

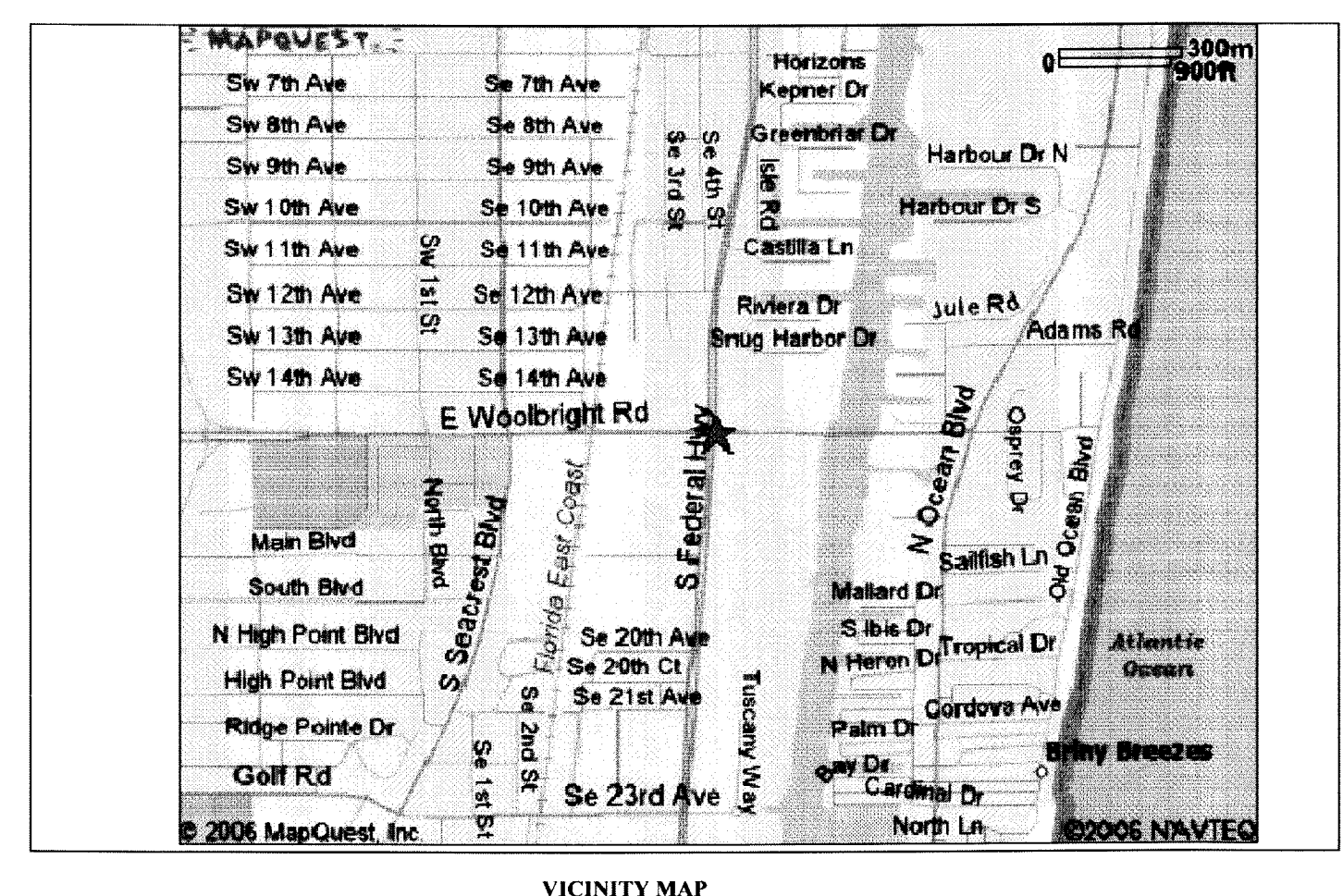
140

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ISRAM RIVERWALK, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND AS SHOWN HEREON AS "RIVERWALK PLAZA" BEING A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND ALL OF LOTS 1 AND 2 OF ROUSSEAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS LESS THAT PART TAKEN FOR S.E. 15TH STREET (WOOLBRIGHT ROAD) AND FURTHER LESS THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIET CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3402, PAGE 1637; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIVERWALK PLAZA

BEING A REPLAT OF LOTS 1 & 2 OF ROUSSEAU'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 14 AND PART OF THE NORTH EAST QUARTER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA



CITY OF BOYNTON BEACH APPROVAL STATE OF FLORIDA) SS COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA AND IN ACCORDANCE WITH PART III, LDP CHAPTER 2, ART. I, SEC. 2, LAND DEVELOPMENT REGULATIONS, THIS ____ DAY OF _____, 2019.

