

# SIERRA-SONOMA BAY

A PORTION OF THE NORTHEAST ONE QUARTER (NE 1/4), OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA,

00056-019

SHEET 1 OF 4

2000007664

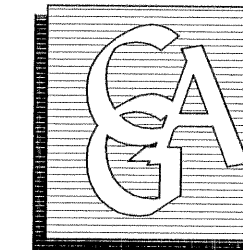
149

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT AM THIS 14<sup>th</sup> DAY OF July, 2004 AND DULY RECORDED IN PLAT BOOK NO. 102 ON PAGES 149-152

DOROTHY WILKEN  
CLERK OF THE CIRCUIT COURT  
BY Alvina L. Johnson  
DEPUTY CLERK

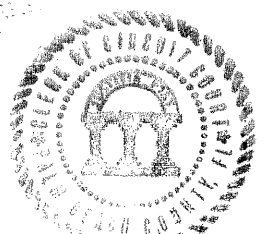
This Instrument Prepared By:  
Gregory J. Clements, P.S.M.



**Calvin, Giordano & Associates, Inc.**  
Engineers Surveyors Planners

1800 Eller Drive, Suite 600  
Ft. Lauderdale, Florida 33316  
Phone: 954.921.7781 Fax 954.921.8807

Certificate of Authorization No. **LB 6791**  
January, 2004



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: SIERRA BAY ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP IS THE OWNER OF A PORTION OF THE LANDS DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "SIERRA-SONOMA BAY".

THE 10 FOOT WATER LINE AND 10 FOOT SEWER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FOR PROPER PURPOSES.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEON J. WOLFE THIS 3rd DAY OF FEBRUARY, 2004.

SIERRA BAY ASSOCIATES, LTD.  
BY: LEON J. WOLFE, AS PRESIDENT OF  
(NAME) CORNERSTONE SIERRA BAY, L.L.C.,  
ITS GENERAL PARTNER.  
WITNESS: ERIC ACCIME  
(PRINT NAME)  
WITNESS: Rene Gutierrez  
(PRINT NAME)  
WITNESS: Andrew Simon  
(PRINT NAME)  
WITNESS: ERIC ACCIME  
(PRINT NAME)

THE LAKE MAINTENANCE EASEMENT L-2, AS SHOWN HEREON, IS HEREBY RESERVED BY SIERRA BAY ASSOCIATES, LTD, A FLORIDA LIMITED PARTNERSHIP, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

## SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF N01°07'54".

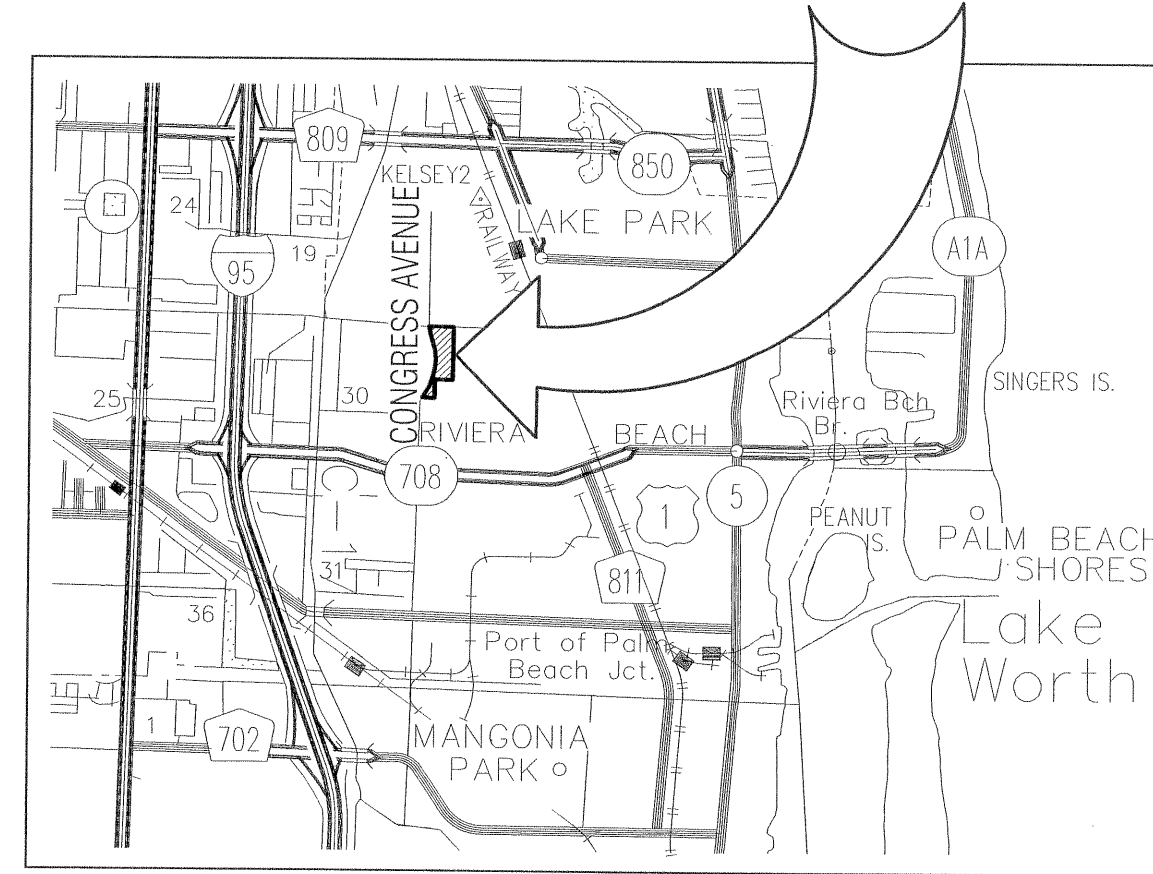
THERE SHALL BE NO BUILDINGS, OR OTHER STRUCTURES, PLACED ON WATER/SEWER EASEMENTS.

PRM (C) INDICATES PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT STAMPED LB 6791.

PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY SIERRA BAY ASSOCIATES, LTD, A FLORIDA LIMITED PARTNERSHIP FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES.

LAKE PARCEL L-2, AS SHOWN HEREON, IS HEREBY RESERVED BY SIERRA BAY ASSOCIATES, LTD, A FLORIDA LIMITED PARTNERSHIP, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AS A WATER MANAGEMENT PARCEL, AND DRAINAGE EASEMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

## THIS PLAT



LOCATION MAP  
NOT TO SCALE

## ACKNOWLEDGMENT:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEON J. WOLFE AND MARA S. MADES, WHO ARE PERSONALLY KNOWN TO ME, AND WHO HAVE EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTFULLY, OF SIERRA BAY ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAVE ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP 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 LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES \_\_\_\_\_ BY: Leyani Roman

COMMISSION NO. \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA  
Leyani Roman  
Commission # CC 930642  
Expires April 23, 2004  
Bounded Thru  
Atlantic Bonding Co., Inc. PRINT NAME: \_\_\_\_\_

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SONOMA BAY ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF A PORTION OF THE LANDS DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "SIERRA-SONOMA BAY".

THE 10 FOOT WATER LINE AND 10 FOOT SEWER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FOR PROPER PURPOSES.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEON J. WOLFE THIS 3rd DAY OF FEBRUARY, 2004.

SONOMA BAY ASSOCIATES, LTD.  
BY: LEON J. WOLFE, AS PRESIDENT OF  
(NAME) CORNERSTONE SONOMA BAY, L.L.C.,  
ITS GENERAL PARTNER.  
WITNESS: ERIC ACCIME  
(PRINT NAME)  
WITNESS: Rene Gutierrez  
(PRINT NAME)  
WITNESS: Andrew Simon  
(PRINT NAME)  
WITNESS: ERIC ACCIME  
(PRINT NAME)

