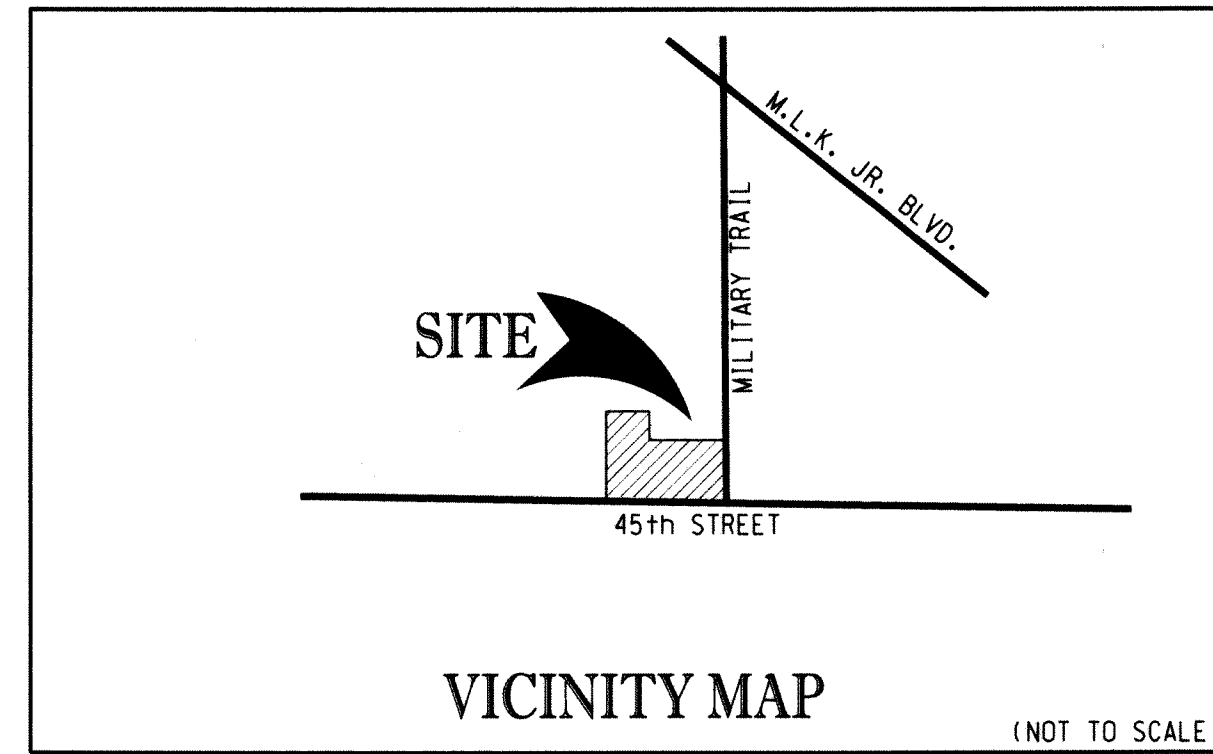


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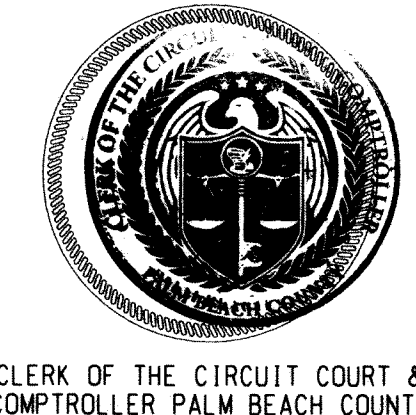
PRIME CORNER

A PARCEL OF LAND BEING A REPLAT OF PORTIONS OF TRACTS 1, 2 AND 5, ACCORDING TO THE PLAT OF ADAMS SUBDIVISION, RECORDED IN PLAT BOOK 20, PAGE 23, LYING IN SECTION 1, TOWNSHIP 43 SOUTH RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

JULY 2022 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
16
THIS PLAT WAS FILED FOR RECORD AT 10:36 A.M. THIS 14 DAY OF July, 2022 AND DULY RECORDED IN PLAT BOOK 134 ON PAGES 16 THRU 17.
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER PALM BEACH COUNTY
BY: [Signature] D.C.



