

MAGNOLIA PLACE

BEING A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2017 SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LEO LANE MAGNOLIA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MAGNOLIA PLACE, BEING A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

THE EAST 138 FEET OF THE WEST 454 FEET OF THE SOUTH 686.45 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE SOUTH 156.34 FEET AND THE NORTH 50 FEET THEREOF. ALL OF THE DESCRIBED LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 66,247 SQUARE FEET OR 1.521 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) TRACT "A" (COMMON AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO MAGNOLIA PLACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

2.) THE CITY OF RIVIERA BEACH UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH AND THE CITY OF RIVIERA BEACH UTILITY DEPARTMENT IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

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

IN WITNESS WHEREOF, LEO LANE MAGNOLIA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 27th DAY OF June, 2017.

WITNESS: *Loxi J. Christiano*
PRINT NAME: **LOXI J. CHRISTIANO**
WITNESS: *Eric Casasus*
PRINT NAME: **ERIC CASASUS**
BY: *Eugene Francavilla*
EUGENE FRANCAVILLA
MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE FRANCAVILLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF LEO LANE MAGNOLIA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June, 2017.

MY COMMISSION EXPIRES: 3/3/18
Kristen M. Williams
KRYSTEN M. WILLIAMS
MY COMMISSION # FF 086983
EXPIRES March 3, 2018
Notary Public, Underwater
(NOTARY SEAL)

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, SCOTT J. LEITTEN, 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 LEO LANE MAGNOLIA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 6-27-17 BY: *Scott J. Leitten*
SCOTT J. LEITTEN
ON BEHALF OF BLOCK & COLUCCI, P.A.
FLORIDA BAR NO. 990302

ABBREVIATIONS:

- (M) = MEASURED
- (P) = AS SHOWN ON SUBJECT PLAT
- CONC. = CONCRETE
- FND. = FOUND
- FPL = FLORIDA POWER & LIGHT CO.
- L.A.E. = LIMITED ACCESS EASEMENT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PG. = PAGE
- R/W = RIGHT OF WAY

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

MAGNOLIA PLACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27th DAY OF June, 2017.

WITNESS: *Loxi J. Christiano*
PRINT NAME: **LOXI J. CHRISTIANO**
WITNESS: *Eric Casasus*
BY: *Eugene Francavilla*
EUGENE FRANCAVILLA
PRESIDENT
PRINT NAME: **ERIC CASASUS**

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE FRANCAVILLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF MAGNOLIA PLACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT 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 (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June, 2017.

MY COMMISSION EXPIRES: 3/3/18
Kristen M. Williams
KRYSTEN M. WILLIAMS
MY COMMISSION # FF 086983
EXPIRES March 3, 2018
Notary Public, Underwater
(SEAL)

MORTGAGEE'S JOINDER AND 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28534, PAGE 1760, 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, COMMERCIAL LENDING AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF June, 2017.

WITNESS: *Loxi J. Christiano*
PRINT NAME: **LOXI J. CHRISTIANO**
WITNESS: *Eric Casasus*
BY: *Eric Schmidt*
ERIC SCHMIDT
SENIOR VICE PRESIDENT,
COMMERCIAL LENDING
PRINT NAME: **ERIC CASASUS**

