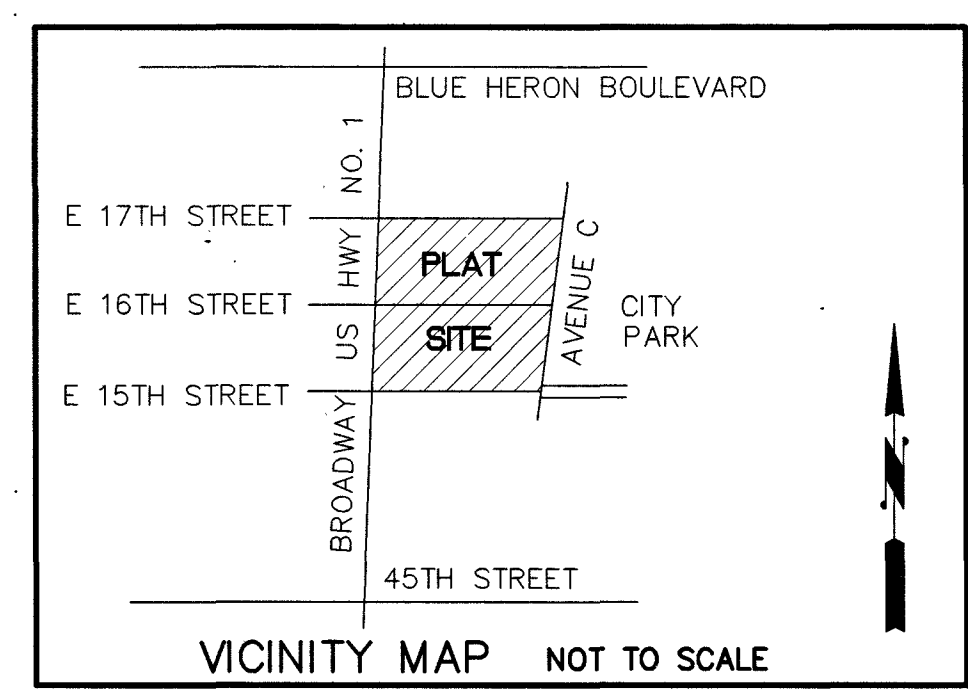


VIKING SALES & SERVICE CENTER - VALHALLA BOAT SALES

BEING A REPLAT OF LOTS 3 AND 4, AND LOTS 6 THROUGH 9, AND LOTS 10 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF, AND LOTS 15 THROUGH 17, BLOCK 8, INLET GROVE
AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
TOGETHER WITH:
LOTS 7 THROUGH 9, AND LOTS 12 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF, AND LOTS 15 THROUGH 17, BLOCK 9, INLET GROVE,
AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:54 PM
THIS 29 DAY OF August
AND DULY RECORDED IN 2023
PLAT BOOK 136
ON PAGES 97 AND 99
JOSEPH R. ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT J.S. FAMILY HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS "VIKING SALES & SERVICE CENTER - VALHALLA BOAT SALES" BEING A REPLAT OF LOTS 3 AND 4, AND LOTS 6 THROUGH 9, AND LOTS 10 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF, AND LOTS 15 THROUGH 17, BLOCK 8, INLET GROVE, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH: LOTS 7 THROUGH 9, AND LOTS 12 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF, AND LOT 15 THROUGH 17, BLOCK 9, INLET GROVE, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING IN SECTION 33, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 8, OF SAID PLAT OF INLET GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 8, INLET GROVE, 15 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 8, INLET GROVE; PROCEED NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST PARALLEL TO SAID WEST LINE OF BLOCK 8, INLET GROVE, A DISTANCE OF 259.61 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 8; THENCE SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 260.00 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 8, INLET GROVE; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 18, BLOCK 8, A DISTANCE OF 129.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 88 DEGREES 11 MINUTES 44 SECONDS, EAST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 24.96 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 8, INLET GROVE; THENCE SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 8, A DISTANCE OF 158.05 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 8, INLET GROVE; THENCE SOUTH 06 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 100.30 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 8, INLET GROVE; THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 8, A DISTANCE OF 148.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 8; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 5, BLOCK 8, A DISTANCE OF 54.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND A POINT ON THE SOUTH LINE OF SAID BLOCK 8, INLET GROVE; THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 8, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, CONTAINING 89321 SQUARE FEET OR 2.051 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF BLOCK 9, OF SAID PLAT OF INLET GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEGINNING AT A POINT ON THE NORTH LINE OF SAID BLOCK 9, INLET GROVE, 15 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 9, INLET GROVE; PROCEED SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE OF BLOCK 9, INLET GROVE, A DISTANCE OF 280.00 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 9, INLET GROVE; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF LOTS 6 AND 18, BLOCK 9, INLET GROVE, A DISTANCE OF 259.61 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 9, INLET GROVE AND A POINT ON THE SOUTH LINE OF SAID BLOCK 9, THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 9, A DISTANCE OF 149.25 FEET TO A CONCRETE MONUMENT AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 9, INLET GROVE; THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF LOTS 10 AND 11, BLOCK 9, INLET GROVE, A DISTANCE OF 104.80 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 9; THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 110.75 FEET TO A CONCRETE MONUMENT AND A POINT 15 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF BLOCK 9, INLET GROVE; THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF BLOCK 9, A DISTANCE OF 154.81 FEET TO THE POINT OF BEGINNING, CONTAINING 55885 SQUARE FEET OR 1.283 ACRES MORE OR LESS.

