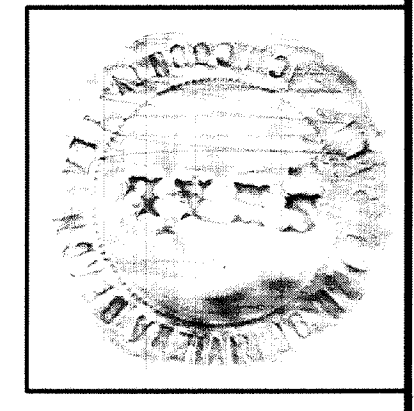
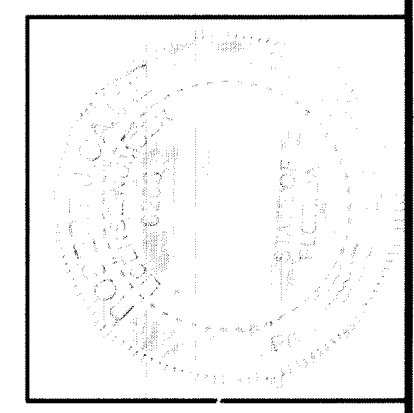
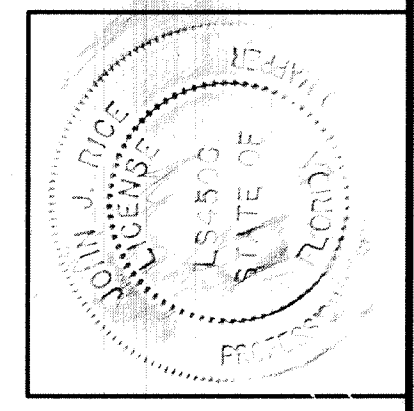


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:34 A.M.
THIS 30 DAY OF November
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 90-91

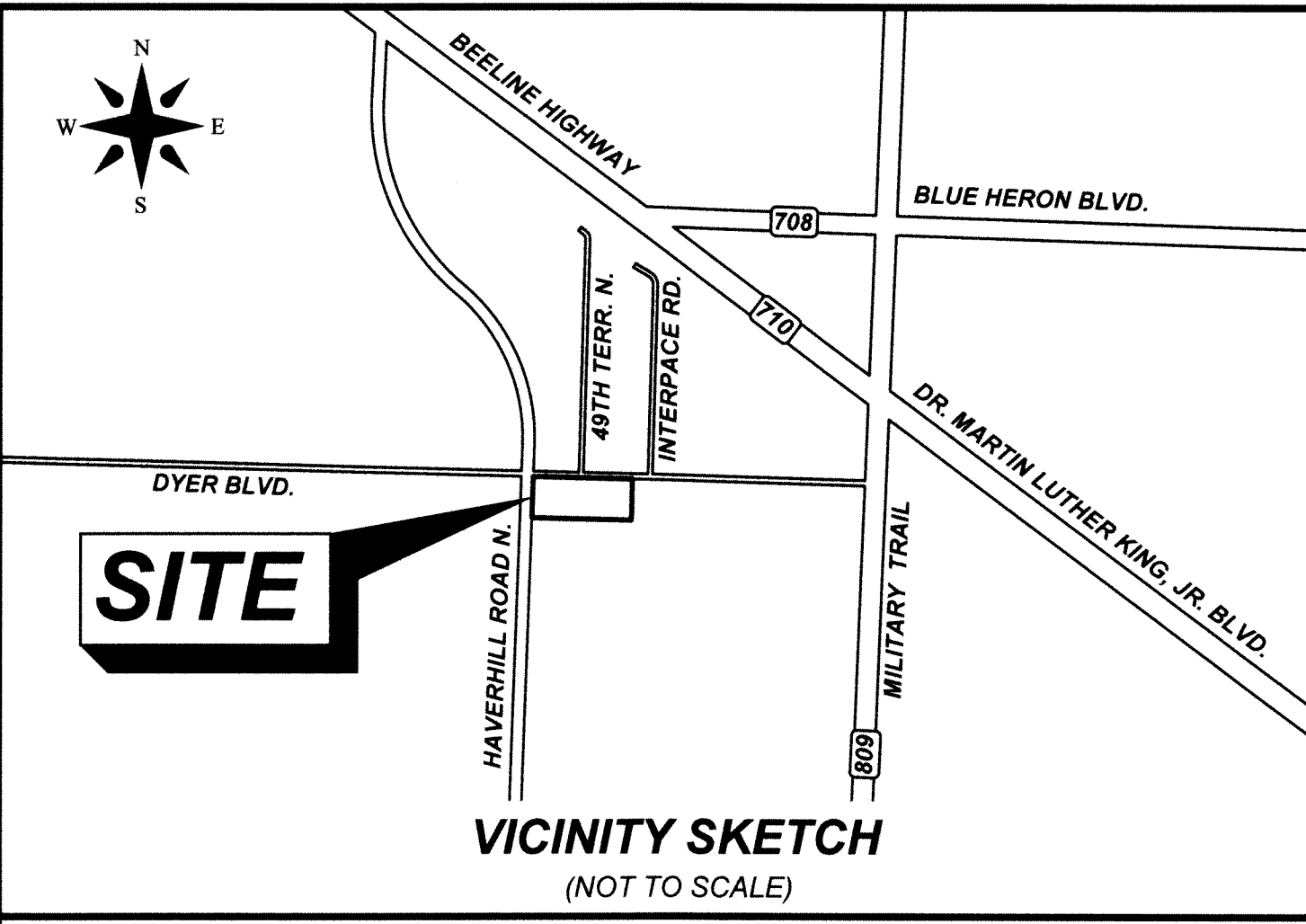
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2



