

# CEMEX RIVIERA BEACH

## RE-PLAT OF MACK INDUSTRIES

PLAT BOOK 33, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

## AND A PORTION OF TAYLORTOWN

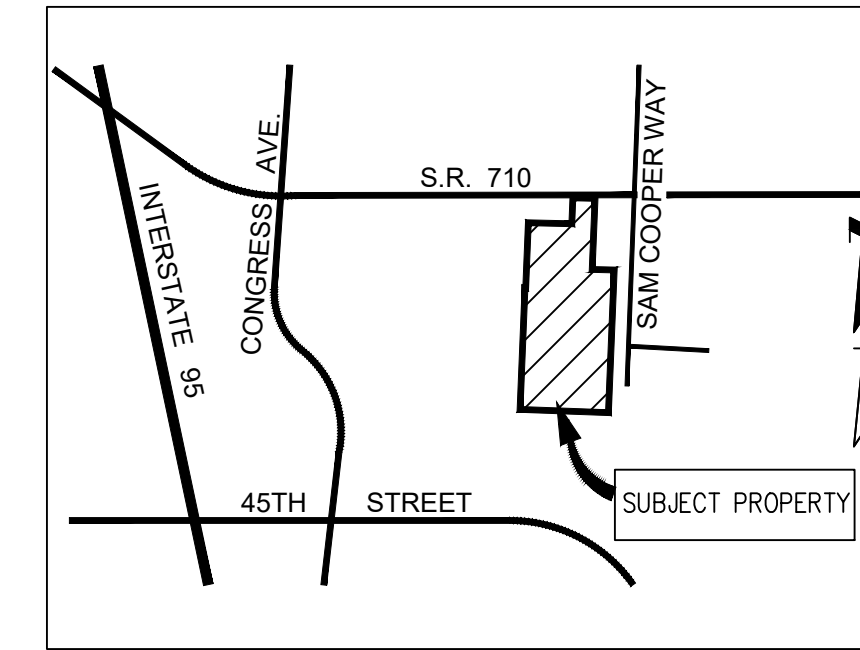
PLAT BOOK 30, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST

## CITY OF RIVIERA BEACH, FLORIDA

## PALM BEACH COUNTY, FLORIDA

OCTOBER 2018



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2018 AND DULY RECORDED IN  
PLAT BOOK \_\_\_\_\_ ON  
PAGE(S) \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF MACK INDUSTRIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 53 AND TAYLORTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 73, LESS THE NORTH 180 FEET AND THE WEST 15 FEET THEREOF, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "CEMEX RIVIERA BEACH"

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

PARCELS 1 AND 2:

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

THE NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, ITS SUCCESSORS AND ASSIGNS. THIS EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND GENERAL MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC,  
A DELAWARE LIMITED LIABILITY CORPORATION

WITNESS \_\_\_\_\_ BY: \_\_\_\_\_  
RYAN E. MAHONEY  
VICE-PRESIDENT

WITNESS \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RYAN E. MAHONEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MATTHEW L. KWASMAN, 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 TO CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MATTHEW L. KWASMAN, ESQ.  
NASON, YAEGER, GERSON, WHITE & LIOCE, P.A.  
3001 POA BLVD, SUITE 305  
PALM BEACH GARDENS, FL 33410  
FLORIDA BAR NO.: 56171

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS MASTERS AND CLAUDENE L. ANTHONY WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF RIVIERA BEACH, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

### CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "CEMEX RIVIERA BEACH" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY OF RIVIERA BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
THOMAS MASTERS, MAYOR CLAUDENE L. ANTHONY, CMC CLERK

### CITY ENGINEER

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TERRENCE N. BAILEY, P.E.  
CITY ENGINEER

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS AND PARCEL CORNERS.

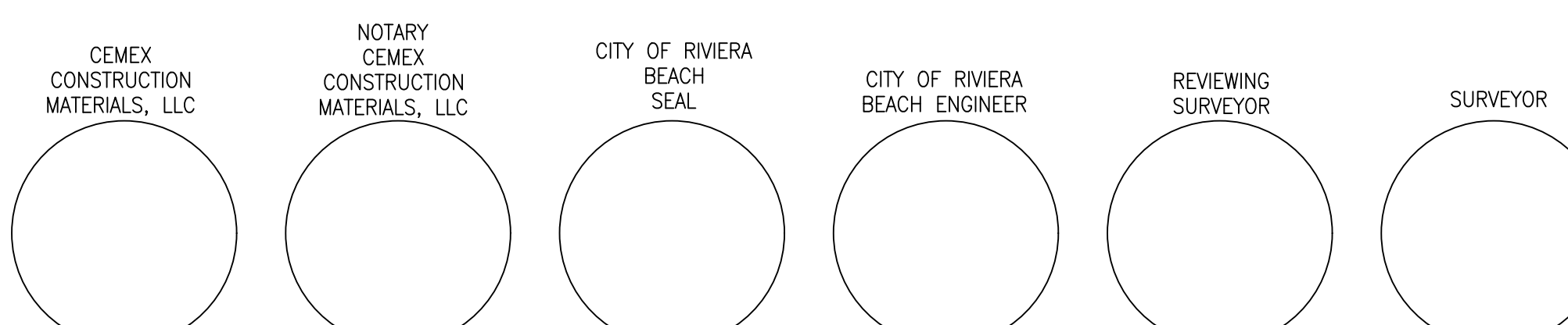
NAME: JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS NO. 6889

### SURVEYOR'S CERTIFICATION:

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 SECTION 177.091 (9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
THOMAS WHIDDEN  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NUMBER LS6225  
LICENSED BUSINESS NUMBER LB7232  
STATE OF FLORIDA



AREA TABULATION		
PARCEL 1	226,296 SQUARE FEET	5.20 ACRES
PARCEL 2	550,500 SQUARE FEET	12.63 ACRES
TOTAL AREA OF PLAT	776,790 SQUARE FEET	17.83 ACRES

### NOTES:

ALL BEARINGS ARE RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST WHICH BEARS SOUTH 00°01'31" WEST.

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.

PERMANENT REFERENCE MONUMENTS ARE STAMPED "PRM LB 7232" AND SHOWN AS THUS: ■

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON THE WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

- STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1990 ADJUSTMENT  
C. ZONE-FLORIDA EAST  
D. LINEAR UNIT - U.S. SURVEY FOOT  
E. COORDINATE SYSTEM - 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND  
H. SCALE FACTOR: - 1.000043753  
I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
J. ROTATION EQUATION:  $S00^{\circ}01'31''W$  (PLAT)  $02^{\circ}18'16''$  COUNTER CLOCKWISE  
 $S02^{\circ}19'47''W$  (GRID) PLAT TO GRID

### LEGEND AND ABBREVIATIONS:

- = PERMANENT REFERENCE MONUMENT "LB 7232"
- O.R.B. = OFFICIAL RECORDS BOOK
- ⊕ = CENTERLINE
- SQ. FT. = SQUARE FEET
- LB = LICENSED BUSINESS NUMBER
- s.f. = SQUARE FEET

SHEET 1 OF 2

# CEMEX RIVIERA BEACH

RE-PLAT OF MACK INDUSTRIES  
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 AND A PORTION OF TAYLORTOWN  
 PLAT BOOK 30, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
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