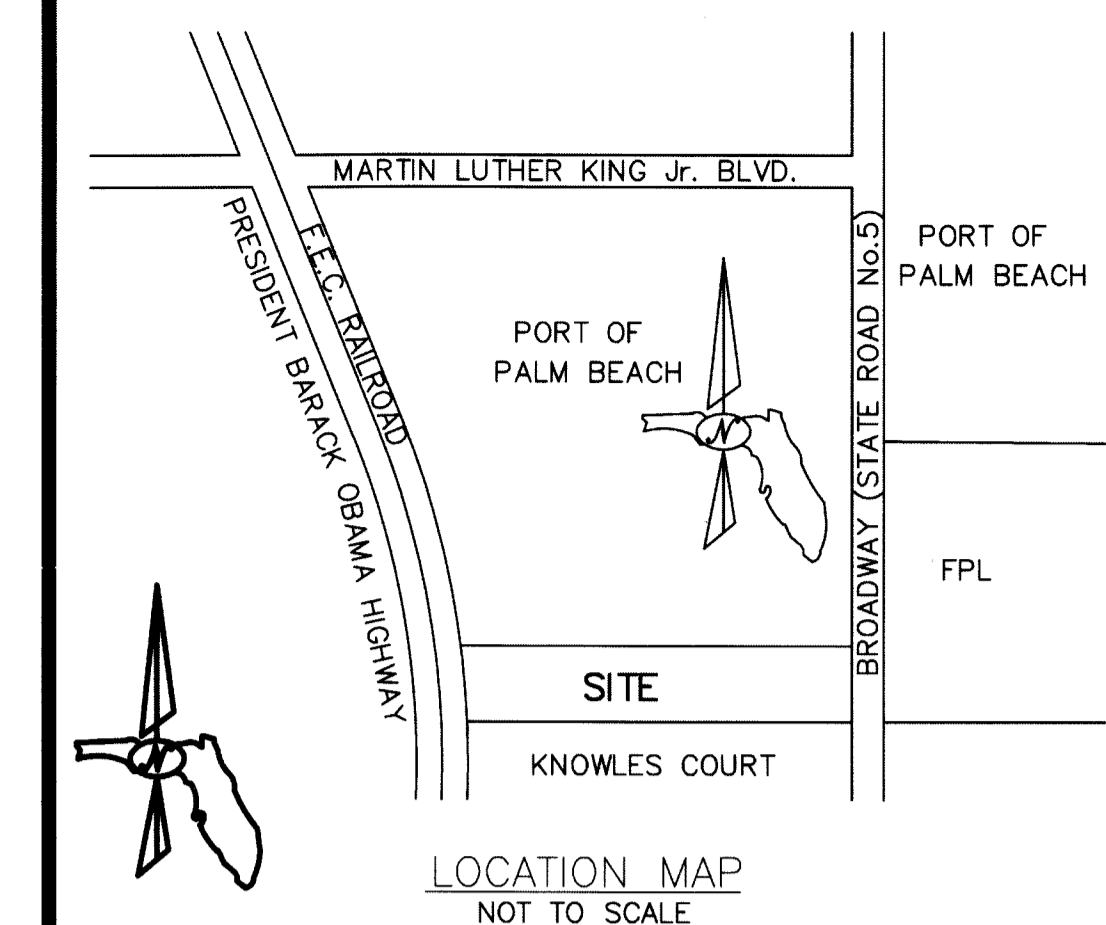


PORT OF PALM BEACH DISTRICT ANNEX PROPERTY

LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:35 P.M. THIS 17th DAY OF September A.D. 2019 AND DULY RECORDED IN PLAT BOOK 66 AND 67 ON PAGES 66 AND 67

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

66

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

PORT OF PALM BEACH DISTRICT ANNEX PROPERTY

LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY LINE FOR STATE ROAD 710 (CONNECTOR OF PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT NO. 2298951, FOR SECTION 93310-2508;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°50'10" WEST, 1259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 5.21 ACRES, MORE OR LESS.

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

TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE PORT OF PALM BEACH DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PORT OF PALM BEACH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED PORT OF PALM BEACH DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COMMISSIONERS, THIS 5 DAY OF August, 2019.

PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA

WITNESS: *[Signature]*
Manuel A. Lora
(PRINT NAME)

BY: *[Signature]*
KATHERINE M. WALDRON, CHAIRPERSON

WITNESS: *[Signature]*
Yaremi Farinas
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

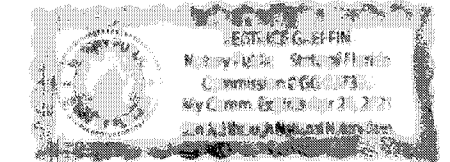
BEFORE ME PERSONALLY APPEARED KATHERINE M. WALDRON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRPERSON, OF PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF August, 2019.

MY COMMISSION EXPIRES:

[Signature] (SIGNATURE)
Bobbie Griffin (PRINTED NAME)
NOTARY PUBLIC

(SEAL)



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAWRENCE W. SMITH, 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 THE PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT 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.

DATED: August 5, 2019 BY: *[Signature]*
LAWRENCE W. SMITH
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

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) 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.

[Signature]
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA
BROWN & PHILLIPS, INC.
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409

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, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

[Signature]
DONALD A. SPICER (PRINT NAME)
LICENSE NO. 4677
STATE OF FLORIDA

SEPTEMBER 19, 2019
DATE

CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "PORT OF PALM BEACH DISTRICT ANNEX PROPERTY" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 7th DAY OF August, 2019.

BY: *[Signature]*
RONNIE E. FELDER, MAYOR

BY: *[Signature]*
CLAUDENE L. ANTHONY, CMC CITY CLERK

BY: *[Signature]*
TERRENCE N. BAILEY, CITY ENGINEER

NOTES:

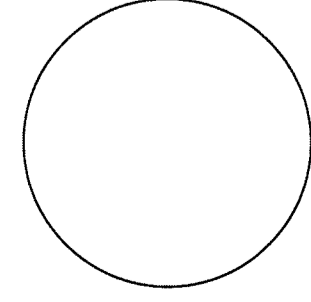
- BEARINGS ARE BASED ON N88°50'10"W (ASSUMED), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33/42/43, PER THE DEED RECORDED IN OFFICIAL RECORD BOOK 24882, PAGE 566.
 - PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE.
 - NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
RPB - ROAD PLAT BOOK
Q.C. - QUIT CLAIM DEED
PG. - PAGE
U.E. - UTILITY EASEMENT
R/W - RIGHT-OF-WAY
FPL - FLORIDA POWER & LIGHT
SEC. - SECTION
PBC - PALM BEACH COUNTY
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
PRM - PERMANENT REFERENCE MONUMENT
- | | |
|----------------------------|-------------------|
| C - CENTERLINE | △ - CENTRAL ANGLE |
| BL - BASELINE | Δ - ARC LENGTH |
| LB - LICENSED BUSINESS | S.R. - STATE ROAD |
| (M) - MEASURED DIMENSION | |
| (D) - DEED DIMENSION | |
| (C) - CALCULATED DIMENSION | |
| R - RADIUS | |
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR - 1.0000497
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: S88°50'10"E (PLAT) 0°00'18" COUNTER-CLOCKWISE PLAT TO GRID
5. 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.

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

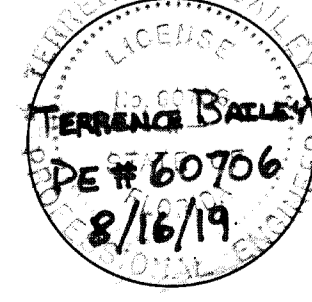
BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

PORT OF PALM BEACH DISTRICT SEAL (IF AVAILABLE)



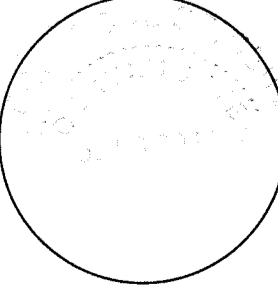
CITY ENGINEER'S SEAL



CITY SEAL



REVIEWING SURVEYOR'S SEAL



SURVEYOR'S SEAL

