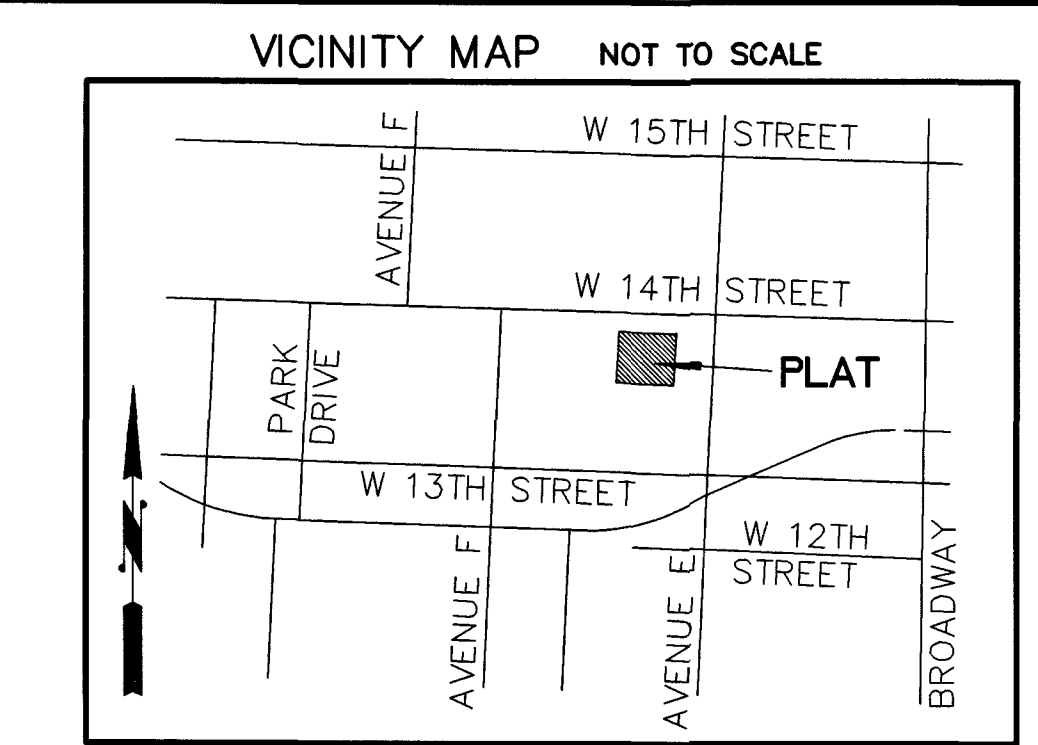




14th STREET FORECOURT

BEING A REPLAT OF
LOTS 2, 3 AND 4, BLOCK 4, RIVIERA
AS RECORDED IN PLAT BOOK 2, PAGES 90 AND 91,
PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS
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 10:02 A.M.
THIS 16 DAY OF September 2026
AND, DULY RECORDED IN
PLAT BOOK 142
ON PAGES 21 AND
SHANNON RAMSEY-CHESSMAN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature] DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE CARTER, OWNER OF THE LAND SHOWN HEREON AS "14th STREET FORECOURT", BEING A REPLAT OF LOT 2, 3 AND 4, BLOCK 4 OF RIVIERA, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

LOTS 2, 3 AND 4, BLOCK 4 OF RIVIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 4, RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PROCEED NORTH 88 DEGREES 03 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 4 A DISTANCE 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 4, RIVIERA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 03 MINUTES 31 SECONDS WEST ALONG SAID NORTH LINE OF BLOCK 4, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 4, SAID PLAT OF RIVIERA; THENCE SOUTH 02 DEGREES 38 MINUTES 40 SECONDS WEST, LEAVING SAID NORTH LINE OF BLOCK 4; AND ALONG THE EAST LINE OF SAID LOT 5, BLOCK 4, RIVIERA, A DISTANCE OF 140.00 FEET TO THE NORTH LINE OF A 15 FOOT ALLEY AS SHOWN ON SAID PLAT OF RIVIERA; THENCE SOUTH 88 DEGREES 03 MINUTES 31 SECONDS EAST ALONG NORTH LINE OF 15 FOOT ALLEY, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 SAID PLAT OF RIVIERA; THENCE NORTH 02 DEGREES 38 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4, RIVIERA, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 21000 SQUARE FEET/0.482 ACRES MORE OR LESS.

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 RESERVED FOR GEORGE CARTER, HIS SUCCESSORS AND ASSIGNS FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF GEORGE CARTER, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, I GEORGE CARTER DO HEREBY SET MY HAND AND SEAL

THIS 3 DAY OF August 2026

BY: George Carter
GEORGE CARTER

SIGN IN THE PRESENCE OF

WITNESS: Brenda Gruber
PRINT NAME Brenda Gruber

WITNESS: Francis P. Gruber
PRINT NAME FRANCIS P. GRUBER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MEAN OF PHYSICAL PRESENCE, THIS 3rd DAY OF August, 2026
GEORGE CARTER
WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: JANUARY 16, 2028