AND ALTOGETHER CONTAINING 145206 SQUARE FEET OR 3.334 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

DEVELOPMENT TRACTS:
PARCELS A AND B AS SHOWN HEREON, ARE HEREBY RESERVED FOR J.S. FAMILY HOLDINGS, INC., A FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF J.S. FAMILY HOLDINGS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

RIGHT-OF-WAY DEDICATION:
TRACTS 1, 2 AND 3 AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED SIMPLE FEE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

MASS TRANSIT EASEMENT:
MASS TRANSIT EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION AND ADVERTISING, J.S. FAMILY HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND THE COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO SAID J.S. FAMILY HOLDINGS, INC., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, J.S. FAMILY HOLDINGS, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CONTROLLER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 10th DAY OF August 2023.

SIGN IN THE PRESENCE OF

WITNESS: [Signature]
PRINT NAME Alec Dickerson

J.S. FAMILY HOLDINGS, INC.
A FLORIDA CORPORATION

WITNESS: [Signature]
PRINT NAME DENNIS CARY

BY: [Signature]
KELLY PEREIRA, CONTROLLER

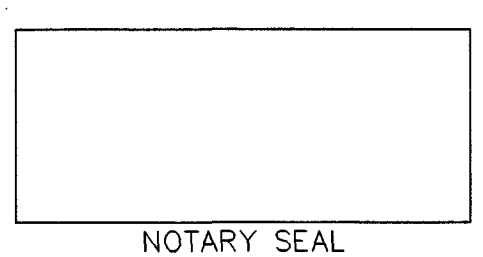
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 10th DAY OF August 2023 BY KELLY PEREIRA AS CONTROLLER FOR J.S. FAMILY HOLDINGS, INC., A FLORIDA CORPORATION ON BEHALF OF J.S. FAMILY HOLDINGS, INC., WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: JUNE 7, 2025

[Signature]
KIMBERLY LUKICH
NOTARY PUBLIC

COMMISSION NUMBER HH119893



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, KENNETH W. DODGE, 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 J.S. FAMILY HOLDINGS, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT, THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 8/3/2023

BY: [Signature]
KENNETH W. DODGE, ESQUIRE
FLORIDA BAR NO. 994146

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE REVIEW OF ALL GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT/TRACT CORNERS.

