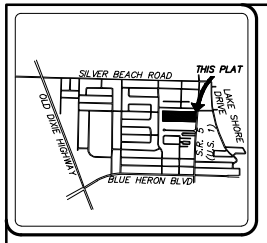
RIVIERA COVE

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



N

LOCATION MAP
(NOT TO SCALE)

DEDICATION AND RESERVATION

Know all men by these presents that D.R. Horton, Inc. a Delaware corporation, owner of the land shown hereon as RIVIERA COVE, being a portion of Government Lots 1 and 2 of Section 28, Township 42 South, Range 43 East, The City of Riviera Beach, Palm Beach County, Florida. and being more particularly described as follows:

A parcel of land in Government Lots 1 and 2, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, bounded as follows: on the North by line parallel to and 1285 feet Southerly from measured at right angles to the North line of said Government Lot 1 on the South by a line parallel to and 1435 feet Southerly from measured at right angles to the North line of Government Lot 1, and on the West by the West line of said Government Lots 1 and 2 and on the East by the Westerly right of way line of State Road #4 (U.S. Highway #1), the above tract being 150 feet in width, North and South (measured at right angles between parallel lines), the Northerly 25 feet, more or less, being in said Government Lot 1, and the remainder being in said Government Lot 2; (LESS lands as conveyed for right-of-way, described in Deed Book 803, Page 262). Said lands being in Palm Beach County, Florida.

AND

A tract of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County; Florida, bounded as follows: on the North, by a line parallel to, and 1085 feet Southerly from measured at right angles to, the North line of said Government Lot 1; on the South by a line parallel to and 1285 feet Southerly from, measured at right angles to, the North line of said Government Lot 1; on the West, by the West line of said Government Lot 1; and on the East by the Westerly right-of-way line of State Road No. 5 (U.S. Highway # 1), formerly State Road No. 4, the above described tract being 200 feet in width, North and South (measured at right angles between parallel lines), all of said tract being in said Government Lot 1. Said lands being in Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract A, as shown hereon is hereby dedicated to the City of Riviera Beach Utility Special District and the City of Riviera Beach, Florida, for the perpetual use of the public for public street and public utility purposes.

2. Tracts B and C, as shown hereon are hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this dedication and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

All tracts for private street purposes, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the City of Riviera Beach and Riviera Beach Special Utility District, its successors and assigns.

3. Tracts OS-1, OS-2 and OS-3 (Open Space Tracts), as shown hereon, are hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes including stormwater management & drainage and parking purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

4. Tract OS-4 (Open Space Tract), as shown hereon, is hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes including parking and recreational purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

5. Tract R-1 (Recreation Tract), as shown hereon, is hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and other purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

6. Mass Transit Easement (MTE), as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, its successors and assigns, for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, shall maintain the the easement area until such time as the county constructs improvements in the easement area for its intended use and purposes, at which time the county will assume maintenance of the easement area so long as the improvements are located theron and the county uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to said association, upon the county's temporary or permanent cessation of use of the improvements or removal of the improvements.

7. Buffer Easements (BE), as shown hereon, are hereby dedicated to Riviera Cove Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for landscape buffer purposes and other purposes not inconsistent with this dedication, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

8. The Utility Easements as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the 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 lines, telecommunications lines, cable television lines, 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. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the City of Riviera Beach Utility Special District, its successors and assigns.

9. The Water Line Easement as shown hereon, is an exclusive easement and is hereby dedicated in perpetuity to City of Riviera Beach Utility Special District, its successors and assigns for the installation, operation, maintenance, repair, expansion and replacement of potable water supply and related appurtenances. If otherwise approved, no buildings, structures, improvements, trees, walls or fences shall be installed within this easement without the prior written approval of the City of Riviera Beach Utility Special District, its successors and assigns.

IN WITNESS WHEREOF, the above-named corporation, has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this _____ Day of _____ 2019.

D.R. Horton, Inc.,
a Delaware corporation

Witness:_____ By:_____
Rafael Roca
Vice President

_____
(Print Name)

Witness:_____

_____
(Print Name)

ACKNOWLEDGMENT

State of Florida
County of Palm Beach } SS

Before me personally appeared Rafael Roca who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of D.R. Horton, Inc., a Delaware corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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.

Witness my hand and official seal this _____ day of _____, 2019.

My commission expires: _____
(Date)

Notary Stamp

By: _____
Notary Public

Print Name: _____

Commission Number: _____

ACCEPTANCE OF RESERVATIONS

State of Florida
County of Palm Beach } SS

Riviera Cove Homeowners Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this _____ day of _____, 2019.

