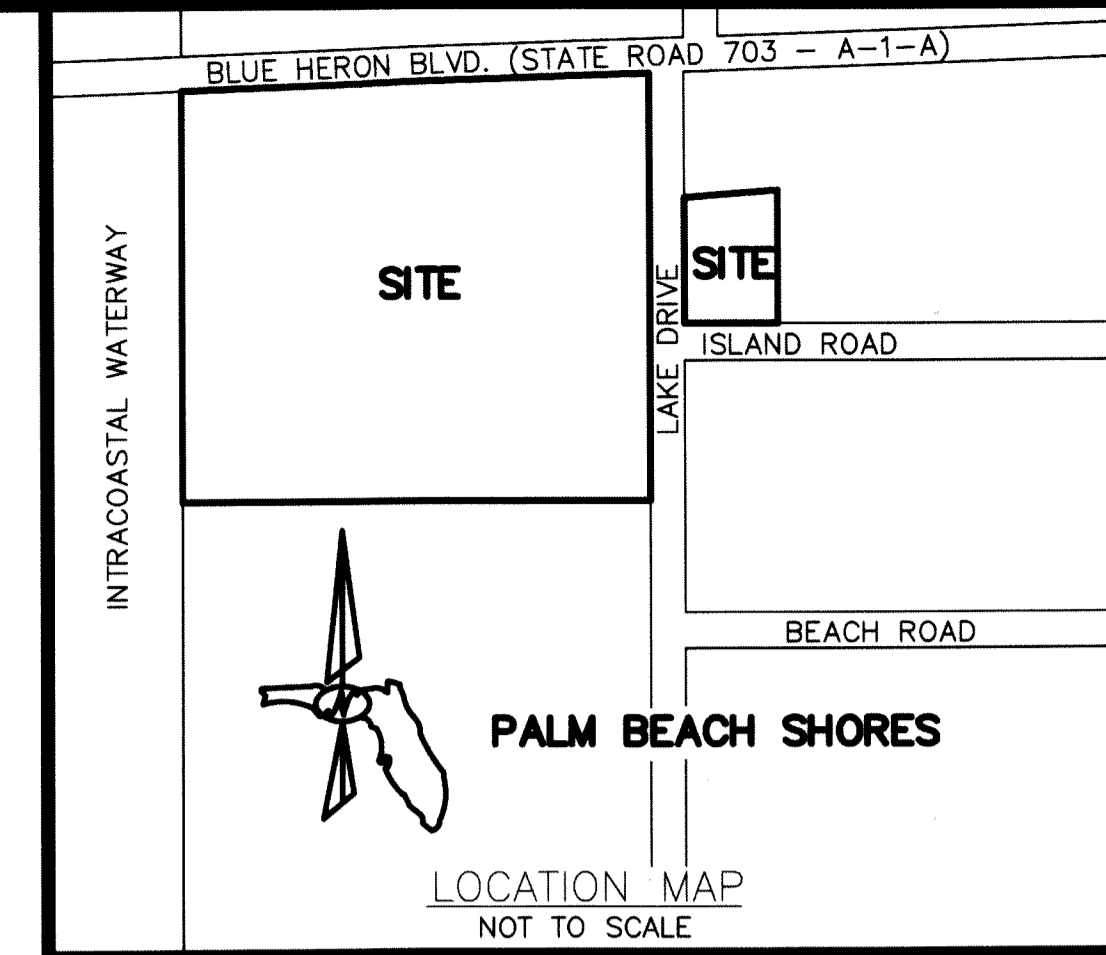


SINGER ISLAND GATEWAY

LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOT 474 AND LOTS 525-528, PLAT OF PALM BEACH SHORES, RECORDED IN PLAT BOOK 23, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT DAY OF 10/23/17 THIS DAY OF 2017 RECORDED IN PLAT BOOK 123 ON PAGES 148 AND 149

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Sharon R. Bock
DEPUTY CLERK

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SINGER ISLAND GATEWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS

SINGER ISLAND GATEWAY

LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOT 474 AND LOTS 525-528, PLAT OF PALM BEACH SHORES, RECORDED IN PLAT BOOK 23, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 528;
THENCE ALONG THE EAST LINES OF SAID LOTS 525-528, N00°28'07"W FOR 273.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°20'30" FOR 40.29 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID LOT 525;
THENCE ALONG SAID NORTH LINE, S87°13'23"W FOR 215.98 FEET TO THE EAST LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCEL 110, RECORDED IN OFFICIAL RECORD BOOK 3088, PAGE 1912, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID EAST LINE, S00°52'44"E FOR 100.05 FEET;
THENCE CONTINUE ALONG THE BOUNDARY OF SAID PARCEL 110, S87°13'23"W FOR 3.00 FEET TO THE BULKHEAD LINE, EAST SIDE OF LAKE WORTH, RIVIERA BEACH, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 143, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID BULKHEAD LINE, S00°52'44"E FOR 189.09 FEET TO THE SOUTH LINE OF SAID LOT 528;
THENCE ALONG SAID SOUTH LINE, N89°33'53"E FOR 242.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 71,242 SQUARE FEET (1.635 ACRES) MORE OR LESS.

TOGETHER WITH ALL OF LOT 474 OF SAID PLAT OF PALM BEACH SHORES.