DATE: 08-10-2023

BY: [Signature]
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4938

CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED VIKING SALES & SERVICE CENTER-VALHALLA BOAT SALES HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS 25th DAY OF August 2023

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

ATTEST: [Signature]
TERRENCE N. BAILEY, P.E., CITY ENGINEER
P.E. # 60706

ATTEST: [Signature]
TAWANNA SMITH, CMC, FORM, INTERIM CITY CLERK

AS APPROVED ON July 19th 2023 VIA CITY OF RIVIERA BEACH

RESOLUTION NO. 104 -23

SURVEYORS & MAPPER 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 CITY OF RIVIERA BEACH, FLORIDA

DATE: August 3, 2023

[Signature]
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

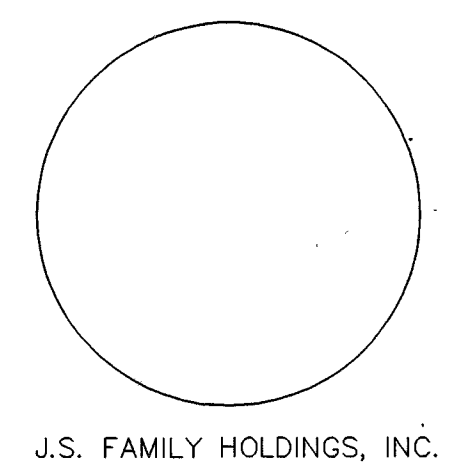
SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTED) BY PALM BEACH COUNTY, GRID BEARING OF SOUTH 88°11'44" EAST ALONG THE NORTH LINE OF BLOCK 8, INLET GROVE, PLAT BOOK 8, PAGE 14 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF RIVIERA BEACH, FLORIDA ZONING REGULATIONS
- 3. 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.
- 4. THIS IS A REPLAT OF PORTIONS OF BLOCKS 8 AND 9, INLET GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14; AND ALL ITEMS OF RECORD CREATED BY THAT PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.

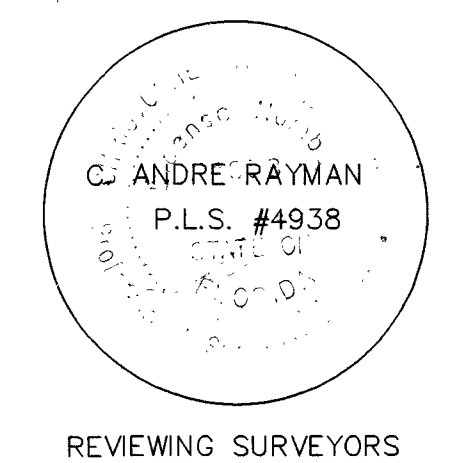
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

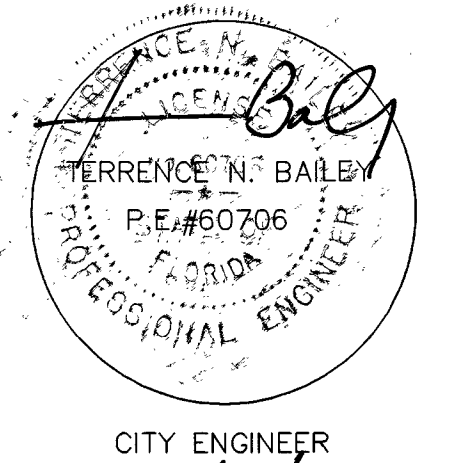
JOB NUMBER: 21-275



J.S. FAMILY HOLDINGS, INC.



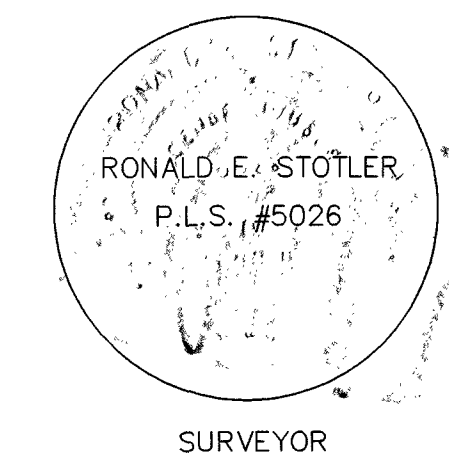
REVIEWING SURVEYORS
DATE: _____, 2023



CITY ENGINEER
DATE: 8/17, 2023



CITY OF RIVIERA BEACH



SURVEYOR
DATE: _____, 2023

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
616-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

CFN 20230298872 PL BK 136 PG 97