

**HERON LAKES SENIOR CENTER**  
A REPLAT OF ALL OF TRACTS "A" THROUGH "X", "WESTSIDE ESTATES (P.B. 31, PAGES 81& 82, P.B.C.R.),  
TOGETHER WITH THE VACATED RIGHT-OF-WAY FOR WEST 17TH COURT (O.R.B. 18430, PG. 789, P.B.C.R.).  
IN THE NW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

**DESCRIPTION, DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF "WESTSIDE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 81 AND 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "HERON LAKES SENIOR CENTER", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "A" THROUGH "X", "WESTSIDE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 81 AND 82, TOGETHER WITH THE VACATED RIGHT-OF-WAY FOR WEST 17TH COURT, AS RECORDED IN OFFICIAL RECORDS BOOK 18430, PAGE 789, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15.370 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, FOR PURPOSES CONSISTANT WITH THE ZONING CODE OF THE CITY OF RIVIERA BEACH.
- THE 12.00 FOOT WIDE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ATTESTED BY ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF , 201.

RIVIERA BEACH HOUSING AUTHORITY,  
A PUBLIC BODY CORPORATE AND POLITIC  
CREATED PURSUANT TO THE LAWS OF  
THE STATE OF FLORIDA

ATTEST: SECRETARY BY:

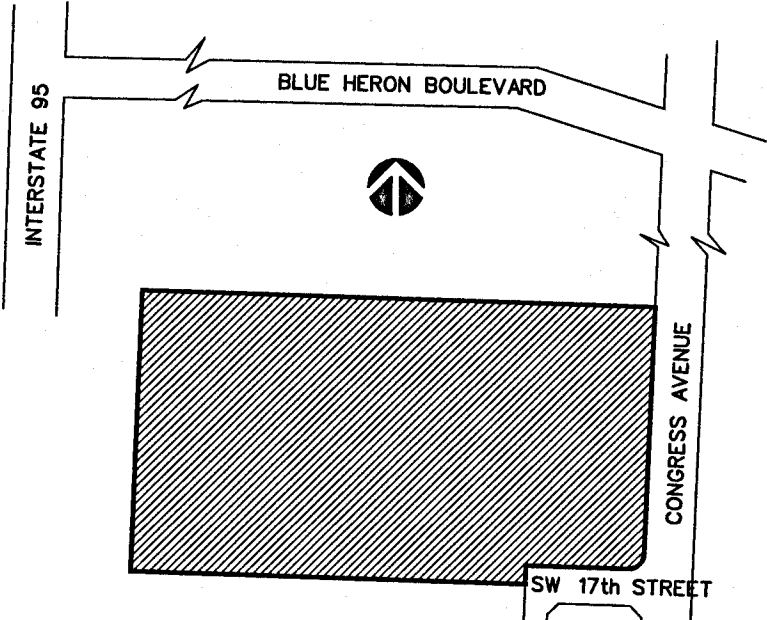
**NOTARY**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED AND WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AND OF THE RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, 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 IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF , 201.

MY COMMISSION EXPIRES: NOTARY PUBLIC

PRINT NAME:



LOCATION MAP  
NOT TO SCALE

**CITY OF RIVIERA BEACH APPROVAL OF PLAT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDS BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS DAY OF , 201.

BY: THOMAS A. MASTERS  
MAYOR  
BY: CLAUDENE L. ANTHONY, CMC  
CITY CLERK  
BY: P.E.  
CITY ENGINEER

**CERTIFICATE OF REVIEW BY CITY'S SURVEYOR**

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT  
THIS DAY OF  
201, AND DULY RECORDED  
IN PLAT BOOK ON PAGES  
THROUGH  
DOROTHY H. WILKEN, CLERK  
BY: DC

**SHEET 1 OF 2**

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, 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 TO RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS 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.

DATE BY: ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR

**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, BASED ON THE NORTH LINE OF SAID SECTION 31 HAVING A BEARING OF NORTH 88°19'41" WEST, ACCORDING TO DATA GATHERED FROM PALM BEACH COUNTY CONTROL POINTS GUM AND FRIDGE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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 PALM BEACH COUNTY, FLORIDA.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. PROJECT SCALE FACTOR IS 1.00004.

**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") 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.

DATE JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111  
PERIMETER SURVEYING AND MAPPING, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB7264