DEDICATION AND RESERVATION

NOW ALL MEN BY THESE PRESENT THAT PRIME DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PRIME CORNER, A PARCEL OF LAND BEING A REPLAT OF PORTIONS OF TRACTS 1, 2 AND 5, ACCORDING TO THE PLAT OF ADAMS SUBDIVISION, RECORDED IN PLAT BOOK 20, PAGE 23, LYING IN SECTION 1, TOWNSHIP 43 SOUTH RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF PORTIONS OF TRACTS 1, 2 AND 5, ACCORDING TO THE PLAT OF ADAMS SUBDIVISION, RECORDED IN PLAT BOOK 20, PAGE 23, LYING IN SECTION 1, TOWNSHIP 43 SOUTH RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 03°41'13" WEST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 132.05 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 87°45'40" EAST, A DISTANCE OF 576.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809), AS DESCRIBED IN OFFICIAL RECORD BOOK 11599, PAGE 1030, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 04°41'13" WEST, A DISTANCE OF 394.41 FEET; THENCE SOUTH 47°57'47" WEST, A DISTANCE OF 56.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 45th STREET, AS DESCRIBED IN OFFICIAL RECORD BOOK 5361, PAGE 902, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 87°45'40" WEST, A DISTANCE OF 325.81 FEET TO A POINT TO CONTINUE ALONG THE NORTH RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 5292, PAGE 905, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; NORTH 88°11'26" WEST, A DISTANCE OF 204.21 FEET TO A POINT TO CONTINUE ALONG THE NORTH RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 4206, PAGE 1008 AND OFFICIAL RECORD BOOK 15676, PAGE 1909, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°45'40" WEST, A DISTANCE OF 301.88 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 03°41'13" EAST, A DISTANCE OF 600.19 FEET TO A POINT ON THE NORTH LINE OF A 33 FOOT PLATTED ROAD RIGHT OF WAY ABANDONED PER OFFICIAL RECORD BOOK 4927, PAGE 1672, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 87°45'40" EAST, A DISTANCE OF 301.88 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 03°41'13" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 428.684 SQUARE FEET OR 9.84 ACRES, MORE OR LESS.

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

1.) TRACT "A", (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR PRIME DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.

2.) TRACT "B", (RIGHT OF WAY AND PERPETUAL PUBLIC ACCESS EASEMENT), AS SHOWN HEREON, IS HEREBY RESERVED BY PRIME DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR FUTURE RIGHT OF WAY TO BE CONVEYED TO PALM BEACH COUNTY AND FOR A PERPETUAL PUBLIC ACCESS EASEMENT. THE PERPETUAL PUBLIC ACCESS EASEMENT WILL TERMINATE UPON THE CONVEYANCE OF THE TRACT TO PALM BEACH COUNTY.

3.) 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4.) THE CITY OF RIVIERA BEACH UTILITY EASEMENTS AS SHOWN HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER SUPPLY, WASTEWATER SUPPLY AND RELATED APPURTENANCES. IF OTHERWISE APPROVED, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT.

5.) THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

ABBREVIATIONS:

- ☉ = CENTERLINE
- FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT CO.
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT

LEGEND

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ☉ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

IN WITNESS WHEREOF, PRIME DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF June, 2022.

