

VILLA L'ONZ A TOWNHOUSE PROJECT

BEING A REPLAT OF LOTS 14, 15, 16, 17, 18 AND 19, BLOCK 17, RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

L'YING AND BEING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF RIVIERA BEACH, FLORIDA.

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITICAL ENTITY CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES, OWNER OF THE LANDS SHOWN HEREON AS VILLA L'ONZ, A TOWNHOUSE PROJECT,

LOTS 14, 15, 16, 17, 18 AND 19, BLOCK 17, RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
THE EASEMENTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINE, TELECOMMUNICATIONS LINES, CABLE TELEVISION SYSTEMS, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED

THIS _____ DAY OF _____, 20____

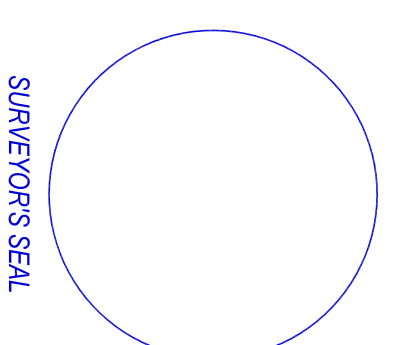
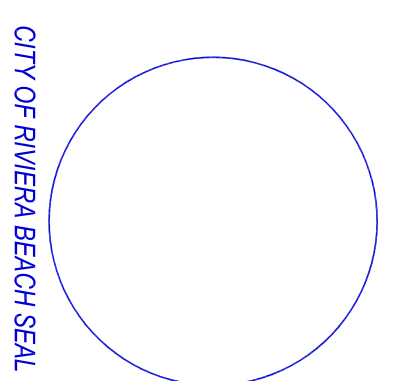
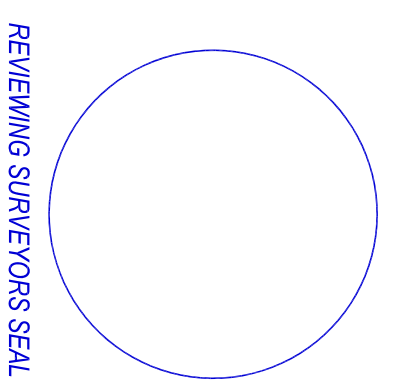
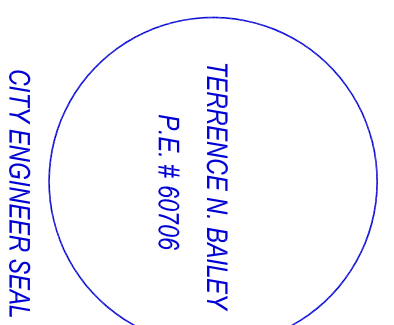
BY: _____
SIGNATURE: _____
WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVES, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____
MY COMMISSION NO.: _____ SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ PRINTED NAME OF NOTARY PUBLIC

* ABBREVIATIONS:
LS = LICENSED SURVEYOR
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
PE = LICENSED PROFESSIONAL ENGINEER
O.R.B. = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
PE = PROFESSIONAL ENGINEER
PRM = PERMANENT REFERENCE MONUMENT
MAD = NORTH AMERICAN DATUM



TITLE CERTIFICATION
I, J. MICHAEL HANGOOD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITICAL ENTITY CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES, 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 EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 20____ BY: _____ SIGNATURE
FLORIDA BAR NO. _____

