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HSC RIVIERA BEACH PLAT NO.1
A REPLAT OF LOTS 1 AND 2 OF THE PLAT OF THE ITALIAN VILLAGE, RECORDED IN PLAT BOOK 45, PAGE 19, AND LOT 2 OF THE PLAT OF RAPIDS SOUTH, RECORDED IN PLAT BOOK 118, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT HSC RIVIERA BEACH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:

HSC RIVIERA BEACH PLAT NO.1

BEING A REPLAT OF LOTS 1 AND 2 OF THE PLAT OF THE ITALIAN VILLAGE, RECORDED IN PLAT BOOK 45, PAGE 19, AND LOT 2 OF THE PLAT OF RAPIDS SOUTH, RECORDED IN PLAT BOOK 118, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF THE ITALIAN VILLAGE, RECORDED IN PLAT BOOK 45, PAGE 19, AND LOT 2 OF RAPIDS SOUTH, RECORDED IN PLAT BOOK 118, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THE WEST 10 FEET OF LOT 1 OF THE ITALIAN VILLAGE, AS stipulated Order of Taking recorded in Official Records Book 18106, Page 1954, Public Records of Palm Beach County, Florida. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. LOTS 1 AND 2:

LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY HSC RIVIERA BEACH, 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 HSC RIVIERA BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HSC RIVIERA BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA, OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. CROSS ACCESS EASEMENT:

THE CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR HSC RIVIERA BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS BETWEEN LOTS 1 AND 2, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HSC RIVIERA BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

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 1st DAY OF September, 2021.

WITNESS: [Signature] (PRINT NAME)

HSC RIVIERA BEACH, LLC
AN ALABAMA LIMITED LIABILITY COMPANY

WITNESS: [Signature] (PRINT NAME)

BY: [Signature] (PRINT NAME) [Signature] (PRINT TITLE)

ACKNOWLEDGEMENT

STATE OF Alabama
COUNTY OF Baldwin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 1st DAY OF September, 2021, BY H. Kay Dix Jr. AS Member FOR HSC RIVIERA BEACH, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7-8-24 (SEAL)

[Signature] (SIGNATURE)
Candy Lambeth (PRINT NAME)
NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO.7.

ATTEST: [Signature]
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: [Signature]
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Mississippi
COUNTY OF Hinds

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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK AT PAGE 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 [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF August, 2021.

TRUSTMARK NATIONAL BANK

BY: [Signature] (PRINT NAME)
[Signature] (PRINT TITLE)

WITNESS: [Signature] (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Mississippi
COUNTY OF Hinds

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 24th DAY OF August, 2021, BY Mason Dixon (PRINT NAME) AS Vice President (PRINT TITLE) FOR TRUSTMARK NATIONAL BANK, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/19/2025 (SEAL)

[Signature] (SIGNATURE)
Ray W. Williams (PRINT NAME)
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HSC RIVIERA BEACH, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8/30/2021

BY: [Signature]
M. TIMOTHY HANLON, AUTHORIZED SIGNATORY

SURVEYOR & MAPPER'S CERTIFICATE

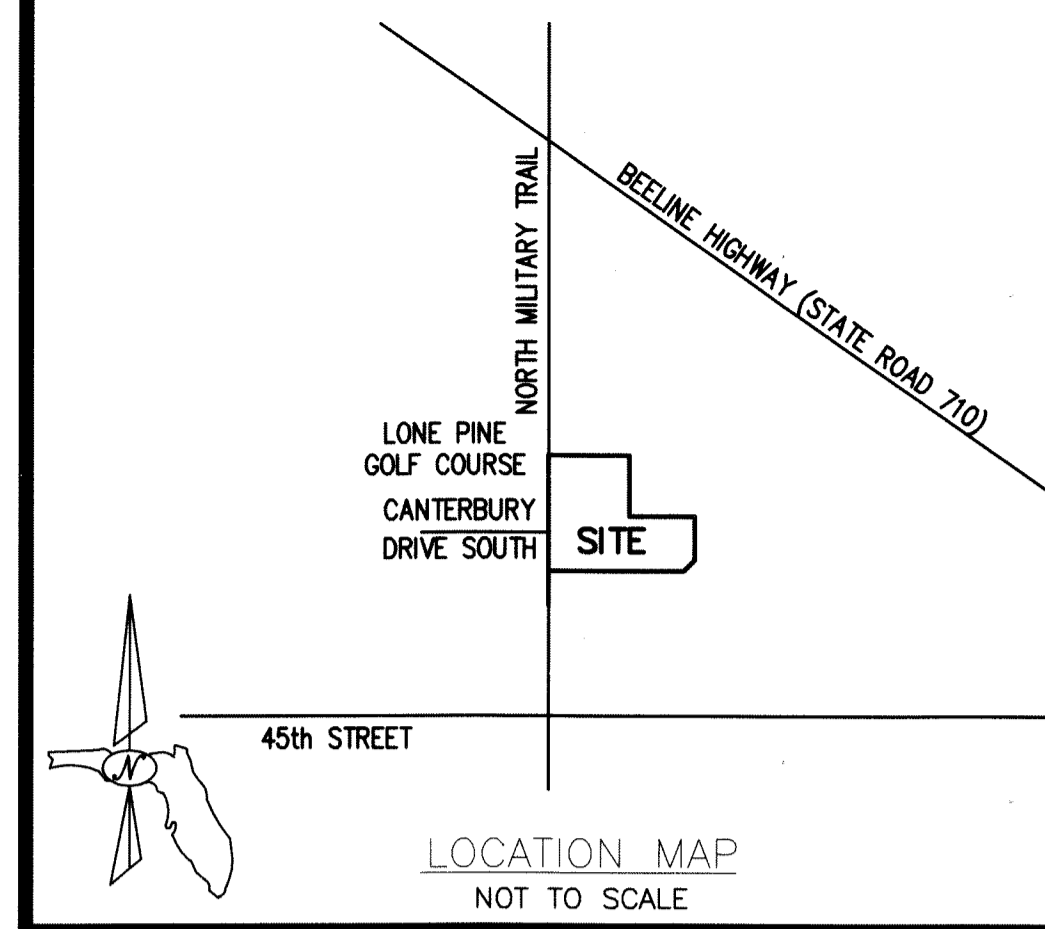
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), 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.

