

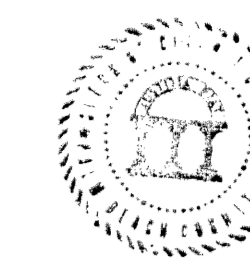
REPLAT OF NORTHFIELD CENTER

BEING A REPLAT OF TRACT "A" OF THE NORTHFIELD CENTER,
AS RECORDED IN PLAT BOOK 73, PAGES 50 AND 51 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1,
TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH,
PALM BEACH COUNTY, FLORIDA

JULY 1998

SHEET 1 OF 2

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 2:40 P.M., this 21
day of August
1998, and duly recorded in
Plat Book No. 83
on Pages 59 thru 60.

DOROTHY H. WILKEN
Clerk Circuit Court
By Leigh A. Stally, D.C.

TABULAR DATA

REMAINING TRACT "A" 10.28 ACRES
TRACT "C" 1.14 ACRES
TRACT "D" 0.24 ACRES
TRACT "E" 1.12 ACRES

TOTAL 12.78 ACRES

CITY APPROVAL

IT IS HEREBY CERTIFIED THAT THIS REPLAT OF NORTHFIELD CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORD
BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 23rd DAY OF AUGUST, 1998.

BY: Clara K. Williams
CLARA K. WILLIAMS
MAYOR
BY: Carrie E. Ward
CARRIE E. WARD, CMC/AE
CITY CLERK
BY: Lal John Samadi
LAL JOHN SAMADI, P.E.
CITY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS
TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT
DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO
BE SIGNED BY RAYMOND W. ROYCE, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL,
ITS SECRETARY, BOARD OF SUPERVISORS THIS 19th DAY OF AUGUST, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Raymond W. Royce
PETER L. PIMENTEL, SECRETARY RAYMOND W. ROYCE, PRESIDENT

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ASSUMED BEARING OF NORTH 87°50'32" WEST, ALONG
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT
WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS
OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES AND ARE IN FEET AND DECIMAL PARTS THEREOF AND
ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS
AND REFER TO THE HORIZONTAL PLANE.
- 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.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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.") 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 RIVIERA BEACH, FLORIDA.

DATE: 8-17-98
JOHN H. MANUCY, JR. P.S.M.
FLORIDA CERTIFICATE NO. 5158
STATE OF FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992,
OWNER OF THE PARCEL OF LAND SHOWN HEREON, AS REPLAT OF NORTHFIELD CENTER, BEING A REPLAT OF TRACT "A" OF THE NORTHFIELD
CENTER, AS RECORDED IN PLAT BOOK 73, PAGES 50 AND 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

TRACT "A", OF THE PLAT OF NORTHFIELD CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGES 50 AND 51,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 12.78 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATION:

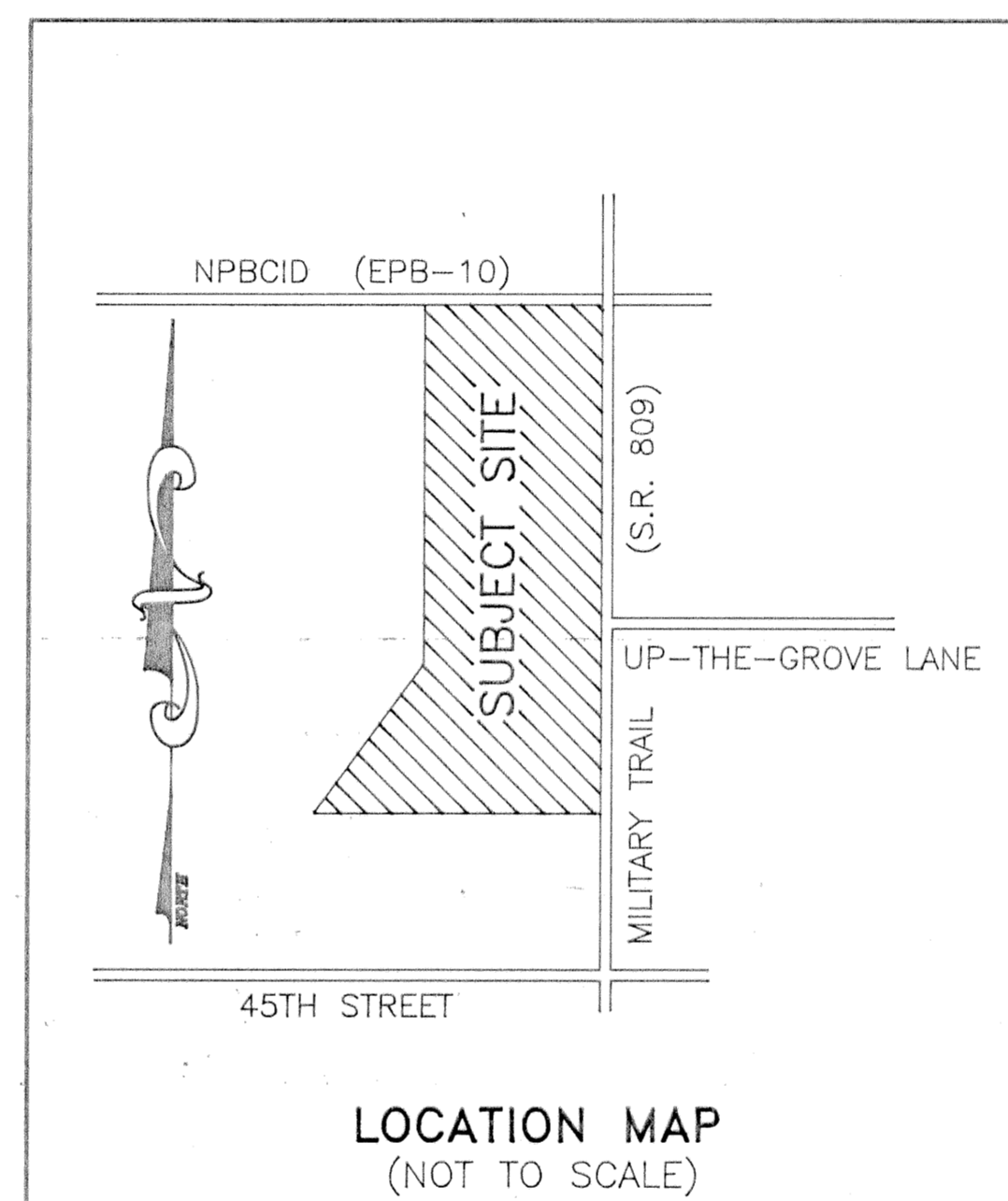
- TRACTS "A" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED BY SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF
TRUST DATED DECEMBER 18, 1992, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL
MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER THEREOF, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS "D" AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION
OF TRUST DATED DECEMBER 18, 1992, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR DRY RETENTION PURPOSES AND FOR THE
CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION OPERATIONS,
MAINTENANCE, INSPECTIONS, REPLACEMENT, AND REPAIR OF UTILITIES, BY ANY PUBLIC UTILITIES. THE INSTALLATION
OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE TEMPORARY DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR TEMPORARY DRAINAGE PURPOSES AND
FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF THE TEMPORARY DRAINAGE EASEMENTS
SHALL BE THE MAINTENANCE OBLIGATION OF SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED
DECEMBER 18, 1992, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
THIS EASEMENT WILL REMAIN IN AFFECT UNTIL TRACT "A" IS REPLATTED.