APPROVAL - CITY OF RIVIERA BEACH
CITY OF RIVIERA BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

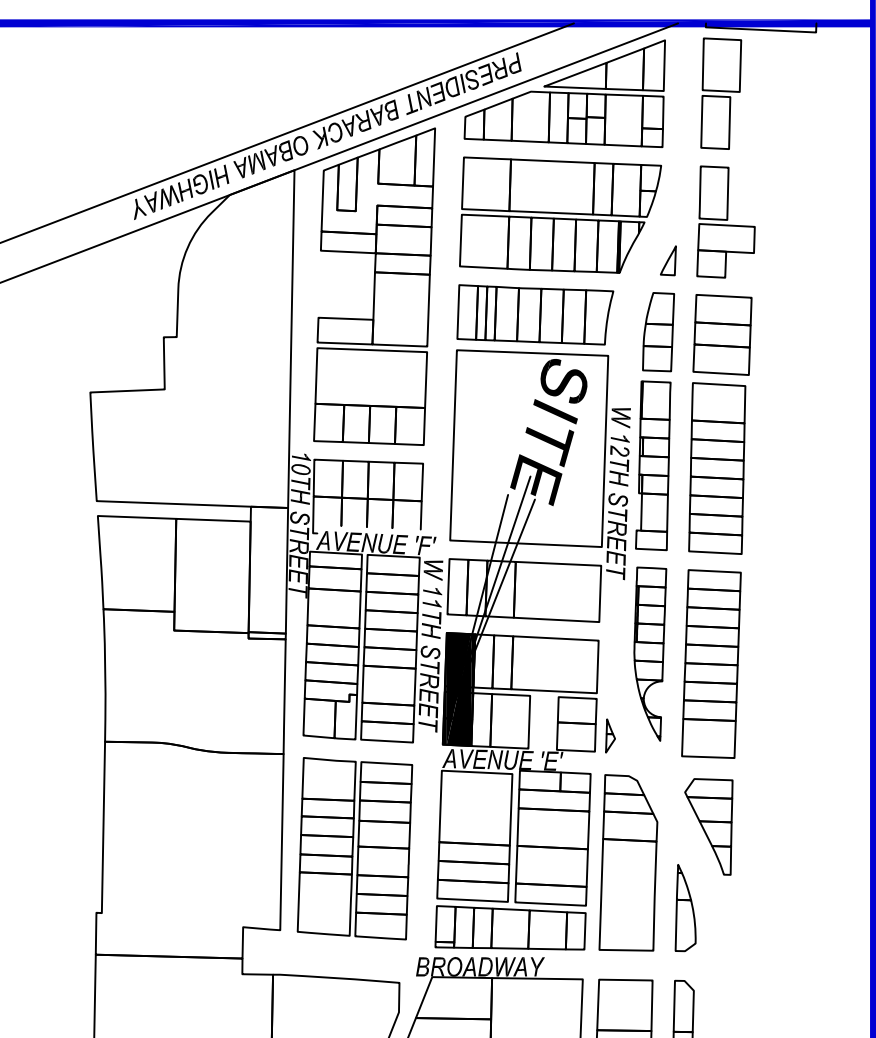
IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "BLUE LAGOON PLAZA", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS _____ DAY OF _____, 20____

BY: _____ RONNIE L. FELDER, MAYOR
BY: _____ CLAUDINE L. ANTHONY, CMC, CITY CLERK

BY: _____ TERENCE N. BAILEY, P.E. # 60706
CITY ENGINEER

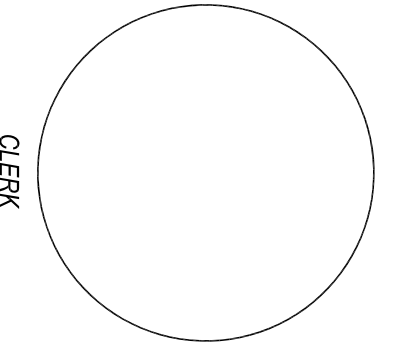
REVIEWING SUPERVISORS CERTIFICATE
ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.08(1)(f), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATINGS, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA, THIS DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS _____ DAY OF _____, 20____ BY: _____
BENJAMIN B. HOYLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 6789



VICINITY SKETCH
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT _____
THIS _____ DAY OF _____, 2022
AND DULY RECORDED IN PLAT
BOOK _____
ON PAGE _____
SHARON R. BOKK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: _____



SURVEYOR'S NOTES:
* ALL BEARINGS SHOWN HEREON ARE GRID NORTH, NAD 83, 1990 ADJUSTMENT WITH A REFERENCE BEARING OF S87°57'58"E ALONG THE NORTH RIGHT-OF-WAY OF W 11TH STREET.
* NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEMONSTRATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL BE USED AS THE BASIS FOR THE CONSTRUCTION OF THE PLAT. ANY OTHER INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT SHALL HAVE NO EFFECT ON THIS PLAT AND SHALL BE VOID IN THE PUBLIC RECORDS OF THIS COUNTY.

* RESTRICTION ON OBSTRUCTION OF EASEMENTS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED OR MAINTAINED ON THE EASEMENT AREAS WITHOUT THE APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
* TABULAR AREA:
TOTAL = 221,337.78 SQUARE FEET 0.50 ACRES

* DISTANCES ARE IN U.S. SURVEY FOOT * 1 x 3.2808333 = 1 METER

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.
DATED THIS _____ DAY OF _____, 20____

DOUG WALKER, PSM
FLORIDA CERTIFICATE NO. LS 7211
* PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415, GENTLEMAN OF AUTHORIZATION # 8287



4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1084
WWW.PMSURVEYING.NET
JOB # 2020201