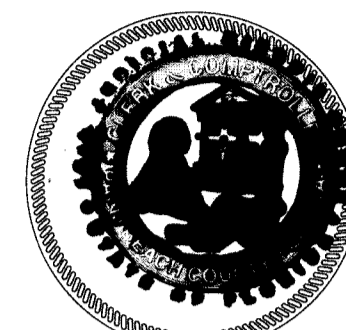
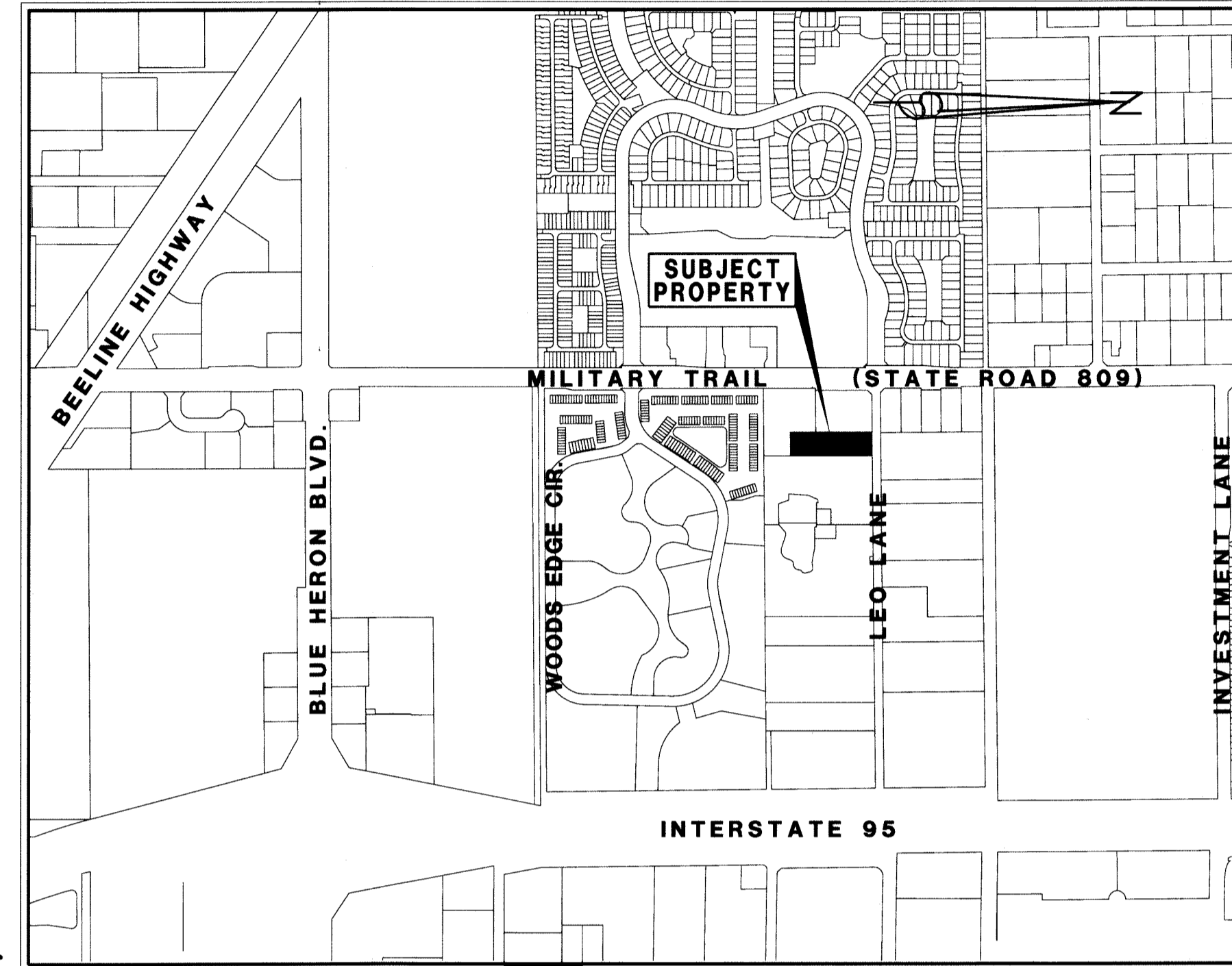
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ERIC SCHMIDT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT, COMMERCIAL LENDING OF ANCHOR COMMERCIAL BANK 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 (IF AVAILABLE) 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 27th DAY OF June, 2017.

