

CFN 20220412173 PL BK 134 PG 129

UNITED PARCEL SERVICE - RIVIERA BEACH

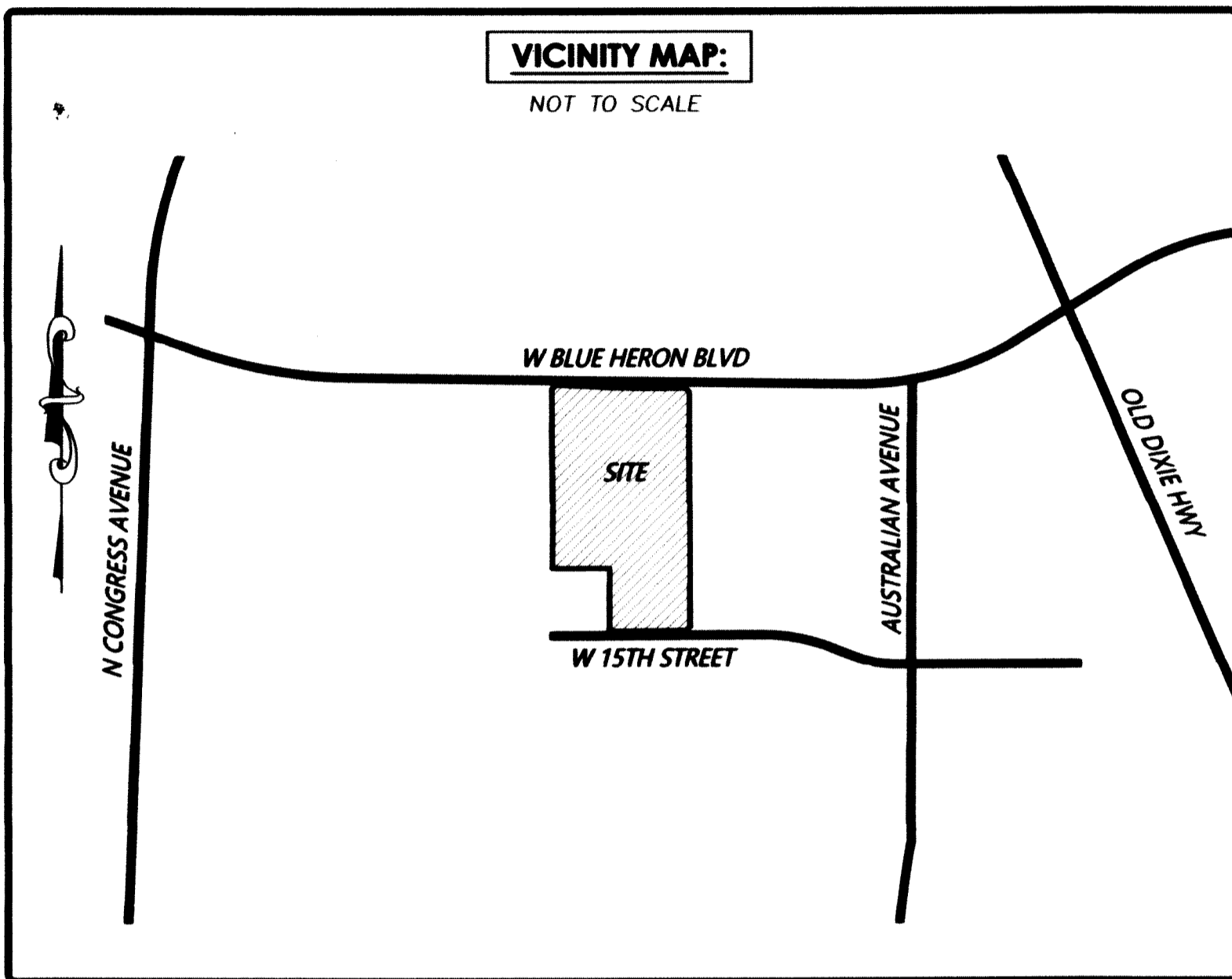
129

BEING A REPLAT OF BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PORTION OF THE RAILROAD RIGHT-OF-WAY AS SHOWN ON PLAT NO. 2-C LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 THROUGH 7, BLOCK A, AND LYING IMMEDIATELY WESTERLY OF AND CONTIGUOUS TO LOTS 9 THROUGH 15, BLOCK A, LESS THE WEST 20.0 FEET OF THE RAILROAD RIGHT-OF-WAY LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 AND 2, BLOCK A.

PALM BEACH, COUNTY, FLORIDA.
LYING IN SECTIONS 29 AND 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA.



LEGAL DESCRIPTION:

BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

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TITLE CERTIFICATION:

WE, ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. FIND THE TITLE TO THE PROPERTY IS VESTED IN UNITED PARCEL SERVICE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DAUGHTER 10, 2022
DATED:

[Signature]
MICHAEL WEINER, ESA
ATTORNEY-AT-LAW LICENSED IN FLORIDA
OR OFFICER OF TITLE INSURANCE COMPANY
PRINTED NAME - TITLE

EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPE LINES, RAW WATER PIPE LINES, WASTEWATER PIPE LINES, RECLAIMED WATER PIPE LINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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.