BY: GARY R. DUNMYER, PE CITY ENGINEER
BY: STEVEN B. GRANT MAYOR
ATTEST (AS TO BOTH)
BY: Crystal Gibson CITY CLERK

STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:39 PM ON THE 26th DAY OF November 2019, AD AND DULY RECORDED
IN PLAT BOOK 129 AT PAGE 140-141
SHARON R. BOCK CLERK AND COMPTROLLER
BY: Clerk

SHEET 1 OF 2



BEGINNING AT A POINT IN THE WEST LINE OF LOT 1, AT A DISTANCE OF 50 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST ALONG A LINE PARALLEL WITH AND 50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 83.00 FEET TO A POINT (SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF S.E. 15TH AVENUE); THENCE SOUTH 85 DEGREES 32 MINUTES 58 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID S.E. 15TH AVENUE, A DISTANCE OF 152.77 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 98.95 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 167.39 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 72 DEGREES 42 MINUTES 45 SECONDS EAST, A DISTANCE OF 30.79 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 35.00 FEET MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE SOUTH 07 DEGREES 07 MINUTES 50 SECONDS WEST, A DISTANCE OF 382.23 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 2; THENCE SOUTH 89 DEGREES 41 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 795.05 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1; THENCE NORTH 04 DEGREES 57 MINUTES 25 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO.1, A DISTANCE OF 225.03 FEET TO THE POINT OF COMMENCEMENT OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 03 DEGREES 55 MINUTES 10 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 199.40 FEET, TO THE POINT OF TERMINATION OF SAID CURVE; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO.1, NORTH 01 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID S.E. 15TH AVENUE; THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID S.E. 15TH AVENUE, A DISTANCE OF 170.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 425,583.04 SQUARE FEET, 9.77 ACRES MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY ISRAM RIVERWALK, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF BOYNTON BEACH, FLORIDA, INCLUDING LANDSCAPE BUFFER, DRAINAGE, OPEN SPACE AND INGRESS-EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ISRAM RIVERWALK, LLC, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF September 2019

ISRAM RIVERWALK, LLC A FLORIDA LIMITED LIABILITY COMPANY
BY: ISRAM REALTY MANAGEMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER
BY: SHAUL RIKMAN, MANAGER

WITNESS: Alan J. Marcus
WITNESS: Gina Nasom
PRINTED NAME: Alan J. Marcus
PRINTED NAME: Gina Nasom

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA) COUNTY OF DADE)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND AS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24435, PAGE 135 AND OFFICIAL RECORD BOOK 29734, PAGE 415 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENTS AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF September, 2019.

ISRAEL DISCOUNT BANK OF NEW YORK AUTHORIZED TO DO BUSINESS IN FLORIDA, NEW YORK STATE CHARTERED BANK
BY: SENIOR VICE-PRESIDENT

WITNESS: Alan J. Marcus
WITNESS: Gina Nasom
WITNESS: Alan J. Marcus
WITNESS: Gina Nasom

REVIEWING SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "RIVERWALK PLAZA" AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: 11/6/2019
BY: JOHN T. DOOGAN, PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 4409 AVIROM & ASSOCIATES, INC. LB NO. 3300 50 SW 2ND AVENUE BOCA RATON, FL. 33432

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
I, ALAN J. MARCUS, 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 ISRAM RIVERWALK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: 6th day Sept, 2019
ALAN J. MARCUS ATTORNEY-AT-LAW LICENSED IN FLORIDA

