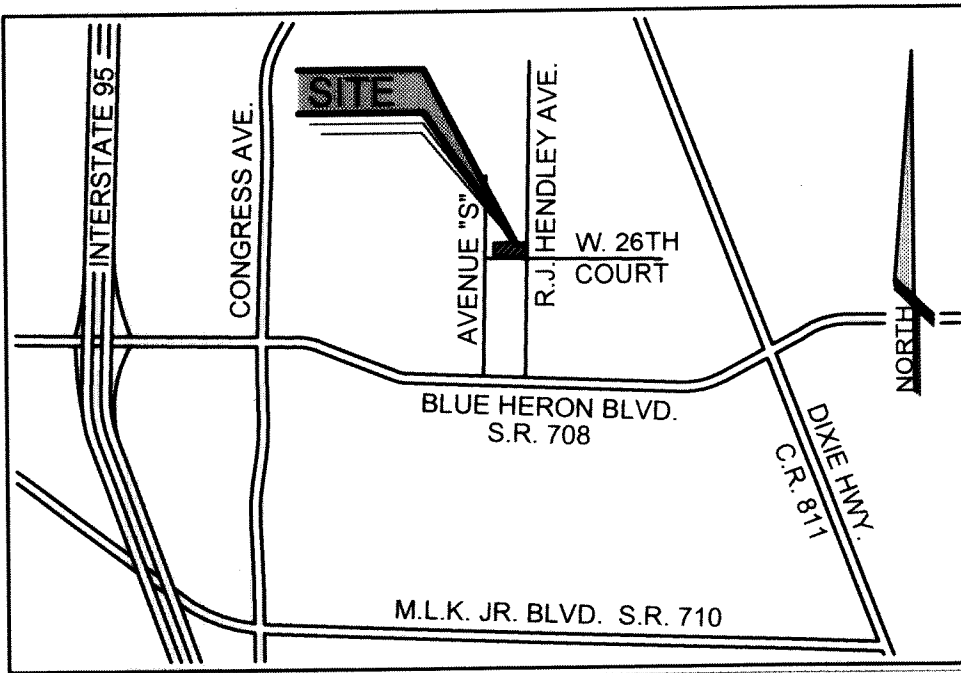


FONTAINE SUBDIVISION

LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, "ACREHOME PARK", RECORDED IN PLAT BOOK 6, PAGE 46 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 9:43 A.M. THIS
29 DAY OF April
2022 AND DULY RECORDED
IN PLAT BOOK No. 133
ON PAGE 160-161
SHARON R. BROCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*
DEPUTY CLERK



LOCATION MAP (NOT TO SCALE)

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS:
ELITE CAPITAL & DEVELOPMENT INC., OWNER OF THE LAND SHOWN HEREON AS FONTAINE SUBDIVISION, LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, ACREHOME PARK, RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF LOT 55 (LESS THE WEST 150 FEET) AND LOT 56 (LESS THE WEST 150 FEET AND THE SOUTH 25 FEET FOR RIGHT-OF-WAY), ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 90°00'00"E, ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N 00°21'02"W, ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°21'02"W, A DISTANCE OF 72.50 FEET; THENCE N 90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 492.21 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "R.J. HENDLEY AVENUE"), THENCE S 00°25'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N 90°00'00"W, ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 492.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,688 SQUARE FEET (0.8193 ACRES).

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

TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE AS PUBLIC RIGHT OF WAY.

LOTS 1 THROUGH 6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION, 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 ELITE CAPITAL & DEVELOPMENT INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF April, 2022.

ELITE CAPITAL & DEVELOPMENT INC.

BY: *[Signature]*
PHILIPPE O. BOUCHER, PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JONATHAN C. BENITAH, 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 ELITE CAPITAL & DEVELOPMENT INC.; 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: 4/21/2022
BY: *[Signature]*
JONATHAN C. BENITAH
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER: 016371

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "FONTAINE SUBDIVISION" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 20 DAY OF April, 2022

BY: *[Signature]*
RONNIE L. FELDER, MAYOR
BY: *[Signature]*
CLAUDE L. ANTHONY, CMC, CITY CLERK
BY: *[Signature]*
TERRANCE N. BAILEY, CITY ENGINEER