Riviera Cove Homeowners Association, Inc., a Florida corporation not for profit

Witness:_____ By: _____
Karl Albertson, President

_____
(Print Name)

Witness:_____

_____
(Print Name)

ACKNOWLEDGMENT

State of Florida
County of Palm Beach } SS

Before me personally appeared Karl Albertson who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as the President of Riviera Cove Homeowners Association, Inc., a Florida corporation not for profit, and acknowledged to and before me that he executed such instrument as such officer 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.

WITNESS my hand and official seal this _____ day of _____, 2019.

My commission expires: _____
(Date)

Notary Stamp

By: _____
Notary Public

Print Name: _____

Commission Number: _____

TITLE CERTIFICATION

State of Florida
County of Palm Beach } SS

I, Nelson Mullins, 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 D.R. Horton, Inc., a Delaware corporation; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date:_____ By:_____
Nelson Mullins
Attorney-at-Law
Broad and Cassel
Licensed in Florida
Florida Bar No. 0668230

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 corners.

This _____ day of _____, 2019.

By:_____
Donald A. Spicer
Professional Surveyor and Mapper,
License No. LS4677
State of Florida

CITY OF RIVIERA BEACH APPROVALS

State of Florida
County of Palm Beach } SS

It is hereby certified that this plat of Riviera Cove has been officially approved for record by the City of Riviera Beach, Florida, this _____ day of _____, 2019.

By: _____
Ronnie L. Felder, Mayor

By: _____
Claudene L. Anthony, CMC, City Clerk

By: _____
Terrence N. Bailey, P.E., City Engineer

D.R. HORTON, INC., A DELAWARE CORPORATION

RIVIERA COVE HOMEOWNERS' ASSOCIATION, INC.

CITY OF RIVIERA BEACH

PE # 60706

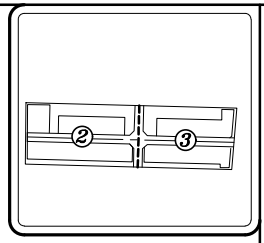
Date :_____

REVIEWING SURVEYOR

PROFESSIONAL SURVEYOR AND MAPPER

N

KEY MAP
(NOT TO SCALE)



State of Florida
County of Palm Beach } SS

THIS PLAT WAS FILED FOR RECORD AT _____ M.

THIS _____ DAY OF _____ A.D. 2019 AND DULY RECORDED

IN PLAT BOOK _____ ON PAGES _____ THROUGH _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY:_____
DEPUTY CLERK

SHEET 1 OF 3 SHEETS

CLERK

TABULAR DATA:

RIVIERA COVE

Total Area of Plat:	=	9.525 Acres±
Tract A (Ave. E R/W)	=	0.402 Acres±
Tract B	=	0.623 Acres±
Tract C	=	0.894 Acres±
Tract OS-1	=	1.551 Acres±
Tract OS-2	=	0.374 Acres±
Tract OS-3	=	0.952 Acres±
Tract OS-4	=	0.233 Acres±
Tract R-1	=	0.151 Acres±
Buildable Area (Lots 1-89)	=	4.345 Acres±
Number of Units	=	89
Type of Units	=	Townhomes
Density	=	9.3 Dwelling Units per Acre

SURVEYOR'S NOTES

1.) 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.

2.) The bearings shown hereon are Grid and based on the North line of Government Lot 1, Section 28, Township 42 South, Range 43 East, said line bears South 88°31'06" East and all other bearings shown hereon are relative thereto.

3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. All distances are grid distances in U.S. Survey Feet unless otherwise noted.
Scale Factor = 1.000049407
Ground Distance x Scale Factor = Grid Distance

4.) 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 being determined by use rights granted.

5.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable City of West Palm Beach approvals or permits, as required for such encroachment.

6.) The building setbacks shall be as required by current City of Riviera Beach, Florida Zoning and Land Development Regulations.

7.) Original tract line dividing Parcels 1 and 2, being the deeds comprising the limits of this plat as recorded in ORB 27692, PG. 628, PBCR as requested to be shown by the City's Reviewing Surveyor. This demarcation line in no way depicts areas pertaining to this plat once recorded. Line is shown for reference only.

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") have been placed as required by law, and that Permanent Control Points ("P.C.P.'s") and monuments according to Section 177.091(9), Florida Statutes, will be set under the guarantees posted with the City of Riviera Beach, Florida for the required improvements; and further, that the survey data complies with all the Survey requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of the City of Riviera Beach, Florida.