MY COMMISSION EXPIRES: 3/3/18
Kristen M. Williams
KRYSTEN M. WILLIAMS
MY COMMISSION # FF 086983
EXPIRES March 3, 2018
Notary Public, Underwater
(SEAL)



PALM BEACH COUNTY
CLERK AND COMPTROLLER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 10:12 A.M. THIS
14 DAY OF Sept 2017
AND DULY RECORDED IN PLAT BOOK
124 ON PAGES 118
THRU 119
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon R. Bock*

AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
LOT 1	2,125	0.049
LOT 2	1,530	0.035
LOT 3	1,530	0.035
LOT 4	1,530	0.035
LOT 5	1,530	0.035
LOT 6	2,507	0.058
LOT 7	2,507	0.058
LOT 8	1,530	0.035
LOT 9	1,530	0.035
LOT 10	1,530	0.035
LOT 11	1,530	0.035
LOT 12	1,530	0.035
LOT 13	2,125	0.049
LOT 14	1,955	0.045
LOT 15	1,530	0.035
LOT 16	1,530	0.035
LOT 17	1,530	0.035
LOT 18	2,125	0.049
TRACT "A"	34,543	0.793
TOTAL	66,247	1.521

SURVEYOR'S NOTES:

- 1.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 2.) BEARINGS AND COORDINATES SHOWN HEREON PERTAIN TO THE FLORIDA STATE PLANE COORDINATE SYSTEM AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 EAST, RANGE 42 EAST. SAID LINE BEARS NORTH 01°45'19" EAST.
- 3.) 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.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

REVIEWING SURVEYOR APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA PERTAINING TO PLATTING. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS.

DATE: 6/27/17
Timothy M. Mayer
TIMOTHY M. MAYER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 7022

CITY OF RIVIERA BEACH APPROVALS:

CITY OF RIVIERA BEACH
COUNTY OF PALM BEACH, FLORIDA

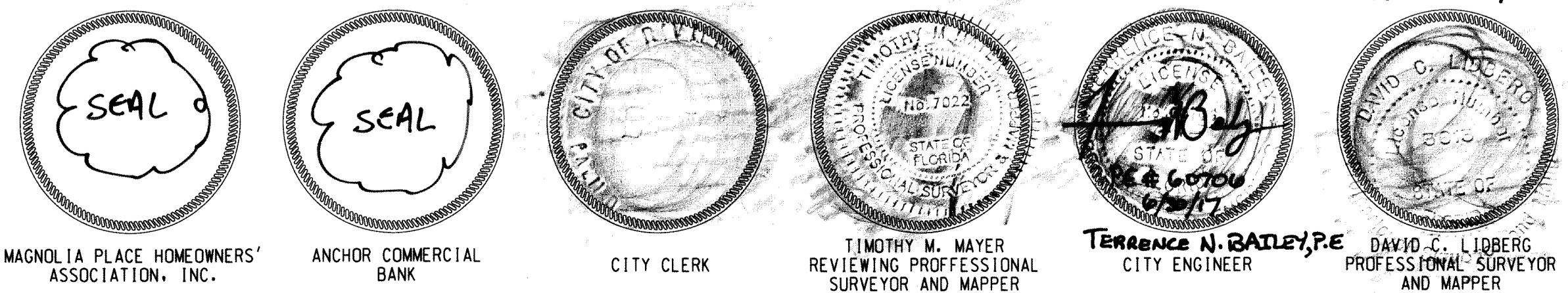
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF September, 2017.

BY: *Thomas A. Masters*
THOMAS A. MASTERS
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF September, 2017.

ATTES: *Claudene L. Anthony*
CLAUDENE L. ANTHONY, CMC
CITY CLERK
BY: *Terrence N. Bailey*
CITY ENGINEER
TERRENCE N. BAILEY, P.E.

DATE: June 26, 2017 BY: *David G. Lidberg*
DAVID G. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD.	K:\UST \ 254242 \ 16-118 \ 16-118-306 \ 16-118-306.DGN
REF.	
FLD.	
FB.	PG.
OFF.	CASASUS
DATE	JUNE 2017
CKD.	D.C.L.
SHEET	1 OF 2
DWG.	DIG-118P