

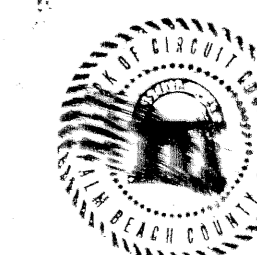
"CHECKERS BLUE HERON PLAT"

A PLAT OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF RIVIERA BEACH - PALM BEACH COUNTY - FLORIDA

45

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:09 AM THIS 11 DAY OF MARCH 1994 AND DULY RECORDED IN PLAT BOOK NO. 72 AT PAGE 45 DOROTHY WILKIN, CLERK OF THE CIRCUIT COURT.

BY *Leigh A. Standley, D.C.*

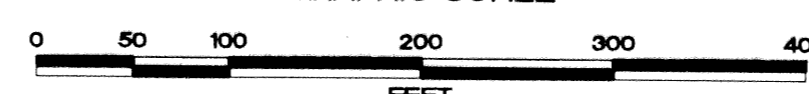


PREPARED BY
PULICE LAND SURVEYORS, INC.

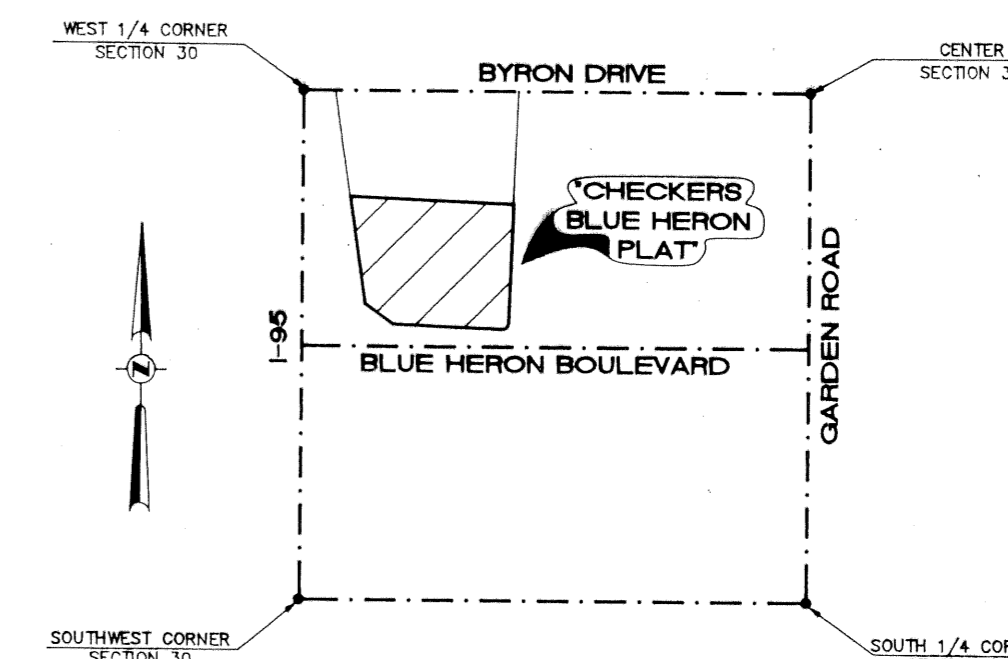
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(305) 572-1777
FAX NO: 572-1778

SEPTEMBER 1993

GRAPHIC SCALE



SCALE: 1" = 100'



LOCATION MAP
SOUTHWEST 1/4
SECTION 30-42-43
(SCALE 1" = 1000')

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND RUN NORTH 01 DEGREES 34 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SECTION 30, A DISTANCE OF 1345.31 FEET TO A POINT ON THE CENTERLINE OF BLUE HERON BOULEVARD; THENCE SOUTH 87 DEGREES 40 MINUTES 36 SECONDS EAST ALONG THE CENTERLINE OF BLUE HERON BOULEVARD 593.81 FEET; THENCE NORTH 02 DEGREES 19 MINUTES 24 SECONDS EAST, 81.00 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, SAID POINT BEING ALSO THE BEGINNING OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY #95) AND THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 40 MINUTES 36 SECONDS WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY #95), A DISTANCE OF 100.00 FEET; THENCE NORTH 53 DEGREES 59 MINUTES 12 SECONDS WEST STILL ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 180.31 FEET; THENCE NORTH 08 DEGREES 18 MINUTES 36 SECONDS WEST STILL ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 558.57 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 36 SECONDS EAST 853.10 FEET; THENCE SOUTH 02 DEGREES 19 MINUTES 24 SECONDS WEST 624.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THRU A CENTRAL ANGLE OF 90 DEGREES FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES 40 MINUTES 36 SECONDS WEST, ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE 475.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,424 SQUARE FEET OR 11.6489 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA ss KNOW ALL MEN BY THESE PRESENTS: THAT COUNTY OF PINELLAS ss BLUE HERON PARTNERSHIP, A FLORIDA PARTNERSHIP, IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "CHECKERS BLUE HERON PLAT".