[Signature] (SIGNATURE)
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA
DATE: 8/12/21

REVIEWING SURVEYOR APPROVAL

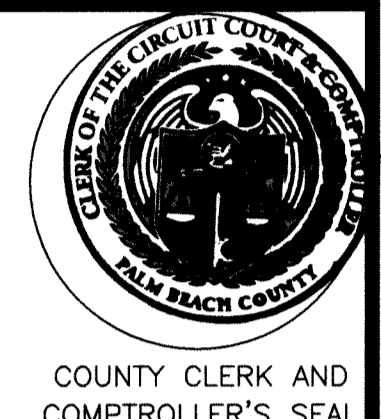
ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (PRMs) OR MONUMENTS AT LOT CORNERS.

[Signature] (SIGNATURE)
GARY M. RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS2633
STATE OF FLORIDA
DATE: 10/8/21



THIS PLAT WAS FILED FOR RECORD AT 9:44 AM THIS 8 DAY OF October A.D. 2021 AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 159 AND 160

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



CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "HSC RIVIERA BEACH PLAT NO.1" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 27 DAY OF September, 2021.

BY: [Signature]
RONNIE L. FELDER, MAYOR
[Signature]
CLAUDENE L. ANTHONY, CITY CLERK
[Signature]
TERRENCE N. BAILEY, P.E., CITY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS ARE BASED ON N01°53'30"E (GRID, NAD83/90) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA.
2. AREAS: LOT 1 = 192,771 SQUARE FEET (4.425 ACRES), MORE OR LESS; LOT 2 = 50,540 SQUARE FEET (1.160 ACRES), MORE OR LESS; TOTAL AREA = 243,311 SQUARE FEET (5.586 ACRES), MORE OR LESS.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
5. 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.
6. ALL ON-SITE WATER AND WASTEWATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
7. 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.B. - POINT OF BEGINNING; ORB - OFFICIAL RECORD BOOK; D.B. - DEED BOOK; P.B. - PLAT BOOK; RPB - ROAD PLAT BOOK; NO. - NUMBER; PG. - PAGE; R/W - RIGHT-OF-WAY; SEC. - SECTION; c - CENTERLINE; NAD - NORTH AMERICAN DATUM; PBC - PALM BEACH COUNTY; LB - LICENSED BUSINESS; 36/42/42 - SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42, EAST; U.E. - UTILITY EASEMENT; D.E. - DRAINAGE EASEMENT; FPL - FLORIDA POWER & LIGHT; LLC - LIMITED LIABILITY COMPANY; FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION; NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; P.T. - POINT OF TANGENCY.

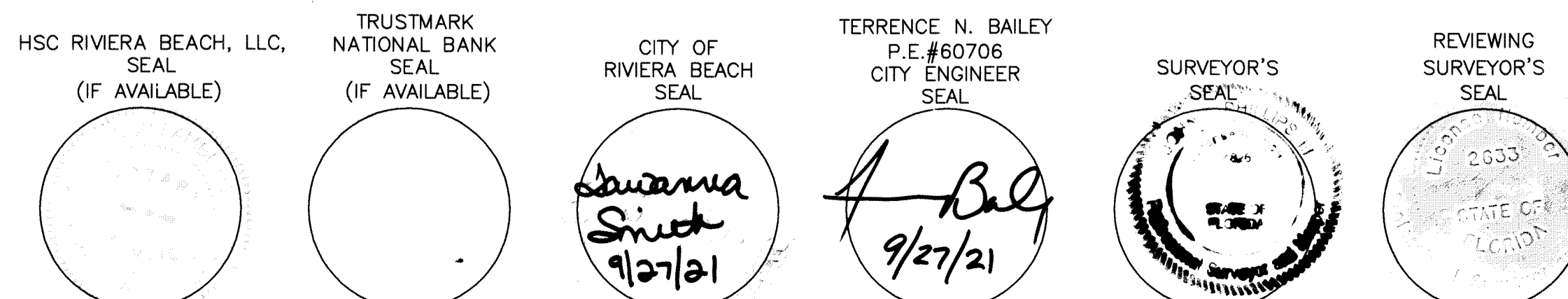
SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE.
MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP, 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
BROWN & PHILLIPS, INC. PROJECT NO. 20-031



2025 drawing: hba\2021-217-2A-02-P - record: 3444 - Lorman: HPI-09: 36.00 - 42.00 - 71.2: 2021 H1E2Z - Mr. ...