IN WITNESS WHEREOF, I, SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992, DO HEREUNTO
SET MY HAND AND SEAL THIS 23rd DAY OF August, 1998.

WITNESS: Florence Freitas

WITNESS: Alan M. Prasad

BY: Seymour A. Fine
SEYMOUR A. FINE, TRUSTEE



ACKNOWLEDGMENT

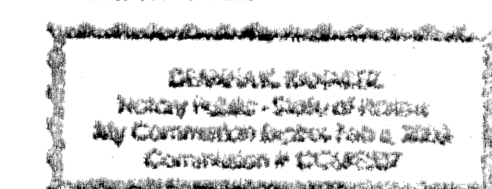
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992,
WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF August, 1998.

MY COMMISSION EXPIRES: Feb. 6, 2002

Deanna S. Kanarik
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GARDENS TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT
WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO
SEYMOUR A. FINE, TRUSTEE, UNDER THE DECLARATION OF TRUST DATED DECEMBER 18, 1992; THAT THE CURRENT TAXES HAVE BEEN
PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES.

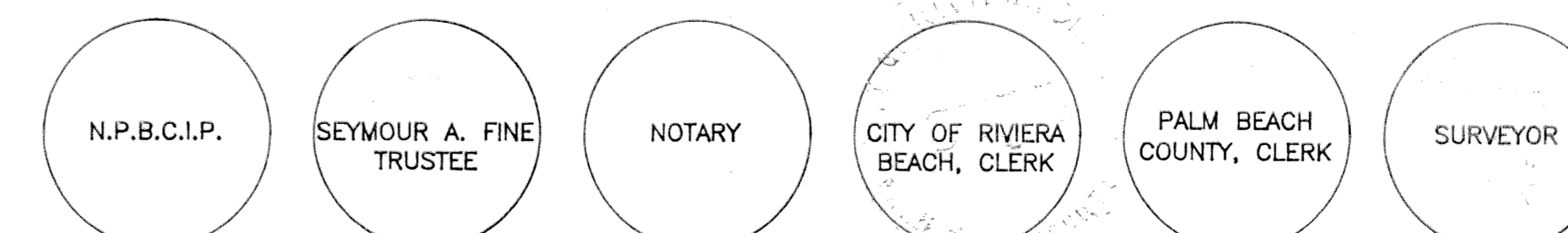
GARDENS TITLE, INC.
A TITLE INSURANCE COMPANY

DATED: August 18, 1998

BY: June White
JUNE WHITE, PRESIDENT

LEGEND

- Δ - DENOTES DELTA ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- N.T.S. - DENOTES NOT TO SCALE
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- PGS. - DENOTES PAGES
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- TYP. - DENOTES TYPICAL
- R.O.W. - DENOTES RIGHT-OF-WAY
- U.E. - DENOTES UTILITY EASEMENT
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR & MAPPER
- U.E. - DENOTES UTILITY EASEMENT
- F.N.D. - DENOTES FOUND
- FP&L - DENOTES FLORIDA POWER & LIGHT COMPANY
- P.B. - DENOTES PLAT BOOK
- CONC. MON. - DENOTES CONCRETE MONUMENT
- C - DENOTES CENTERLINE
- NPBCID - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



THIS INSTRUMENT PREPARED BY
JOHN H. MANUCY JR., P.S.M. 5158 STATE OF FLORIDA
FORD, ARMENTEROS & MANUCY, INC. (LB 6557)
2827 EXCHANGE COURT, SUITE D
WEST PALM BEACH, FLORIDA 33409
561-689-1305

SUBMISSION # Northfield Center
BOOK 83 PAGE 59
FLOOD ZONE - FLOOD MAP # -
AZONAS -
ZIP CODE -
CITY NAME City of Riviera Beach

TAZ
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