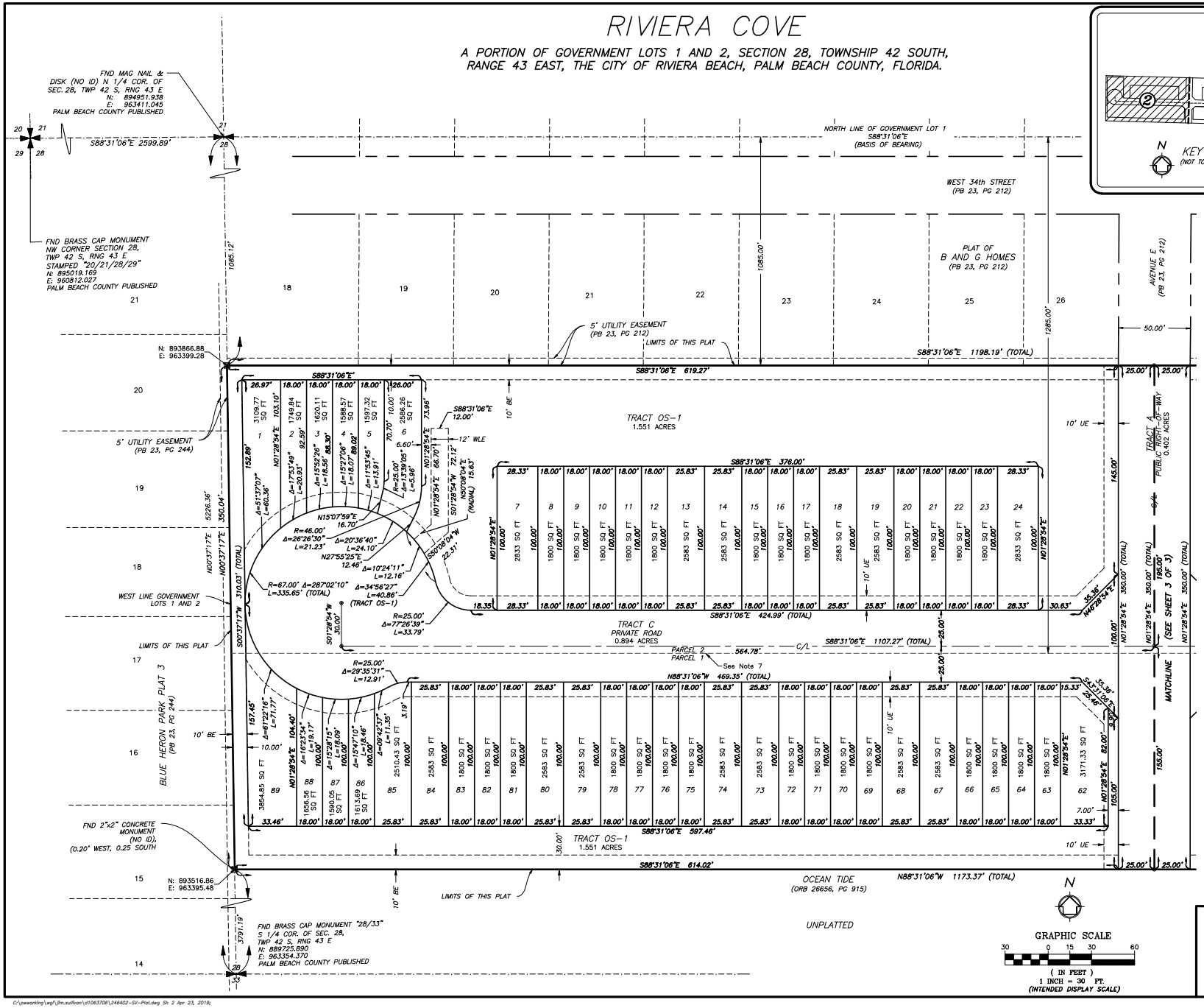
This _____ day of _____, 2019.

_____
Jim Sullivan
Professional Surveyor and Mapper,
License No. LS6889
State of Florida

WGI
2035 Vista Parkway, West Palm Beach, Fl. 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6889 FOR THE FIRM: WANTMAN GROUP, INC.

RIVIERA COVE

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



SHEET 2 OF 3 SHEETS

LEGEND:

BE	= LANDSCAPE BUFFER EASEMENT
C/L	= CENTER LINE
COR.	= CORNER
Δ	= DELTA/CENTRAL ANGLE (CURVE)
FND	= FOUND
ID	= IDENTIFICATION
L	= ARC LENGTH (CURVE)
LB	= LICENSED BUSINESS
MTE	= MASS TRANSIT EASEMENT
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PBCR	= PALM BEACH COUNTY RECORDS
PB	= PLAT BOOK
●	= PERMANENT CONTROL POINT (PCP), SET NAIL & BRASS DISC STAMPED "LB 7055 PCP"
PRM	= PERMANENT REFERENCE MONUMENT
R	= RADIUS
RNG	= RANGE
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
SQ FT	= SQUARE FEET
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT
WLE	= WATER LINE EASEMENT
■	= SET 4"X4" CONCRETE PRM & ALUMINUM DISC STAMPED "LB 7055 PRM" UNLESS OTHERWISE NOTED
②	= SHEET NUMBER