REVIEWING SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

[Signature]
BENJAMIN B. HOYLE
L.S. 6769
STATE OF FLORIDA
DATE: 04/22/2022

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, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: 03-04-2022
[Signature]
MICHAEL J. MILLER, LICENSE NO. 4034
SURVEY EAST, INC., D/B/A MILLER LAND SURVEYING LB #6838
STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WEST 26TH COURT HAVING AN ASSUMED BEARING OF N 90°00'00"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- 3. 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 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

AS APPROVED IN SITE PLAN SP-21-08 & PLAT PA-20-05 ON APRIL 20, 2022 VIA RESOLUTION 014-22 AND 015-22. *[Signature]*

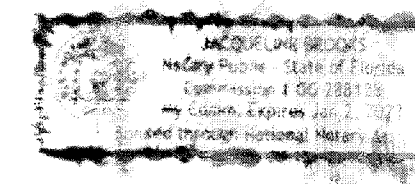
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

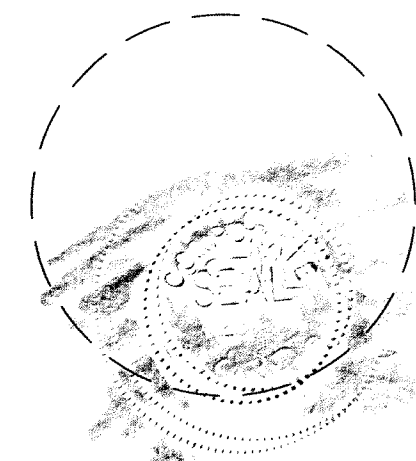
BEFORE ME PERSONALLY APPEARED PHILIPPE O. BOUCHER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ELITE CAPITAL & DEVELOPMENT INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 21 DAY OF April, 2022.

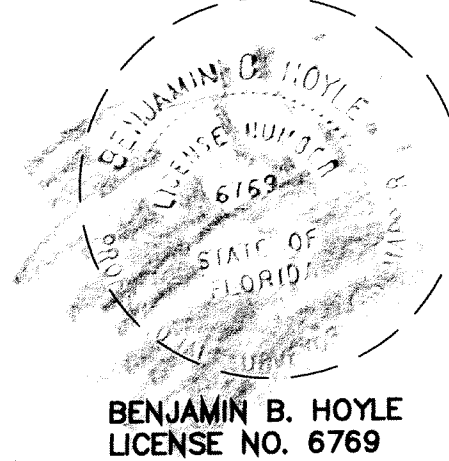
MY COMMISSION EXPIRES: Jan 2, 2023
SIGNATURE: *[Signature]*
PRINTED NAME: *[Signature]*
NOTARY PUBLIC



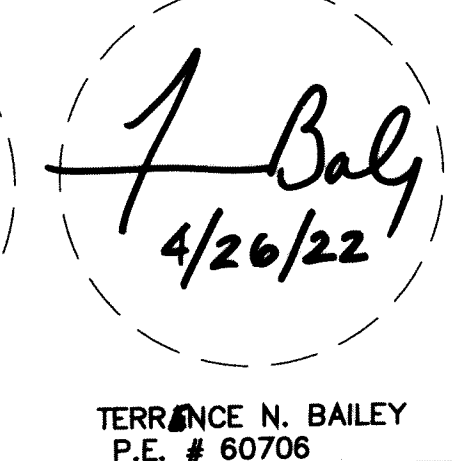
ELITE CAPITAL & DEVELOPMENT INC.
SEAL



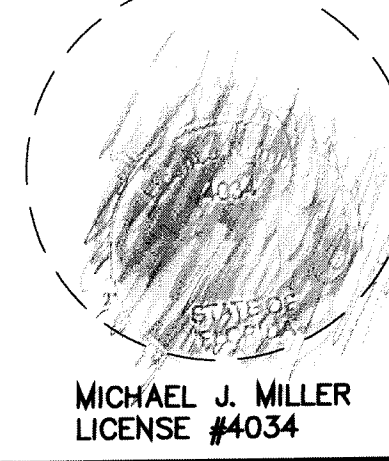
REVIEWING SURVEYOR
SEAL



CITY ENGINEER
SEAL



SURVEYOR & MAPPER
SEAL



PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, L.S.# 4034
IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: NA	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 WWW.MILLERSURVEYING.COM E-MAIL: MILLERSURVEYING@AOL.COM	JOB NO. Y200073
DRAWN BY: PICARD		L.B.# 6838
FIELD WK: M.M./B.M.		
DATE: MAY, 2021		L - 2195