

PARK MANOR PLAT No. 2

EXHIBIT A

BEING A REPLAT OF A PORTION OF A PORTION OF LOTS 4, 5 AND 6, BLOCK 6, RIVIERA, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 90 AND 91, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

F.K.A. "NORTH AVENUE" (BASIS OF BEARINGS) (P.B. 2, PG. 90) N89°36'30" W

W. 14th STREET (P.B. 24, PG. 41)

(50' PUBLIC R/W)

N89°36'30"W

BLOCK 6

-REPLAT OF RIVIERA

(P.B. 24, PG. 41)

N89°36'30"W

70.00

0.121 ACRE

R.B.C.D.C., INC.

(P.B. 24, PG. 41)

25.00'

LOT 2

N. LINE -LOT 4, BLOCK 6 \ (P.B. 2, PG. 90) LOT 4

_ 🎵 _	S88°24'35"E (GRID)			BEARING ROTATION EQUATION:
NE CORNER 32/42/43 N: 889799.30 E: 960710.29 (CORNER NOT RECOVERED. P.B.C. PUBLISHED COORDINATE VALUES)	S89°58'40"E (PLAT)	2645' (P.B. 20, PG. 88) & N. LINE SEC DISTANCE HELD BY P.B.C. 2646.86' (P.B. 24, PG. 22)	N. 1/4 CORNER 33/42/43 AS DEPICTED ON P.B. 26, PG 72 N: 889725.89 E: 963354.37 (CORNER NOT RECOVERED. P.B.C. PUBLISHED COORDINATE VALUES)	CRIOCKWISE ROTATION OC. 20.36 BEARING) OC. 30.31'00" CLOCKWISE ROTATION OC. 30.32 OC. 30.31'00" CLOCKWISE ROTATION OC. 30.31'00" CLO
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICE DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN A WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS	NND BY E MAY N THIS	PLAT NO. 1 PARK MANOR (P.B. 26, PG. 72	NE CORNER LOT 1, BLOCK 8, (P.B. 24, PG. 22) E. LINE, NW 1/4	SECTION LINE OF SECTION 33/42/43

33/42/43

SHEET 1 OF 1

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation, owner of the land shown hereon as PARK MANOR PLAT No. 2, being a replat of a portion of Lots 4, 5, and 6, Block 6, RIVIERA, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 90 and 91, lying in Section 33 Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

The East one-half (E 1/2) of Lots 4, 5, and 6, Block 6, RIVIERA, according to the map or plat thereof, recorded in Plat Book 2, Page 90, of the Public Records of Palm Beach County, Florida.

Said lands situate, lying and being in Section 33, Township 42 South, Range 43 East, Palm Beach County, Florida.

Containing in all, 0.241 Acre, more or less

have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Interim President and attested by its Chairperson, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this ____ day of _

> Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation

Ĉ.⊢(P.B. 24, PG. 22)

Ω (P.B. 2, PG. 90)

LOT 9

LOT 8

6. Building setbacks shall conform to the City of Riviera Beach Land Development Code.

33 shown on Plat No. 1 Park Manor were then aligned to P.B.C. published positions.

other bearings are relative thereto.

7. Plat corner coordinates shown hereon were calculated by the alignment of the North line of the plat of

8. 50' right-of-way width for Avenue "G" is based on observed field locations and measured centerline distances between "Lemon Street" (now Avenue "H"), "East Park Street" (now Avenue "F") and the

Plat Book 24, Page 41 shows a width of 40' between Blocks 6 and 27 which appears to be in error.

9. Bearings shown hereon are based on the South line of Blue Heron Park, Plat No. 4, as shown on the plat of Plat No. 1 Park Manor as recorded in Plat Book 26, Page 72, which bears North 89°36'30" West and all

RIVIERA (P.B. 2, PG. 90) with the South line of BLUE HERON PARK (P.B. 24, PG. 22) as shown on the

plat of PLAT NO. 1 PARK MANOR (P.B. 26, PG.72). Ties to the North-South quarter section line of Section

northerly prolongation of the centerline of "Olive Street" (now Avenue "G") as a 50' wide road as shown on the plat of Riviera as recorded in Plat Book 2, Page 90. The subsequent Replat of Riviera as recorded in

ATTEST:		BY:	
	Elizabeth P. Robinson, Chairperson		Scott Evans, Interim President

ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

WITNESS my hand and official seal this

Before me personally appeared Scott Evans and Elizabeth P. Robinson, whom are personally known to me or as identification and who executed the foregoing instrument as Interim President and Chairperson, respectively, of Riviera Beach Community Development Corporation, Inc., a 0 Florida not for profit corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal 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.

, 2016.

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My Commission No.:	Signature of Notary Public
My Commission Expires:	Printed Name of Notary Public

Notary Stamp

ARRDEVIATIONS AND SYMBOLS

ABBREVIATIONS AND SYMBOLS					
C/L, Q R/W P.B. PG(S) SEC. TWP. RGE. U.E. D.E. D.B. A	= CENTERLINE = RIGHT OF WAY = PLAT BOOK = PAGES = SECTION = TOWNSHIP = RANGE = UTILITY EASEMENT = DRAINAGE EASEMENT = DEED BOOK = ARC LENGTH = CENTRAL ANGLE	R C.B. O.R.B. R.P.B. L.A.E. P.O.B. P.O.C. P.B.C. N: E: N.R. S.R.	= RADIUS = CHORD BEARING = OFFICIAL RECORDS BOOK = ROAD PLAT BOOK = LIMITED ACCESS EASEMENT = POINT OF BEGINNING = POINT OF COMMENCEMENT = PALM BEACH COUNTY = NORTHING = EASTING = NON RADIAL = STATE ROAD		
F.K.A.	= FORMERLY KNOWN AS		TH DIGIT OT AMBED IID DAM I D 1/450011		
			TH DISK STAMPED "P.R.M. LB #4569"		
\times	= SET MAG NAIL & DISK STA	AMPED "P.R.	M. LB #4569"		
0	= SET 5/8" IRON ROD & CAP	STAMPED "	WALLACE LB #4569"		

S. LINE BLUE HERON PARK TITLE CERTIFICATION PLAT No. 4 (P.B. 24, PG. 22) & N. LINE PLAT OF RIVIERA

740.7' (MEASURE)

LOT 3

REVIEWING SURVEYOR'S

SURVEYOR'S SEAL

, 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 Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation; 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 subdivision depicted by this plat.

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. This review does not include the verification of the geometric data, or the field verification of the permanent control points (p.c.p.'s) and monuments at lot/tract corners.

Professional Surveyor and Mapper State of Florida No. 4826

SURVEYOR & MAPPER'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.

Dated this ____ day of ____

Robert J. Cajal Professional Surveyor and Mapper Florida Certificate No. 6266 Wallace Surveying Corporation

CITY OF RIVIERA BEACH APPROVALS

County of Palm Beach State of Florida

CITY ENGINEER'S SEAL

It is hereby certified that this Plat of Park Manor Plat No. 2 has been officially approved for record by the City of Riviera Beach, Florida, this _____ day of _____

Thomas Masters, Mayor

CITY SEAL

Claudene Anthony, CMC, City Clerk

Terrence N. Bailey, P.E., City Engineer

This instrument prepared by:

Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407 561-640-4551

PARK MANOR PLAT No. 2

	UFILLFICE SURVEYING CORP. LICENSED BUSINESS # 4569			
	5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			

JOB No.: 14-1247.8 F.B. PG. DWG. No.: 14-1247-2 REF.: 14-1247.DWG SHEET 1 OF 1