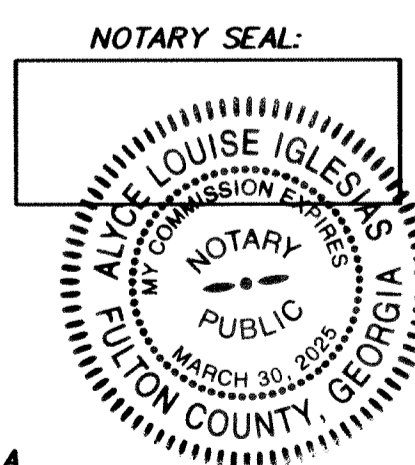
ACKNOWLEDGEMENT:

STATE OF FLORIDA GEORGIA
COUNTY OF PALM BEACH FULTON

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND RESERVATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF AUGUST, 2022 BY SHARON M. SULLIVAN AS VICE PRESIDENT OF UNITED PARCEL SERVICE INC. AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: 3/30/2025

[Signature]
SIGNATURE
ALICE LOUISE IGLESIAS
PRINT NAME - NOTARY PUBLIC



SURVEYOR'S NOTES:

- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1209900389F, PALM BEACH COUNTY, FLORIDA DATED OCTOBER 5, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, NOTES, LEGAL DESCRIPTION SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2.
- BEARINGS AS SHOWN ARE ASSUMED BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF W. BLUE HERON BOULEVARD (STATE ROAD NO. 708), AS BEING S.88°28'17"E.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- 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.
- UPS RIVIERA BEACH SITE PLAN NO. SP-20-006 APPROVED VIA RESOLUTION NO. 04-21, ON JANUARY 6, 2021. UPS RIVIERA BEACH PLAT APPROVED VIA RESOLUTION NO. 084-22, ON JULY 20, 2022.

CITY OF RIVIERA BEACH APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF UNITED PARCEL SERVICE - RIVIERA BEACH HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 10th DAY OF August, 2022.

BY: *[Signature]*
RONNIE L. FELDER, MAYOR

BY: *[Signature]*
CLAUDINE L. ANTHONY, CMC, CITY CLERK

BY: *[Signature]*
TERRENCE N. BAILEY, P.E., CITY ENGINEER

BY: *[Signature]*
BENJAMIN B. HOYLE, P.S.M., CITY SURVEYOR
(LICENSE NO. LS 6769)

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT UNITED PARCEL SERVICE, INC., AN OHIO CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS UNITED PARCEL SERVICE - RIVIERA BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PORTION OF THE RAILROAD RIGHT-OF-WAY AS SHOWN ON PLAT NO. 2-C LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 THROUGH 7, BLOCK A, AND LYING IMMEDIATELY WESTERLY OF AND CONTIGUOUS TO LOTS 9 THROUGH 15, BLOCK A, LESS THE WEST 20.0 FEET OF THE RAILROAD RIGHT-OF-WAY LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 AND 2, BLOCK A.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF August, 2022.

WITNESSES:

[Signature]
WITNESS SIGNATURE

PRINT NAME: WES MCCULLLEY

[Signature]
WITNESS SIGNATURE

PRINT NAME: JAYLEN BONYER

ATTEST:
[Signature]
SIGNATURE

BARON KONNICK, ASSISTANT CLERK/CITY CLERK
PRINT NAME - TITLE

UNITED PARCEL SERVICE, INC. AN OHIO CORPORATION.

By: *[Signature]*
SHARON M. SULLIVAN AS VICE PRESIDENT
DEVELOPER'S ADDRESS:



REVIEWING SURVEYORS CERTIFICATE:

ON THE BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.091(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.

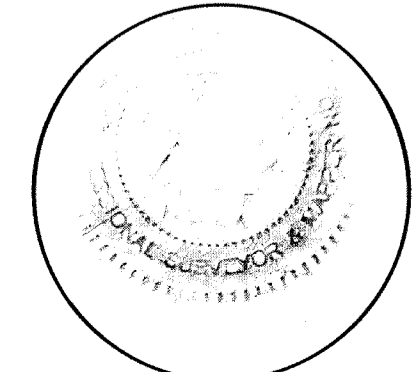
DATED THIS 10 DAY OF August, 2022.

BY: *[Signature]*
BENJAMIN B. HOYLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS 6769

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:



[Signature] 07/29/2022
CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CITY ENGINEER'S SEAL:
[Signature]
TERRENCE N. BAILEY, P.E.
P.E. #60706
DATE: 9/6/22

REVIEWING SURVEYOR'S SEAL:
BENJAMIN B. HOYLE, P.S.M.
L.S. #6769
DATE: 08/10/2022

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: 352.465.1482 FAX: 352.272.8335 www.JCHgrp.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

UNITED PARCEL SERVICE
RIVIERA BEACH