DYER INDUSTRIAL

LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Hinterland Group #2, LLC, a Florida limited liability company, owner of the land shown hereon as **DYER INDUSTRIAL**, lying in the Northwest quarter (NW 1/4) of Section 36, Township 42 South, Range 42 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

A parcel of land lying in the Northwest quarter (NW 1/4) of Section 36, Township 42 South, Range 42 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the point of intersection of the West line of the Northwest quarter (NW 1/4) of Section 36, Township 42 South, Range 43 East and the South right-of-way line of Dyer Boulevard as recorded in Official Records Book 445, Page 315, of the Public Records of Palm Beach County, Florida, said point of intersection also being the Northwest corner of an additional 9 foot wide strip of land conveyed to Palm Beach County for additional right-of-way for Haverhill Road as recorded in Official Records Book 2690, Page 189, said Public Records; thence South 88°28'14" East, along the North line of said additional right-of-way and North line of additional Safe Corner right-of-way as recorded in said Official Records Book 2690, Page 189, a distance of 34.00 feet to the **POINT OF BEGINNING** of the following described parcel; thence continue along the South right-of-way line of said Dyer Boulevard, South 88°28'14" East a distance of 894.98 feet to a point on the west line of the East 1,739 feet of the Northwest quarter (NW 1/4) of said Section 36; thence South 01°53'30" West, along said West line, a distance of 292.21 feet to the South line of the North half (N 1/2) of the South half (S 1/2) of the North half (N1/2) of the Northwest quarter of said Section 36 (said South line being common with the North line of Tract "O-6", **NORTH COUNTY P.U.D. PLAT 1**, according to the plat thereof, as recorded in Plat Book 94, Page 160, and common with the North line of Tract "O-9", **NORTH COUNTY P.U.D. PLAT 2**, according to the plat thereof, as recorded in Plat Book 97 Page 1, both of the said Public Records of Palm Beach County; thence North 88°26'44" West, along said common line, a distance of 919.61 feet to the East right-of-way line of Haverhill Road as recorded in Official Records Book 2690, Page 189, said Public Records; thence North 01°49'15" East, along said East right-of-way line, a distance of 266.81 feet to the Southwest corner of said Safe Corner right-of-way; thence along the East line of said Safe Corner right-of-way, North 46°40'30" East, a distance of 35.44 feet to a point on the South right-of-way of Dyer Boulevard and the **POINT OF BEGINNING**.