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C:\pwworking\wgi\jim.sullivan\d1063706\246402-SV-Plat.dwg Sh 2 Apr 23, 2018;

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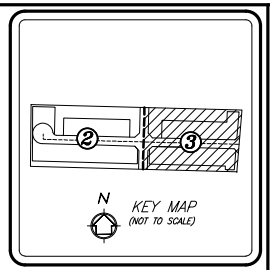
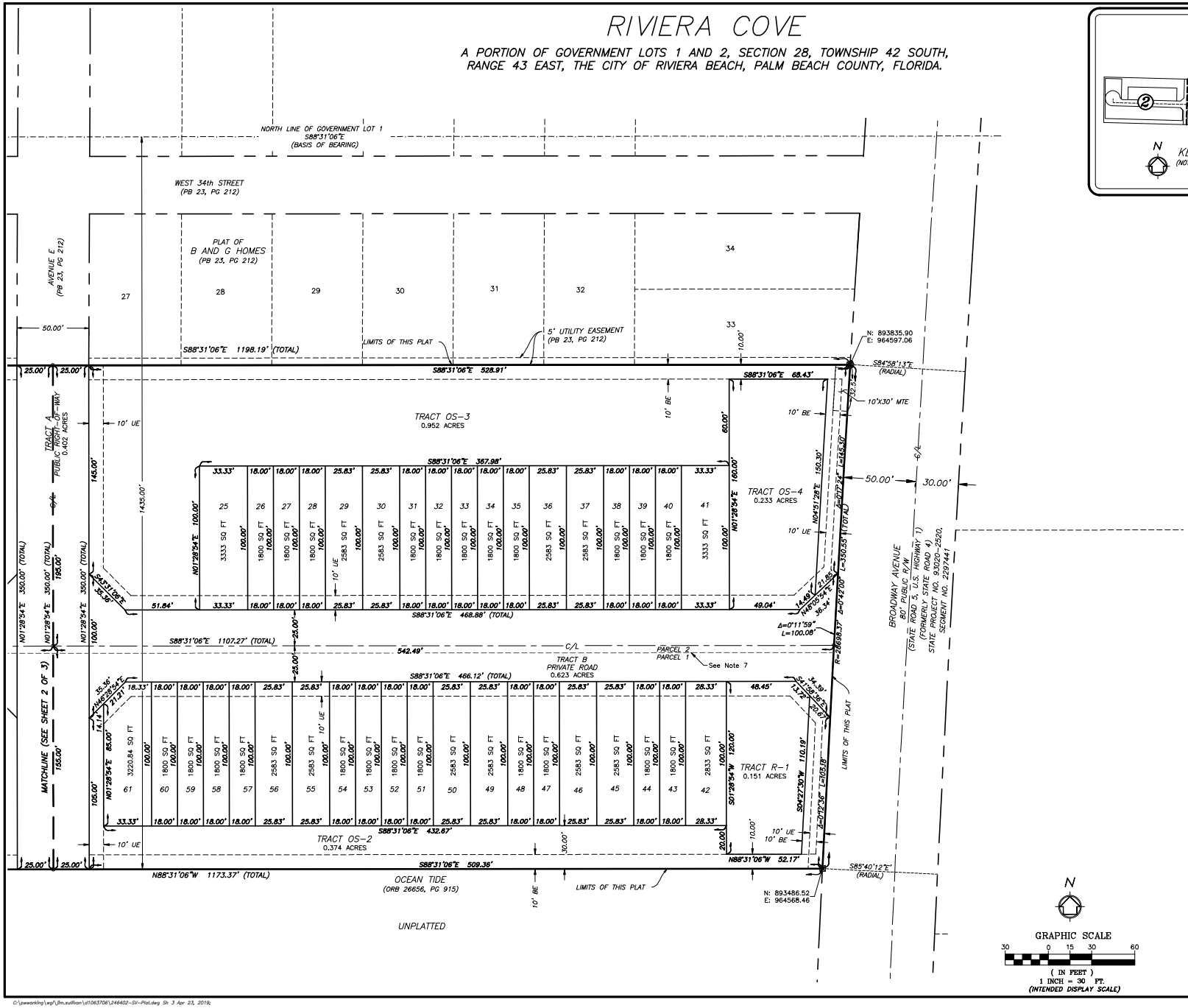


SHEET 3 OF 3 SHEETS



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