IN WITNESS WHEREOF, SAID BLUE HERON PARTNERSHIP, A FLORIDA PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNERS THIS 3 DAY OF MARCH 1994 WITNESSES AS TO BOTH SIGNATURES

1. *Robert G. Brown* ROBERT G. BROWN, PARTNER
2. *Dianne M. Austin* DIANNE M. AUSTIN, PARTNER
1. *James E. Mattei* JAMES E. MATTEI, PARTNER
2. *Dianne M. Austin* DIANNE M. AUSTIN, PARTNER

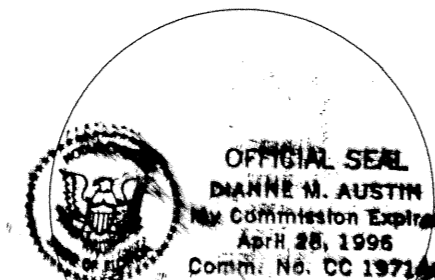
ACKNOWLEDGEMENT

I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT G. BROWN AND JAMES E. MATTEI, PARTNERS, RESPECTIVELY OF BLUE HERON PARTNERSHIP, A FLORIDA PARTNERSHIP, TO ME WELL KNOWN TO BE THE PARTNERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

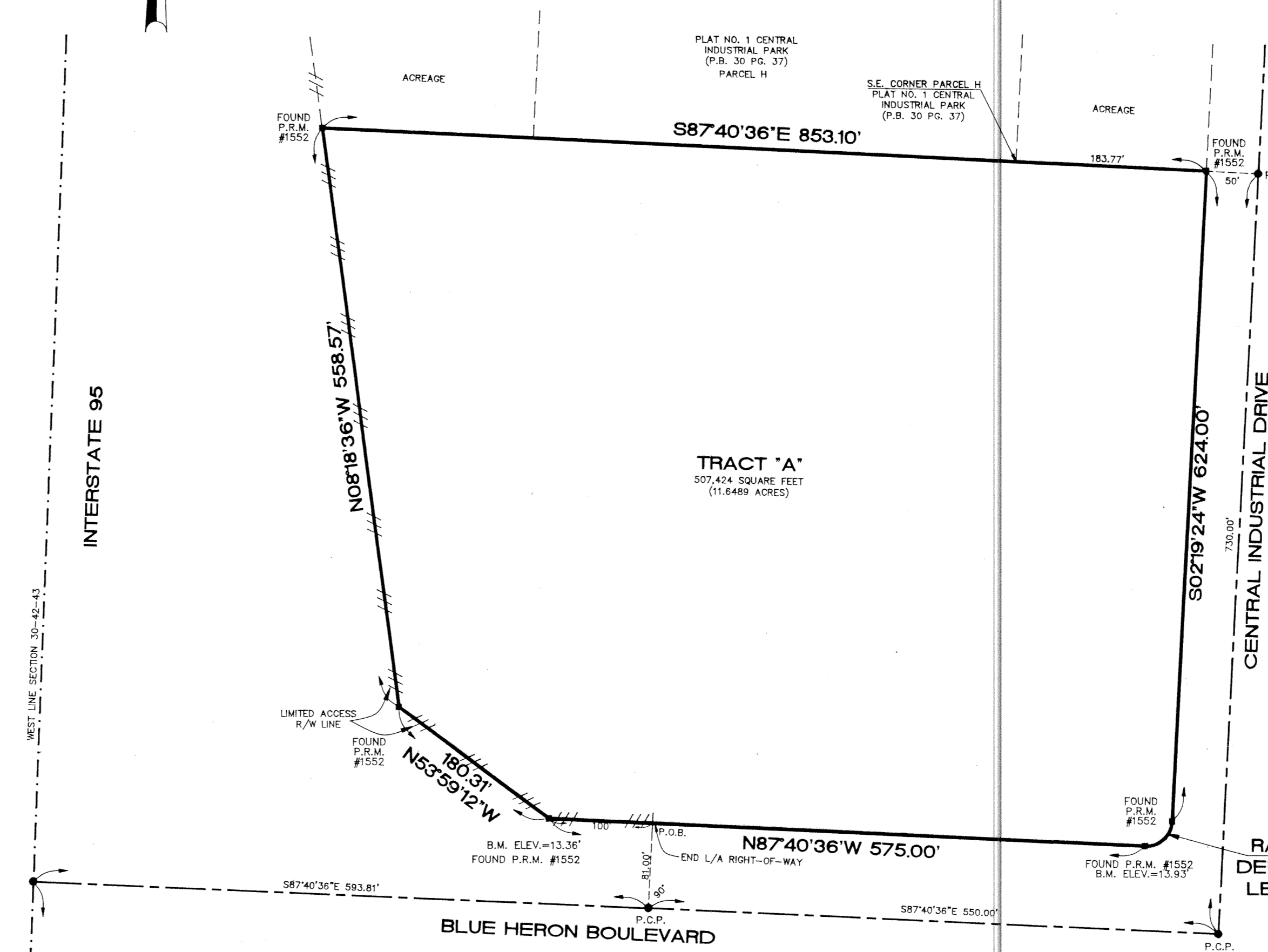
WITNESS MY HAND AND SEAL THIS 3 DAY OF MARCH 1994
MY COMMISSION EXPIRES: 3/28/96

