

20200303704

# 1649 AVENUE 'L'

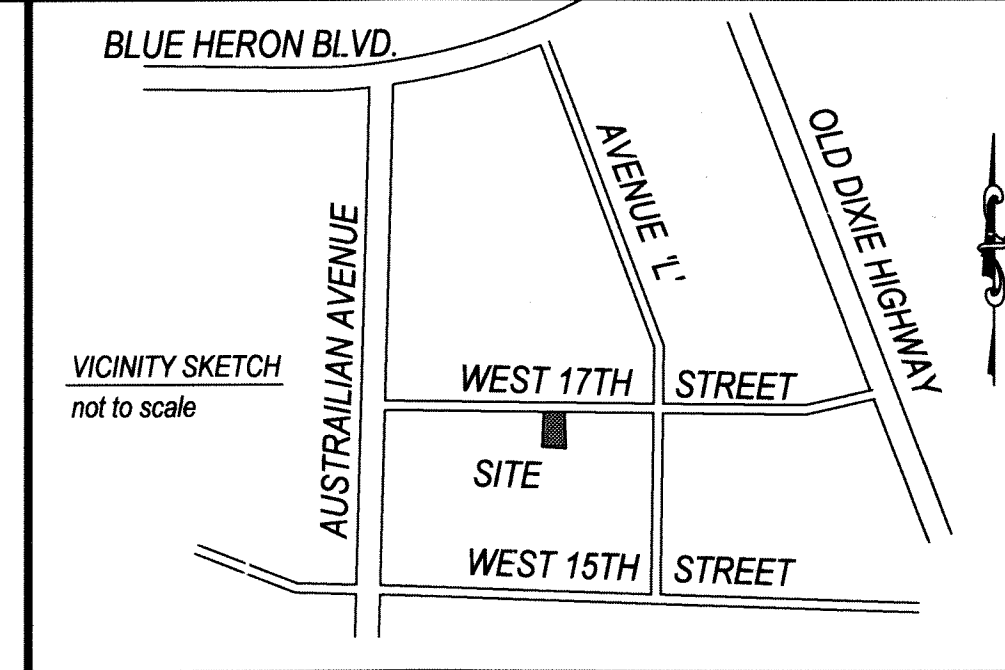
BEING A REPLAT OF THE EAST 50 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK P, OF PLAT NO. 1 LEWIS TERMINALS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 63

AND

THE EAST 50 FEET OF LOT 3, BLOCK P, OF REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING AND BEING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF RIVIERA BEACH, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 1:12 PM  
THIS 21<sup>st</sup> DAY OF  
**August**, 2020  
AND DULY RECORDED IN PLAT  
BOOK **130**  
ON PAGE **186-187**  
SHARON R. ROCK  
CLERK - COMPTROLLER  
PALM BEACH COUNTY  
BY: *[Signature]*

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### MORTGAGEE'S JOINDER AND CONSENT

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 29825 AT PAGES 495 & 515 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 **S.R.V.P.** AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE **29** DAY OF **JUNE**, 2020

WITNESS: *[Signature]*  
PRINT NAME: **Russell Joralemon**  
  
WITNESS: *[Signature]*  
PRINT NAME: **Trena Grace**

SUN TRUST BANK  
BY: *[Signature]*  
SIGNATURE  
  
**Rosemarie Fountain**  
PRINTED NAME AND TITLE  
**Sr. Vice President**

### MORTGAGEE'S JOINDER AND CONSENT

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 29943 AT PAGE 1209 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 **Director** AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE **18** DAY OF **MAY**, 2020

WITNESS: *[Signature]*  
PRINT NAME: **Michael T. Probus**  
  
WITNESS: *[Signature]*  
PRINT NAME: **Michael D. Vaughn**

U.S. SMALL BUSINESS ADMINISTRATION  
BY: *[Signature]*  
SIGNATURE  
  
**NIQUE CHARINGTON-DIRECTOR-LLC**  
PRINTED NAME AND TITLE

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, 1649 AVENUE L, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "1649 AVENUE L", BEING A REPLAT OF

THE EAST 50 FEET OF LOT 3, AND ALL OF LOT 4, BLOCK P, OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND:

THE EAST 50 FEET OF LOT 3, BLOCK P, OF REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITUATE LYING AND BEING IN THE CITY OF RIVIERA BEACH, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY **TAD NEWMAN** THIS **3** DAY OF **JULY**, 2020

BY: **1649 AVENUE L, LLC**  
SIGNATURE: *[Signature]*  
PRINT NAME: **CURTIS SHENKMAN**  
WITNESS: *[Signature]*  
PRINT NAME: **HUNTER SHENKMAN**

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED **TAD NEWMAN** WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED **FL DRIVERS** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVES, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS **3** DAY OF **JULY**, 2020.  
**MARCH 3, 2022**  
MY COMMISSION NO. **67312** EXPIRES: **3/31/2022**  
*[Signature]*  
SIGNATURE OF NOTARY PUBLIC  
**CURTIS SHENKMAN**  
PRINTED NAME OF NOTARY PUBLIC

### TITLE CERTIFICATION

**CURTIS SHENKMAN**, 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 1649 AVENUE L, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS **2<sup>nd</sup>** DAY OF **JULY**, 2020 BY **CURTIS SHENKMAN, P.A.**  
SIGNATURE: *[Signature]*  
FLORIDA BAR NO. **0438911**

### APPROVAL - CITY OF RIVIERA BEACH

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "1649 AVENUE L", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS **2<sup>nd</sup>** DAY OF **October**, 2019.

BY: *[Signature]*  
RONNIE L. FELDER, MAYOR  
  
BY: *[Signature]*  
CLAUDINE L. ANTHONY, CMC, CITY CLERK  
  
BY: *[Signature]*  
TERRENCE N. BAILEY, P.E. # 80706  
CITY ENGINEER

### REVIEWING SURVEYORS CERTIFICATE

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA, THIS DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS **15<sup>th</sup>** DAY OF **JULY**, 2020 BY *[Signature]*  
**DONALD A. SPIGER - BENJAMIN B. HOYLE**  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. PSM 4677 **6769**

### SURVEYOR'S NOTES:

\* ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF WEST 17TH STREET, (PLAT BOOK 25, PAGES 63-65), (S90°00'00"E, ASSUMED)

\* 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.

\* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

\* TABULAR AREA:  
TOTAL = 104966.28 SQ. FT. OR 2.4 ACRES

\* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

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 THE 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS **3<sup>rd</sup>** DAY OF **March**, 2020

*[Signature]*  
DOUG WALKER, PSM  
FLORIDA CERTIFICATE NO. PSM 7211

\* PREPARING SURVEYOR & MAPPER STATEMENT:  
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261

\* ABBREVIATIONS:  
PSM = FLORIDA LICENSED SURVEYOR & MAPPER  
LB = LICENSED BUSINESS  
PB = PLAT BOOK  
O.R.B. = OFFICIAL RECORD BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET  
P.E. = PROFESSIONAL ENGINEER



**PRINCIPAL MERIDIAN SURVEYING, INC.**  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL. 33415  
(561) 478-7764 FAX 478-1094  
VISIT US AT PMSURVEYING.NET  
JOB # 18070562