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF DADE)
BEFORE ME PERSONALLY APPEARED, Rod Trzcinski AND John Lu White who are personally known to me or has produced valid license, and respectively as identification, and who executed the foregoing instrument as vice-presidents of ISRAEL DISCOUNT BANK OF NEW YORK, A NEW YORK STATE CHARTERED BANK, 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 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 6th DAY OF September 2019
COMMISSION EXPIRES: Dec 10, 2022
COMMISSION NUMBER: GG283022
PRINTED NAME: Alan J. Marcus NOTARY PUBLIC

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED, SHAUL RIKMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF ISRAM RIVERWALK, LLC, A 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 CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

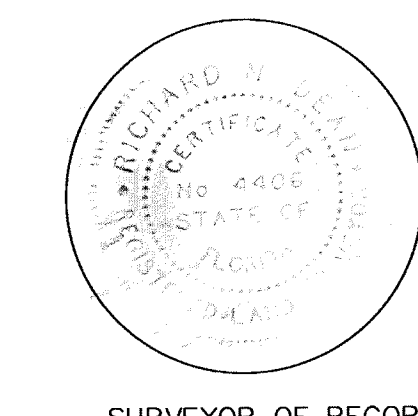
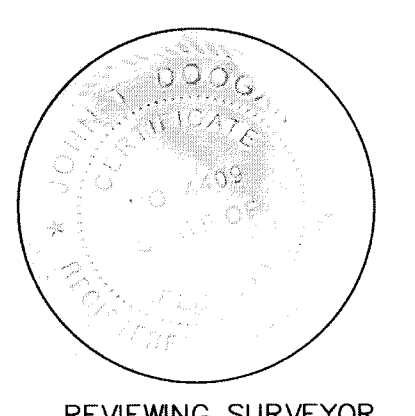
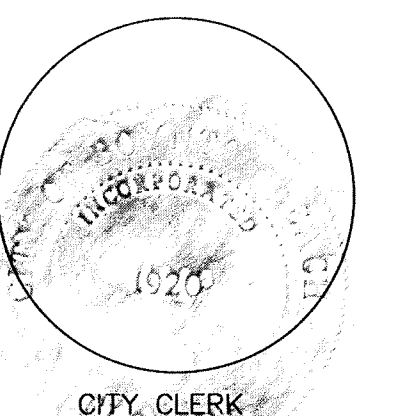
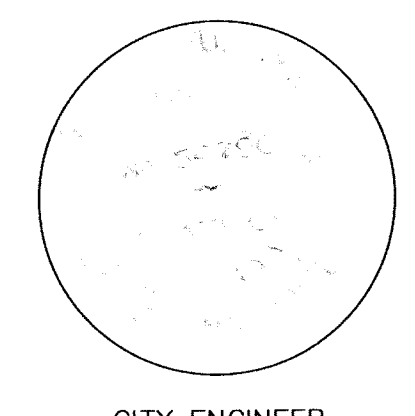
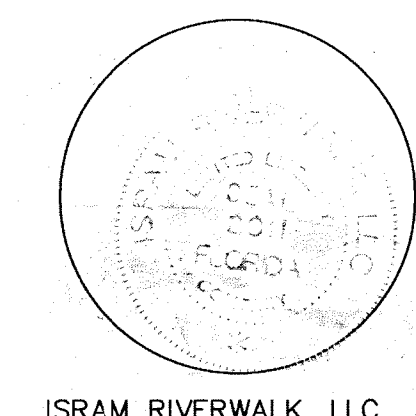
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF September, 2019
MY COMMISSION EXPIRES: 2/14/2021
COMMISSION NUMBER: GG113574
PRINTED NAME: Gina Nasom NOTARY PUBLIC

SURVEYOR AND 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), AND MONUMENTS ACCORDING TO SEC. 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF BOYNTON BEACH, FLORIDA.

DATED: 9/6/2019
BY: RICHARD N. DEAN, P.S.M. FLORIDA CERTIFICATE NO. 4406 DEAN SURVEYING & MAPPING, INC. LB NO. 6936 4201 WESTGATE AVENUE, SUITE A-3 WEST PALM BEACH, FL. 33409

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409



Dean Surveying & Mapping, Inc. The Measuring Line Shall Go Forth Jer. 31:39 4201 Westgate Avenue, Suite A-3 West Palm Beach, Florida 33409 Tel: (561)625-8748 Facsimile (561)626-4558 DATE: 11-2017 SCALE: N/A SHEET: 1 of 2 JOB No.: 017-1002