Dianne M. Austin
DIANNE M. AUSTIN
NOTARY PUBLIC
STATE OF FLORIDA
AT LARGE

DEDICATION ACKNOWLEDGEMENT



S.W. CORNER SECTION 30-42-43



TITLE CERTIFICATION

I, JAMES A. STAACK, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO SAID PROPERTY IS VESTED IN BLUE HERON PARTNERSHIP, A FLORIDA PARTNERSHIP, THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID, AND THAT SAID PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES AS OF THIS 3 DAY OF MARCH 1994 AT 4:50 P.M.

DATE: 3/3/94

James A. Staack
JAMES A. STAACK, ESQ.
ATTORNEY AT LAW
FLORIDA BAR NO. 246737

CITY APPROVALS:
CITY OF RIVIERA BEACH, FLORIDA

APPROVED: CITY COUNCIL
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF March, 1994.

BY *Clara K. Williams* CLARA K. WILLIAMS, MAYOR
Gwendolyn Davis GWENDOLYN DAVIS, CITY CLERK

APPROVED: CITY ENGINEER

BY *L. John Samadi* L. JOHN SAMADI, P.E.

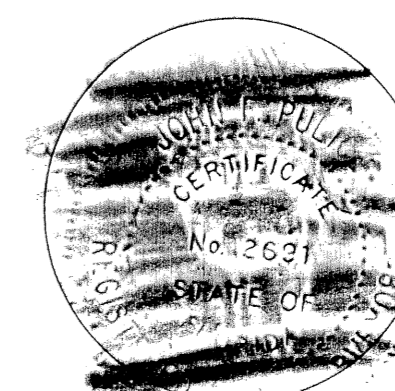
SURVEYORS NOTES

- 1.) P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS
- 2.) P.C.P. DENOTES: PERMANENT CONTROL POINTS
- 3.) B.M. ELEV. DENOTES: BENCH MARK ELEVATIONS AND ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM, AND ARE BASED ON PALM BEACH COUNTY BENCH MARK NO. BH 4, ELEVATION 15.873 FEET.
- 4.) BEARINGS ARE BASED ON THE WEST LINE OF SECTION 30-42-43 BEING N0154106°E.
- 5.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY, THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE FOUND THIS 20th DAY OF SEPTEMBER, 1993 IN ACCORDANCE WITH SECTION 177.08(1) OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

SURVEYOR



John F. Pulice
JOHN F. PULICE, PRESIDENT DATE 2-24-94
REG. LAND SURVEYOR NO.: 2691
STATE OF FLORIDA

SUBDIVISION # Checkers Blue Heron Plat
BOOK 72 PAGE 45
FLOOD ZONE FLOOD MAP # -
CHAD # - ZONING -
S2 - ZIP CODE -
PID NAME C. Riviera Beach

T42 113