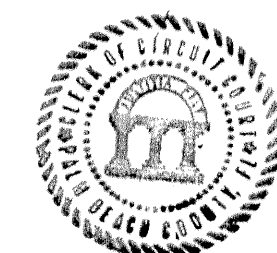


THIS PLAT WAS FILED FOR
RECORD AT 11:20am
THIS 28th DAY OF December
A.D. 2001 AND DULY
RECORDED IN PLAT BOOK
42 AT PAGE 189



DOROTHY H. WILKEN, CLERK
BY: *[Signature]*

PLAT NO. 5 MARTINO

BEING A REPLAT OF A PORTION OF PLAT NO. 3 MARTINO
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 4
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER
OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST.
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA
JUNE 2001

APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF December, 2001.

BY: *[Signature]*
MICHAEL D. BROWN, MAYOR

BY: *[Signature]*
CARRIE E. WARD, CLERK

CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF OCTOBER, 2001.

BY: *[Signature]*, P.E.
LAL SAMADI, CITY ENGINEER

SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCES OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

DATED: 6-7-2001

[Signature]
MICHAEL J. MILLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 4034
L.B. # 6838

PREPARING SURVEYORS STATEMENT

THIS INSTRUMENT WAS PREPARED BY GARY S. SALZMAN IN THE OFFICES OF MILLER LAND SURVEYING, 1121 LAKE AVENUE, LAKE WORTH, FLORIDA, 33460

SURVEYORS APPROVAL

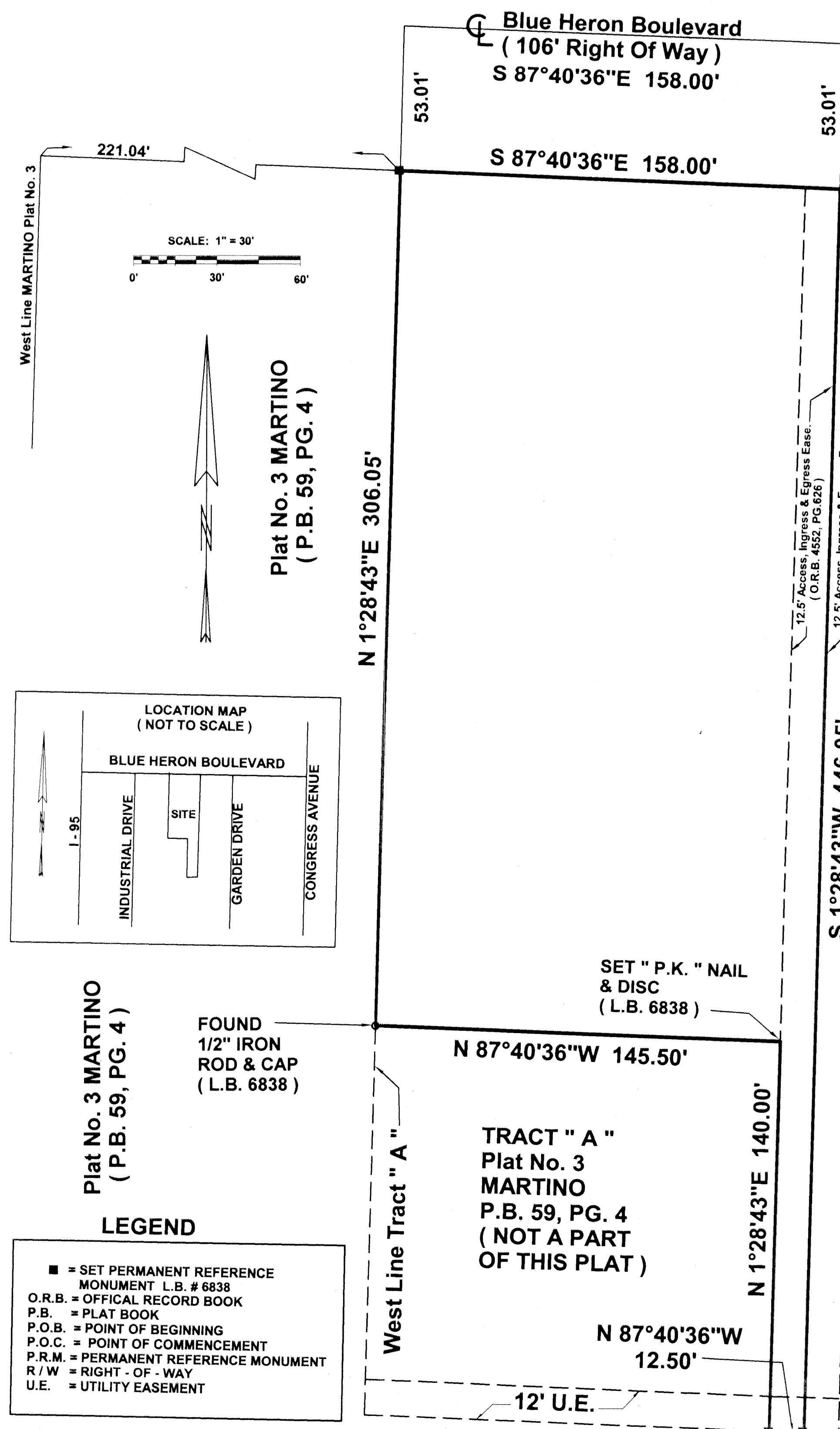
ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: Nov 2, 2001

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 3886

SURVEYOR'S NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S 87°40'36" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.



DEDICATION & LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT GARDEN PROPERTIES L.C., (A FLORIDA LIMITED LIABILITY CORPORATION), OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 5 MARTINO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF MARTINO PLAT NO. 3, THENCE S 01°28'43" W ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 446.05' FEET; THENCE N 87°40'36" W ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 12.50' FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF SAID PLAT; THENCE N 01°28'43" E ALONG THE EAST LINE OF TRACT "A", A DISTANCE OF 140.00' FEET TO THE NORTHEAST CORNER OF TRACT "A"; THENCE N 87°40'36" W ALONG THE NORTH LINE OF TRACT "A", A DISTANCE OF 145.50' FEET TO THE NORTHWEST CORNER OF TRACT "A"; THENCE N 01°28'43" E ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF TRACT "A", A DISTANCE OF 306.05' FEET TO THE NORTH LINE OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE S 87°40'36" E ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 158.00' FEET TO THE POINT OF BEGINNING.

CONTAINING 1.150 ACRES (50,100 SQUARE FEET)

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF June, 2001.

GARDEN PROPERTIES L.C.
(A FLORIDA LIMITED LIABILITY CORPORATION)

WITNESS: *[Signature]*
[Signature]
BY: *[Signature]*
ROBERT S. KRAMER - PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT S. KRAMER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GARDEN PROPERTIES L.C., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION,

WITNESS MY HAND AND OFFICAL SEAL THIS 25th DAY OF June, 2001

MY COMMISSION EXPIRES: 6/21/01

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

I, LAURIE RUSK SEWELL ESQ., 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 GARDEN PROPERTIES L.C. (A FLORIDA LIMITED LIABILITY CORPORATION), THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 6/21/01

[Signature]
LAURIE RUSK SEWELL

MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
561-586-2669

REFERENCES	M2103 X-661
SCALE:	AS NOTED
DRAWING NUMBER	L-1460
DATE	JUNE 2001