 6168

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 26th day of January, 2017.

Robert J. Cajal
Robert J. Cajal
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 Park Manor Plat No. 2 has been officially approved for record by the City of Riviera Beach, Florida, this 7th day of February, 2017.

By: *Thomas Masters*
Thomas Masters, Mayor
By: *Claudene Anthony*
Claudene Anthony, CMC, City Clerk
By: *Terrence N. Bailey*
Terrence N. Bailey, P.E., City Engineer

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

R.B.C.D.C., INC. <i>Scott Evans</i> Date: 2/2/17	REVIEWING SURVEYOR'S SEAL <i>Kevin M. Beck</i> Date: 2/2/17	SURVEYOR'S SEAL <i>Robert J. Cajal</i> Date: 1/26/17	CITY ENGINEER'S SEAL <i>Terrence N. Bailey</i> Date: 2/1/17	CITY SEAL
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PARK MANOR PLAT No. 2

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB No.: 14-1247.8	F.B.	PG.
OFFICE: R.C.	DATE: JULY 2016	DWG. No.:	14-1247-2
C'KD:	REF.: 14-1247.DWG	SHEET	1 OF 1