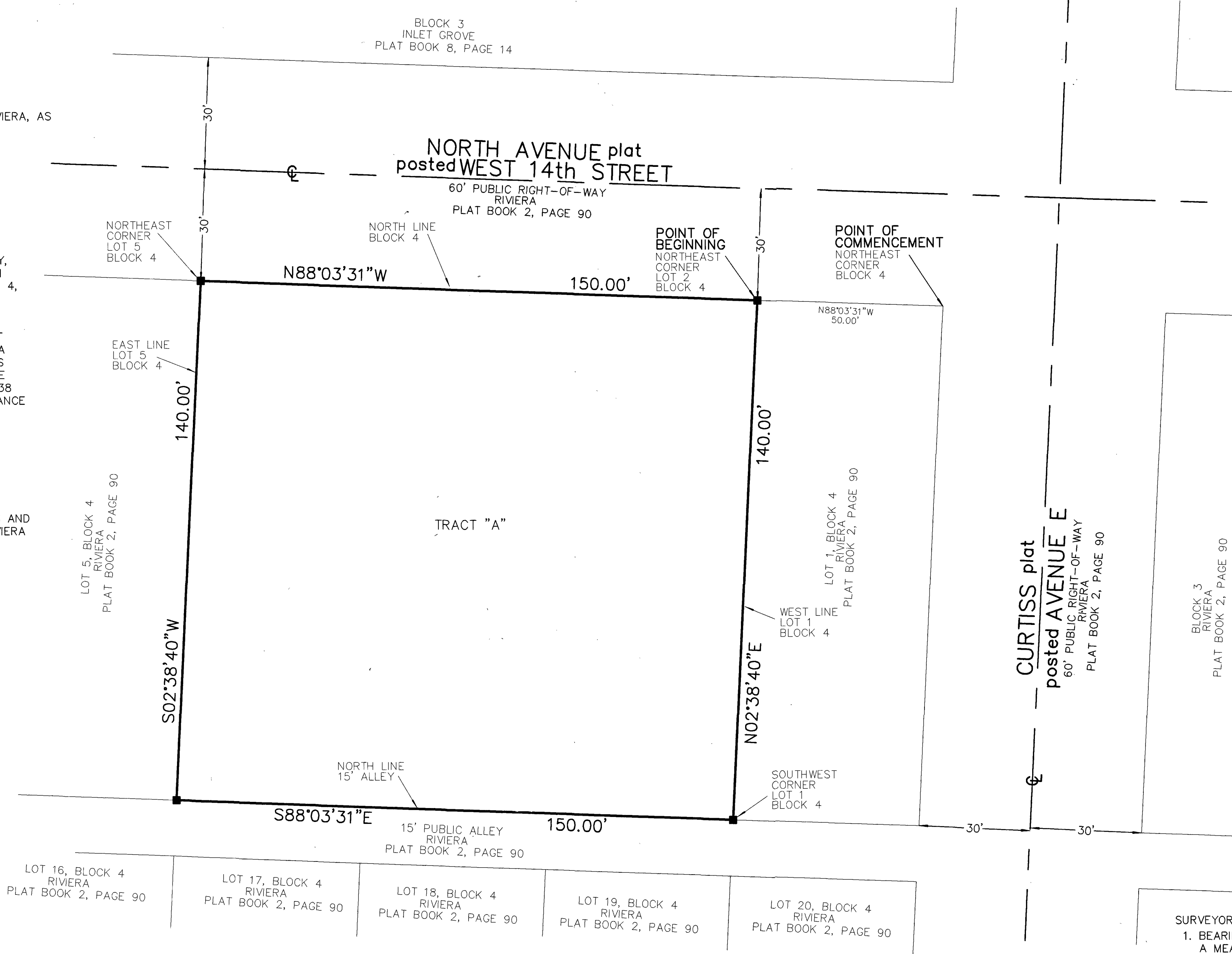
COMMISSION NUMBER #1H 445128

Christina Quijano
(SIGNATURE)
CHRISTINA QUIJANO - NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DAVID B. NORRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GEORGE CARTER THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL CITY OF RIVIERA BEACH ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO KNOWN ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 7/8/26
BY: [Signature]
DAVID B. NORRIS, ATTORNEY
FLORIDA BAR NO. #356654



CLERK OF THE
CIRCUIT COURT &
COMPTROLLER SEAL



AS APPROVED ON Nov 17, 2025
VIA CITY OF RIVIERA BEACH
RESOLUTION NO. 161-25

LEGEND/ABBREVIATIONS

- = SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "P.R.M. LB 7571"
- P.R.M. = PERMANENT REFERENCE MONUMENT
- LB = LICENSE BUSINESS
- ⊕ = CENTERLINE

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: July 21, 2026
Ronald E. Stotler
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 ADJUSTMENT) A MEASURED GRID BEARING OF NORTH 88°03'31" WEST ALONG THE NORTH LINE OF BLOCK 4, RIVIERA, ACCORDING TO THE PLAT THEREOF AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
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. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS
6. 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.

CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA
IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED
14th STREET FORECOURT HAS BEEN OFFICIALLY
APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS 10 DAY OF September, 2026

BY: Douglas A. Larson
DOUGLAS A. LARSON, CITY MAYOR

ATTEST: Terrence M. Bailey
TERRENCE M. BAILEY, P.E., CITY ENGINEER
P.E. # 60706

ATTEST: Debrah Hall
DEBRAH HALL, MMC, FCRM, CITY CLERK

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: 09-14-2026
BY: C. Andre Rayman
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4938

GEORGE CARTER

REVIEWING SURVEYORS
DATE: 9-14-2026

CITY ENGINEER
DATE: 9-14-2026

CITY OF RIVIERA BEACH

SURVEYOR
DATE: July 21, 2026

JUNE 08, 2026

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: 16-412

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