

PLAT of FRED KELLER, TRUSTEE

100

BEING A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND BEING A RE-PLAT OF A PORTION OF "TRACT F, PLAT NO. 3, WESTROADS BUSINESS AND INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 145 & 146, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 9:42 AM, THIS 15 DAY OF April, A.D., 1997 AND DULY RECORDED IN PLAT BOOK 30, ON PAGES 145 THROUGH 146.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY Debra L. Shultz DEPUTY CLERK

FEBRUARY 1997

SHEET 1 of 2

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT FRED KELLER OWNER OF THE LAND SHOWN HEREON AS FRED KELLER, TRUSTEE, A PARCEL OF LAND LYING IN THE NE 1/4 SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF "TRACT F, PLAT NO. 3, WESTROADS BUSINESS INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 145 & 146, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "F", THENCE S53°14'59" E, ALONG SAID NORTH LINE A DISTANCE OF 397.58 FEET TO A POINT OF INTERSECTION WITH THE NORTH AND EAST LINE OF SAID TRACT "F"; THENCE S 02°20'11" W ALONG SAID EAST LINE, A DISTANCE OF 270.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, FROM WHICH A RADIAL LINE BEARS S 02°20'11" W AND HAS A RADIUS OF 50.00 FEET. SAID POINT ALSO BEING THE RIGHT-OF-WAY OF 42ND TERRACE AS NOW LAID OUT AND IN USE; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00", FOR AN ARC DISTANCE OF 26.18 FEET; THENCE N 57°06'17" W, A DISTANCE OF 84.77 FEET; THENCE N 87°52'34" W, A DISTANCE OF 152.00; THENCE N 02°20'11" E, A DISTANCE OF 22.00 FEET; THENCE N 87°52'34" W, A DISTANCE OF 78.00 FEET TO A POINT ON SAID WEST LINE OF TRACT "F"; THENCE N 02°20'11" E ALONG SAID WEST LINE, A DISTANCE OF 437.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.626 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

BY: Fred Keller
FRED KELLER

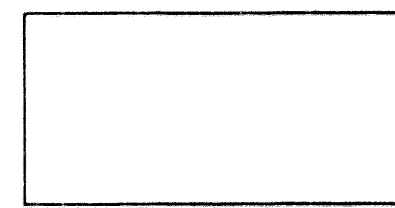
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED FRED KELLER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN & WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO & BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF Apr, 1997

HA Ross
NOTARY PUBLIC
MY COMMISSION EXPIRES:



NOTARY SEAL

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JOHN R. BANISTER, AN ATTORNEY-AT-LAW, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO, FRED KELLER; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: April 9, 1997 BY: JRB

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE [S], 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 2544 AT PAGE [S] 1264 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

(CORPORATE)

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF April, 1997.

WITNESS: [Signature]
GREAT SOUTHERN BANK
A FLORIDA CORPORATION
BY: [Signature]
GERALD F. MARTENS,
EXECUTIVE VICE PRESIDENT

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF FRED KELLER, TRUSTEE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 9th DAY OF APRIL, 1997.

BY: Clara K. Williams
CLARA K. WILLIAMS
MAYOR
BY: Carrie E. Ward
CITY CLERK
BY: [Signature]
LAL JOHN SAMADI, P.E.
CITY ENGINEER

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO PLAT NO. 3 - WESTROADS BUSINESS & INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 30, PAGES 145 & 146 IN THE OFFICE OF THE CLERK OF THE COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA.
2. PRM PERMANENT REFERENCE MONUMENT FOUND.
3. PRM PERMANENT REFERENCE MONUMENT SET.
4. PCP PERMANENT CONTROL POINT SET.
5. PCP PERMANENT CONTROL POINT FOUND.
6. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITIONS, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH DEVELOPMENT CODE.
10. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREE OR SHRUBS PLACED ON THE EASEMENTS, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS & (P.C.P.'S) PERMANENT CONTROLPOINTS 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 ORDINANCE OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: 3/20/97 BY: William D. O'Connor
WILLIAM D. O'CONNOR
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4563.

CERTIFIED TO:

1. FRED KELLER
 2. HURD AND HORVATH, P.A.
 3. ATTORNEY'S TITLE INSURANCE FUND
 4. GREAT SOUTHERN BANK
 5. DANIEL SHEPHERD, P.A.
- ATTORNEY FOR GREAT SOUTHERN BANK

THIS INSTRUMENT PREPARED BY:
WILLIAM D. O'CONNOR
PROFESSIONAL SURVEYOR AND MAPPER,
IN & FOR THE OFFICE OF:

JAMES E. NEUHAUS, INC.,
11911 U.S. HIGHWAY ONE, SUITE 120
PALM BEACH GARDENS, FLORIDA 33408
(407) 622-1300

GREAT SOUTHERN BANK
CLERK OF THE CIRCUIT COURT of PALM BEACH COUNTY, FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
CLERK City of RIVIERA BEACH

SEAL SEAL SEAL *SEAL*

PLAT of
FRED KELLER, TRUSTEE

DWN: RMJ	F.B.: M-123	PL: 35,36	DATE: 07/24/86
CRD: RMJ	FILE: 88-018	SCALE: N.T.S.	SHEET: 1 OF 2

7/22/114
SUBMISSION # FRED KELLER, TRUSTEE
BOOK 79 PAGE 100
FLOOD ZONE - FLOOD MAP # -
QUAD # - ZCRNG
SC - ZIP CODE -
PUD NAME - CITY OF RIVIERA BEACH