BY: PRIME DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: Carlos Duarte
WITNESS: [Signature]
PRINT NAME: Karen Pampillon

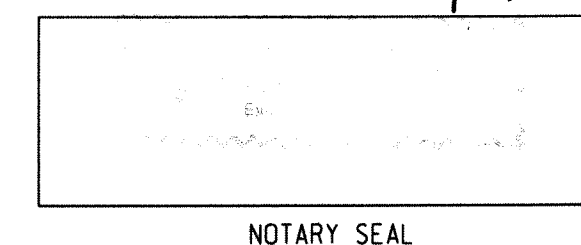
BY: [Signature]
CHARLES LOMANGINO
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22nd DAY OF June, 2022, BY CHARLES LOMANGINO AS MANAGER FOR PRIME DEVELOPMENT, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 5/17/24



[Signature]
NOTARY PUBLIC
PRINT NAME: Rosa Claudia Perera
COMMISSION NUMBER: H4000627

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN JAY CIKLIN, 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 PRIME DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 THIS 22 DAY OF June, 2022.

[Signature]
ATTORNEY AT LAW
ALAN JAY CIKLIN
FLORIDA BAR NO. 136358

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENT AT LOT CORNERS.

DATED THIS 24 DAY OF June, 2022.

[Signature]
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

APPROVAL & ACCEPTANCE TO DEDICATION CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH AS STATED AND SHOWN HEREON. THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 14th DAY OF July, 2022.

[Signature]
KETH A. JAMES, MAYOR

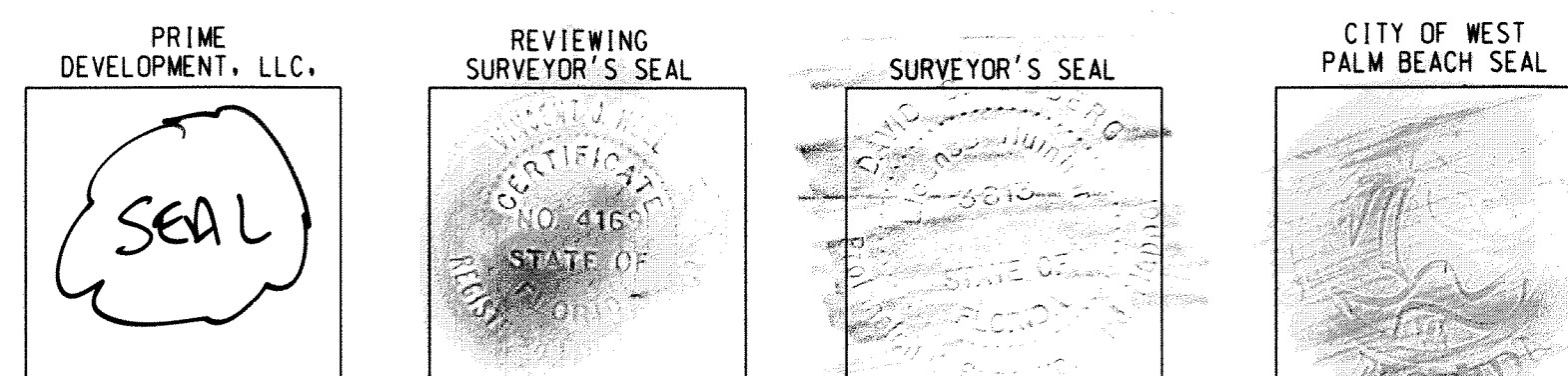
SURVEYOR AND MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1950 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LINE BEARS SOUTH 03°41'13" WEST.
- 2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 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 IN THE PUBLIC RECORDS OF THIS 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.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6.) THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458, TELEPHONE (561) 746-8454.

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."), PERMANENT CONTROL POINTS ("P.C.P.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 WEST PALM BEACH, FLORIDA.

DATED THIS 30th DAY OF June, 2022.
[Signature]
BAYLE C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613



LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

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REF.			
FLD.	PG.	JOB 18-063-306	
OFF.	L.J.C.	DATE JULY 2022	
CKD.	D.C.L.	SHEET 1 OF 2	DWG. 018-063P