## ACKNOWLEDGMENT:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEON J. WOLFE AND MARA S. MADES, WHO ARE PERSONALLY KNOWN TO ME, AND WHO HAVE EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTFULLY, OF SONOMA BAY ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAVE ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP 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 LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES \_\_\_\_\_ BY: Leyani Roman

COMMISSION NO. \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA  
Leyani Roman  
Commission # CC 930642  
Expires April 23, 2004  
Bounded Thru  
Atlantic Bonding Co., Inc. PRINT NAME: \_\_\_\_\_

## DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30-42-43;
- THENCE NORTH 01°07'54" EAST ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30, A DISTANCE OF 651.54 FEET;
- THENCE NORTH 87°43'40" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUE NORTH 87°43'40" WEST, A DISTANCE OF 617.79 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 30;
- THENCE SOUTH 01°06'38" WEST ON SAID WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30, A DISTANCE OF 653.14 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30;
- THENCE NORTH 87°51'58" WEST ON SAID SOUTH LINE, A DISTANCE OF 434.28 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 10644, PAGE 963 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING LOCATED ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 58°52'19" WEST;
- THENCE ON SAID EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE THE FOLLOWING NINE (9) COURSES AND DISTANCES;
1. NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2,221.83 FEET, THROUGH A CENTRAL ANGLE OF 03°36'44", AN ARC DISTANCE OF 140.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST;
  2. NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2,153.00 FEET, THROUGH A CENTRAL ANGLE OF 27°54'14", AN ARC DISTANCE OF 1,048.54 FEET TO A POINT OF NON-TANGENCY;
  3. SOUTH 83°09'49" EAST, A DISTANCE OF 10.82 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST ONE-QUARTER (E 1/4) OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30;
  4. NORTH 01°06'38" EAST ON SAID WEST LINE, A DISTANCE OF 250.02 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 700' OF THE NORTH THREE-QUARTERS (N 3/4) OF THE EAST ONE-QUARTER (E 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 30;
  5. NORTH 87°43'40" WEST, A DISTANCE OF 0.29 FEET; TO A POINT ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 89°47'54" EAST;
  6. NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2,153.00 FEET, THROUGH A CENTRAL ANGLE OF 20°35'45", AN ARC DISTANCE OF 773.93 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST;
  7. NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2,013.00 FEET, THROUGH A CENTRAL ANGLE OF 03°49'07", AN ARC DISTANCE OF 134.16 FEET TO A POINT OF NON-TANGENCY;
  8. NORTH 03°20'50" WEST, A DISTANCE OF 50.73 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 74°50'17" WEST;
  9. NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2,002.00 FEET, THROUGH A CENTRAL ANGLE OF 07°36'15", AN ARC DISTANCE OF 265.70 FEET TO THE INTERSECTION WITH A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 30;
- THENCE SOUTH 87°18'50" EAST ON SAID PARALLEL LINE, A DISTANCE OF 874.84 FEET TO THE INTERSECTION WITH A LINE 50.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTH EAST ONE-QUARTER (NE 1/4) OF SECTION 30;
- THENCE SOUTH 01°07'54" WEST ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 1879.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,479,113 SQUARE FEET (33.956 ACRES), MORE OR LESS.

## CITY APPROVALS

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SIERRA-SONOMA BAY", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 18 DAY OF February, 2004.

BY: Michael D. Brown  
MICHAEL D. BROWN  
MAYOR  
BY: Carrie E. Ward  
CARRIE E. WARD  
CITY CLERK  
BY: L. John Samadi, P.E.  
L. JOHN SAMADI, 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: 7/8/2004  
BY: Stephen M. Gordon  
STEPHEN M. GORDON  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. 5975

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 THIS COUNTY.

## 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"), 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.

BY: Gregory J. Clements DATED THIS 18 DAY OF February, 2004  
GREGORY J. CLEMENTS  
PROFESSIONAL SURVEYOR & MAPPER NO. LS4479  
STATE OF FLORIDA  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 ELLER DRIVE, SUITE 600  
FORT LAUDERDALE, FLORIDA 33316  
CERTIFICATE OF AUTHORIZATION NUMBER: LB6791

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