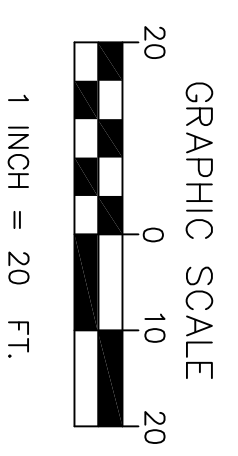
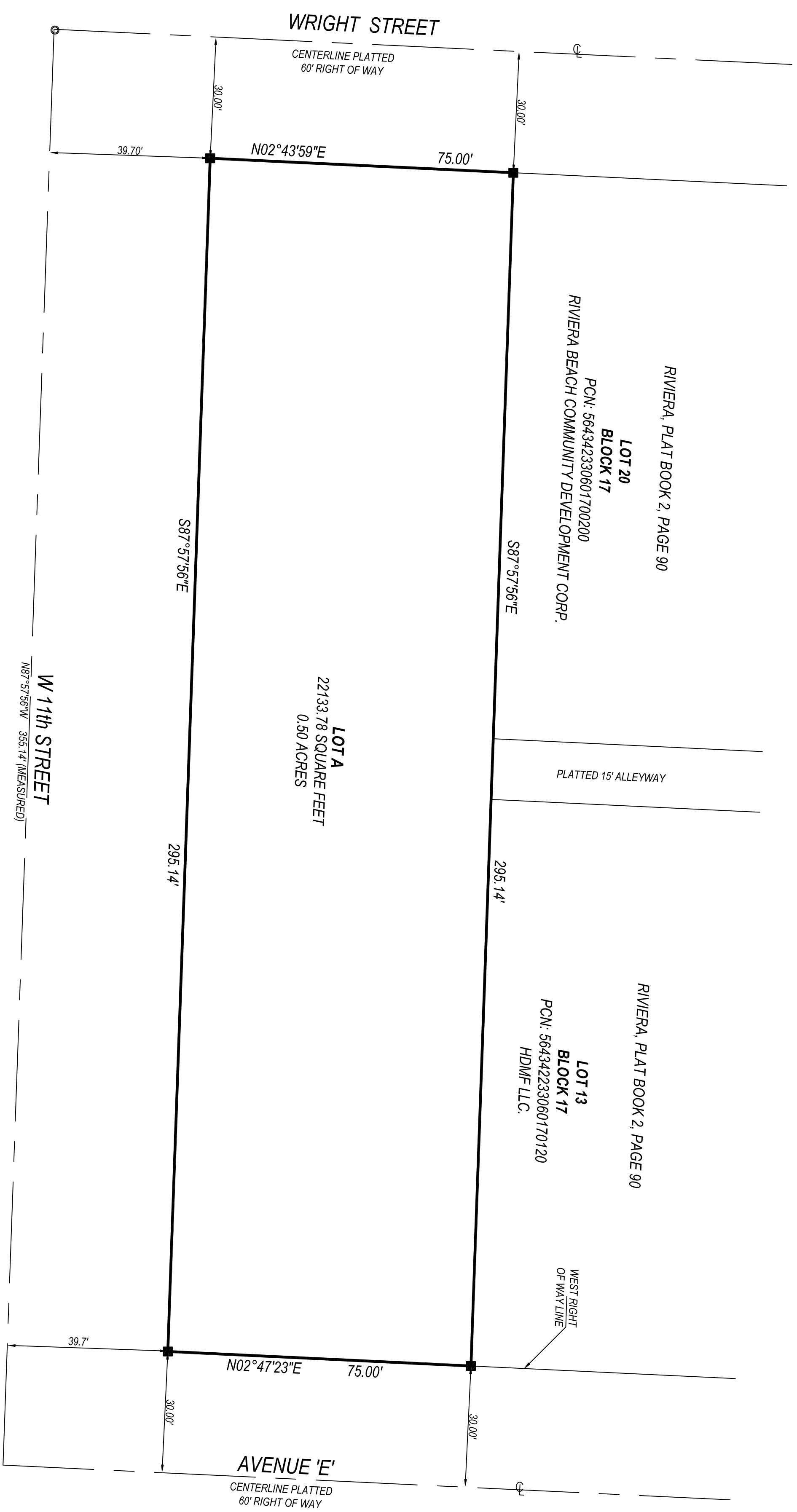
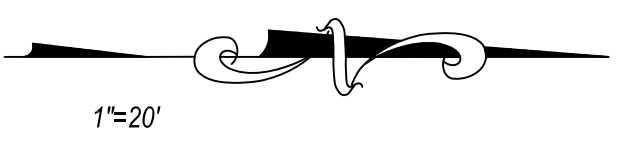
VILLA L'ONZ

A TOWNHOUSE PROJECT

BEING A REPLAT OF LOTS 14, 15, 16, 17, 18 AND 19, BLOCK 17, RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

SHEET 2 OF 2



- * ABBREVIATIONS:
 PSM = FLORIDA LICENSED SURVEYOR & MAPPER
 LB = LICENSED BUSINESS
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 SQ. FT. = SQUARE FEET
 PRM = PERMANENT REFERENCE MONUMENT
 LS = LICENSED SURVEYOR
 USC&G = UNITED STATES COAST AND GEODETIC
 ID = IDENTIFICATION
 N. = NORTHING
 E. = EASTING
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 S.R. = STATE ROAD

- LEGEND
 ■ SET 4"x4" CONCRETE MONUMENT AND BRASS DISK "LB 8281"
 ● SET 1/2" IRON ROD AND CAP "LB 8281" OR WAIL AND DISK "LB 8281"
 □ FOUND 4"x4" CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT)
 ○ FOUND WAIL AND DISK, IRON ROD AND CAP



4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL 33415
 PHONE 833.478.7764
 WWW.PMSURVEYING.NET
 JOB # 2010073