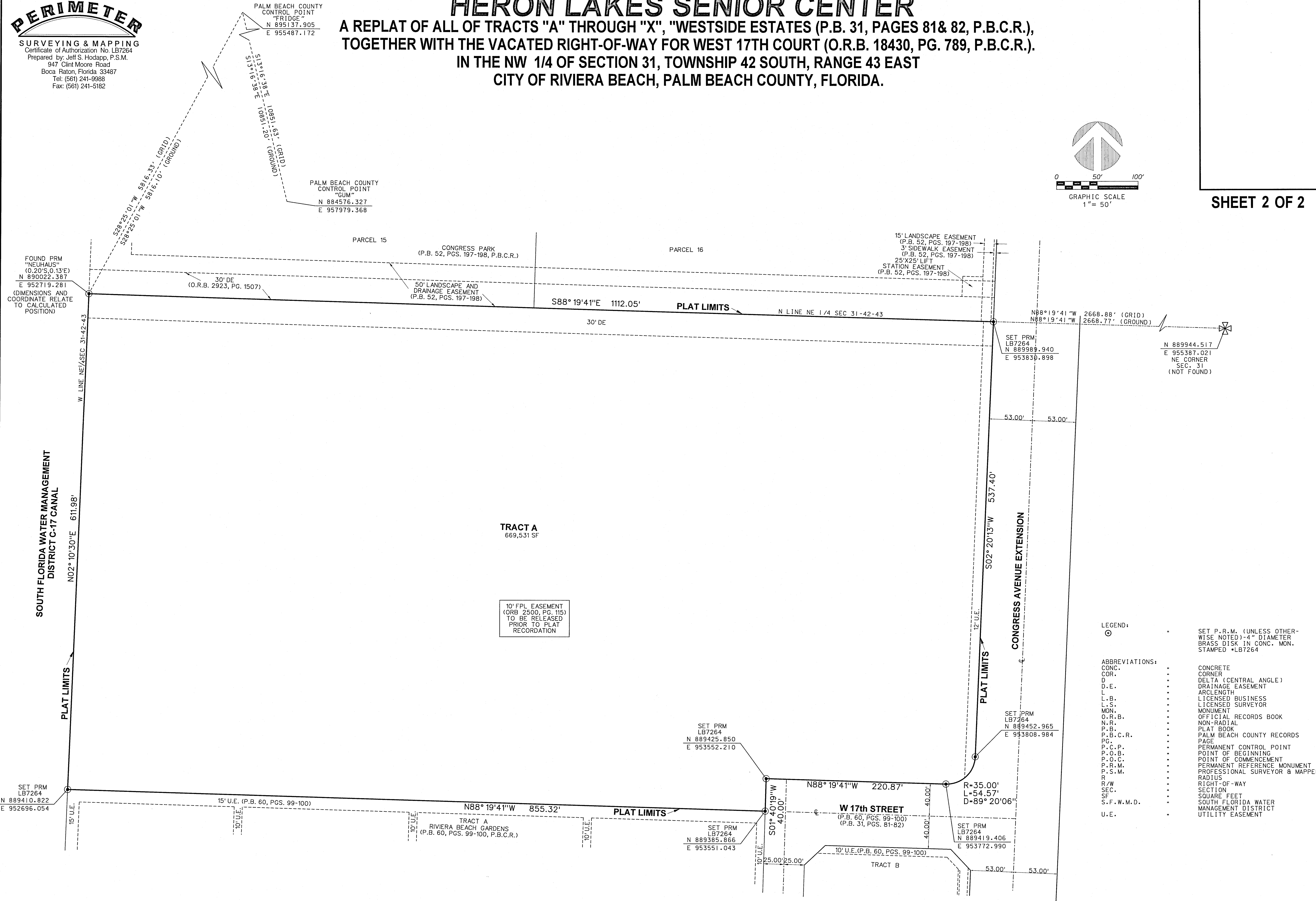
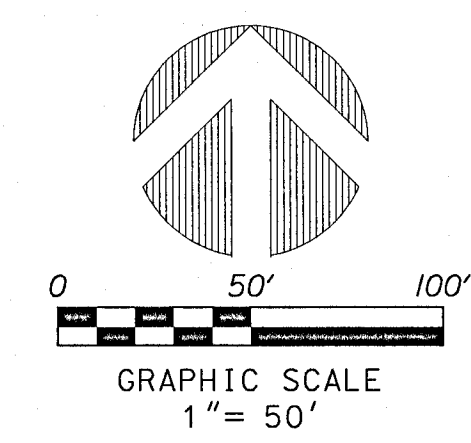
REVIEWING SURVEYOR		CITY OF RIVIERA BEACH		SURVEYOR	

**PERIMETER**

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264  
Prepared by: Jeff S. Hodapp, P.S.M.  
947 Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

# HERON LAKES SENIOR CENTER

A REPLAT OF ALL OF TRACTS "A" THROUGH "X", "WESTSIDE ESTATES (P.B. 31, PAGES 81& 82, P.B.C.R.), TOGETHER WITH THE VACATED RIGHT-OF-WAY FOR WEST 17TH COURT (O.R.B. 18430, PG. 789, P.B.C.R.). IN THE NW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



- LEGEND:**
- ⊙ SET P.R.M. (UNLESS OTHERWISE NOTED)-4" DIAMETER BRASS DISK IN CONC. MON. STAMPED •LB7264
- |                       |   |
|-----------------------|---|
| <b>ABBREVIATIONS:</b> |   |
| CONC.                 | CONCRETE                                |
| COR.                  | CORNER                                  |
| D                     | DELTA (CENTRAL ANGLE)                   |
| D.E.                  | DRAINAGE EASEMENT                       |
| L                     | ARCLNGTH                                |
| L.B.                  | LICENSED BUSINESS                       |
| L.S.                  | LICENSED SURVEYOR                       |
| MON.                  | MONUMENT                                |
| O.R.B.                | OFFICIAL RECORDS BOOK                   |
| N.R.                  | NON-RADIAL                              |
| P.B.                  | PLAT BOOK                               |
| P.B.C.R.              | PALM BEACH COUNTY RECORDS               |
| PG.                   | PAGE                                    |
| P.C.P.                | PERMANENT CONTROL POINT                 |
| P.O.B.                | POINT OF BEGINNING                      |
| P.O.C.                | POINT OF COMMENCEMENT                   |
| P.R.M.                | PERMANENT REFERENCE MONUMENT            |
| P.S.M.                | PROFESSIONAL SURVEYOR & MAPPER          |
| R                     | RADIUS                                  |
| R/W                   | RIGHT-OF-WAY                            |
| SEC.                  | SECTION                                 |
| SF                    | SQUARE FEET                             |
| S.F.W.M.D.            | SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| U.E.                  | UTILITY EASEMENT                        |