Containing in all, 6.159 Acres, more or less.

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

LOTS 1 & 2

Lots 1 & 2, as shown hereon, are hereby reserved for Hinterland Group #2, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of the City of Riviera Beach, and is the perpetual maintenance obligation of said Hinterland Group #2, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Riviera Beach, Florida.

UTILITY EASEMENT(S)

The Utility Easement(s) as shown hereon are exclusive easements and are hereby dedicated in perpetuity to the City of Riviera Beach Utility District, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be the perpetual maintenance obligation of the property owner.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager, and its company seal (if available) to be affixed hereto by and with the authority of its Board of Directors, this 29th day of October, 2020.

WITNESS: *[Signature]*
Robert J. Cajal
Printed Name
BY: *[Signature]*
Daniel A. Duke, III, Manager

WITNESS: *[Signature]*
Berlin Flores-Garcia
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of October, 2020, by Daniel A. Duke, III, as Manager of Hinterland Group #2, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal this 29 day of October, 2020.

My Commission Expires May 7, 2021

My Commission Number CG080173

[Signature]
Signature of Notary Public
[Signature]
Printed Name of Notary Public

MORTGAGEE'S JOINDER AND CONSENT

State of Florida
County of Palm Beach

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 described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 28829, at Page 1768, 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 Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 30th day of October, 2020.

CenterState Bank, N.A.,
successor by merger to Harbor Community Bank

WITNESS: *[Signature]*
Robert Cajal
Printed Name
BY: *[Signature]*
Stephen Wood, Vice President

WITNESS: *[Signature]*
Amanda Lamacho
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of October, 2020, by Stephen Wood, as Vice President of CenterState Bank, N.A., successor by merger to Harbor Community Bank, on behalf of said company, who is personally known to me or has produced FL ID (type of identification) as identification.

WITNESS my hand and official seal this 30 day of October, 2020.

My Commission Expires 01/02/23

My Commission Number GA330358

[Signature]
Signature of Notary Public
[Signature]
Printed Name of Notary Public

TITLE CERTIFICATION

I, David C. Tassell, Esquire, 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 Hinterland Group #2, LLC, a Florida limited liability company; 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 encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated this 29 day of October, 2020.
[Signature]
David C. Tassell, Esquire
Florida Bar Number 406015

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.

This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407 561-640-4551

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 177.091, 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 (p.r.m.'s), permanent control points (p.c.p.'s) and monuments at lot/tract corners.

Dated this 17th day of November, 2020.

[Signature]
Professional Surveyor and Mapper
State of Florida No. 4506

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) and monuments 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.

Dated this 30th day of October, 2020.

[Signature]
Professional Surveyor and Mapper
Florida Certificate No. 6266

CITY OF RIVIERA BEACH APPROVALS

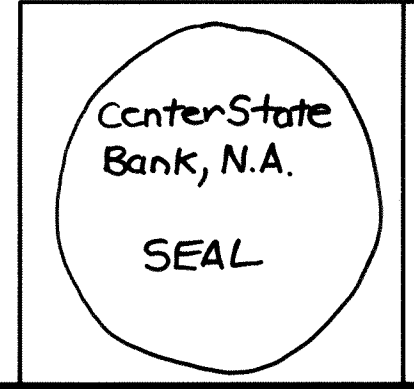
County of Palm Beach
State of Florida

It is hereby certified that this Plat of Dyer Industrial has been officially approved for record by the City of Riviera Beach, Florida, this 30 day of November, 2020.

By: *[Signature]*
Ronnie L. Felder, Mayor

By: *[Signature]*
Claudene L. Anthony, CMC, City Clerk

By: *[Signature]*
Terrence N. Bailey, P.E., City Engineer
Professional Engineer No. 60706



TERRENCE N. BAILEY, P.E.
PE #60706
DATE: 11/3/20

DYER INDUSTRIAL
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 15-1119.10	F.B. PG.
OFFICE: R.C.	DATE: APRIL 2018	DWG. No.: 14-1247-4
C/K'D:	REF.: 15-1119-4.DWG	SHEET 1 OF 2