CONTAINING 9,860 SQUARE FEET, MORE OR LESS.

TOTAL AREA = 81,102 SQUARE FEET (1.86 ACRES), MORE OR LESS.

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

1. PARCELS A, B, AND C:

PARCELS A, B, AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SINGER ISLAND GATEWAY, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SINGER ISLAND GATEWAY, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 5' EASEMENTS:

THE 5' EASEMENTS AS SHOWN HEREON, PREVIOUSLY DEDICATED ON THE PLAT OF PALM BEACH SHORES, PLAT BOOK 23, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL REMAIN IN PLACE FOR THE USES DEDICATED ON SAID PLAT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF January, 2017

SINGER ISLAND GATEWAY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
RICHARD J. LAZZARA, MANAGER

WITNESS: [Signature]
Valene J. Krey
(PRINT NAME)

WITNESS: [Signature]
Leslie A. Hill
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. LAZZARA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER, OF SINGER ISLAND GATEWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF JANUARY, 2017

MY COMMISSION EXPIRES:

[Signature] (SIGNATURE)
Leslie A. Hill (PRINTED NAME)
NOTARY PUBLIC
(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY B. ALEXANDER, 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 SINGER ISLAND GATEWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: 1-28-17

BY: [Signature]
LARRY B. ALEXANDER
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER 140027

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE 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 REFERENCE MONUMENTS.

[Signature]
KEVIN M. BECK, P.S.M.
LICENSE NO. 6168
STATE OF FLORIDA

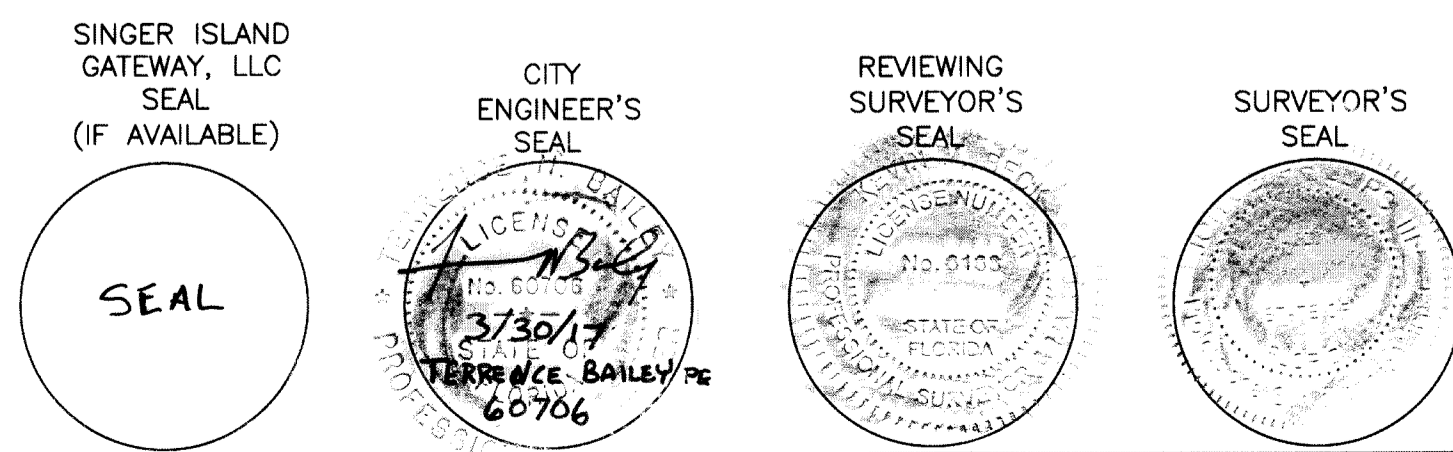
April 18, 2017
DATE

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), 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.

[Signature]
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

2/13/17
DATE



CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SINGER ISLAND GATEWAY" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 31st DAY OF March, 2017.

BY: [Signature]
THOMAS MASTERS, MAYOR

BY: [Signature]
CLAUDINE ANTHONY, CMC, CITY CLERK

BY: [Signature]
TERRENCE N. BAILEY, P.E., CITY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S88°13'07"E (ASSUMED) ALONG THE CENTERLINE OF ISLAND ROAD.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY/COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 RIGHTS GRANTED.
- AREA TABLE:
PARCEL A = 10,054 SQUARE FEET
PARCEL B = 61,188 SQUARE FEET
PARCEL C = 9,860 SQUARE FEET
TOTAL AREA = 81,102 SQUARE FEET (1.86 ACRES)
- 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 THIS COUNTY.

LEGEND:

- ABBREVIATIONS:
- P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - ORB - OFFICIAL RECORD BOOK
 - D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - NO. - NUMBER
 - RPB - ROAD PLAT BOOK
 - PG. - PAGE
 - R/W - RIGHT-OF-WAY
 - SEC. - SECTION
 - FPL - FLORIDA POWER & LIGHT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - © - CENTERLINE
 - Ⓢ - BASELINE
 - NAD - NORTH AMERICAN DATUM
 - LB - LICENSED BUSINESS
 - (P) - PLAT DIMENSION
 - (D) - DEED DIMENSION
 - (C) - CALCULATED DIMENSION
 - 27/42/43 - SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX