

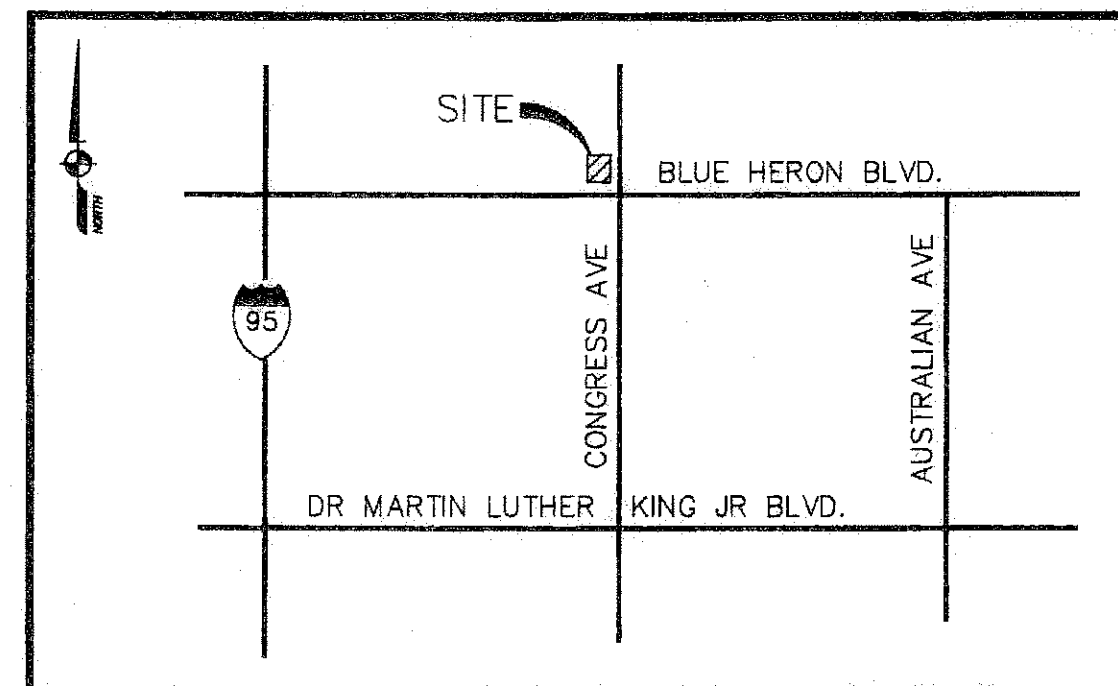
# NATIONAL VILLAGE AT RIVIERA BEACH

BEING A REPLAT OF RECREATION TRACT 'A', NATIONAL VILLAGE PLAT NO. 2  
(PLAT BOOK 34, PAGE 169-170, PALM BEACH COUNTY RECORDS)  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, 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 9:30 A.M. this 16<sup>th</sup>  
day of JULY, 2007,  
and duly recorded in Plat Book  
110, Pages 60, through  
61

SHARON R. BOCK  
Clerk & Comptroller  
By: Michelle Spivey

SHEET 1 OF 2



00056-048

LOCATION SKETCH  
(NOT TO SCALE)

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COMMERCE BANK, N.A., OWNER OF THE LAND SHOWN HEREON AS NATIONAL VILLAGE AT RIVIERA BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A PORTION OF RECREATION TRACT 'A', NATIONAL VILLAGE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 169-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 'A'; THENCE S79°47'21"E, ALONG THE NORTH LINE OF SAID TRACT 'A', 197.48 FEET TO A POINT ON THE EAST LINE OF SAID RECREATION TRACT 'A'; SAID POINT BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIAL BEARING OF S82°50'42"E, A RADIUS OF 2344.83 FEET AND A CENTRAL ANGLE OF 01°12'43"; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID RECREATION TRACT 'A' AN ARC DISTANCE OF 49.60 FEET; THENCE S26°32'48"W, 53.88 FEET TO A POINT ON A CURVE, CONCAVE TO THE EAST, SAID POINT HAVING A RADIAL BEARING OF S85°16'45"E, SAID CURVE HAVING A RADIUS OF 2,364.33 FEET AND A CENTRAL ANGLE OF 02°00'55"; THENCE SOUTHERLY AN ARC DISTANCE OF 83.16 FEET TO A POINT OF TANGENCY; THENCE S02°42'20"W, 317.98 FEET; THENCE S57°10'17"W, 57.02 FEET; THENCE N59°59'55"W, 55.52 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, SAID POINT HAVING A RADIAL BEARING OF N20°45'19"E, SAID CURVE HAVING A RADIUS OF 2932.93 FEET AND A CENTRAL ANGLE OF 02°58'40"; THENCE WESTERLY AN ARC DISTANCE OF 152.44 FEET (THE PRECEDING SIX COURSES AND DISTANCES BEING ALONG A DEDICATED RIGHT-OF-WAY FOR CONGRESS AVENUE AND BLUE HERON BOULEVARD); THENCE N17°46'39"E, 119.59 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, SAID POINT HAVING A RADIAL BEARING OF S40°12'06"E, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 43°57'29"; THENCE NORTHERLY ALONG A WEST LINE OF SAID TRACT 'A', AN ARC DISTANCE OF 57.54 FEET TO A POINT OF TANGENCY; THENCE N05°50'00"E, ALONG A WEST LINE OF SAID TRACT 'A', 324.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 101,969 SQUARE FEET (2.3409 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 1&2 AS SHOWN HEREON, ARE HEREBY RESERVED TO COMMERCE BANK, N.A., FOR COMMERCIAL PURPOSES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO COMMERCE BANK, N.A., FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO, THIS 21<sup>st</sup> DAY OF JUNE, 2007.

BY: COMMERCE BANK, N.A.

WITNESS: Robert M. Graham  
PRINT NAME ROBERT M. GRAHAM  
WITNESS: Diane C. Norcia  
PRINT NAME DIANE C. NORCIA

BY: Gary Kaganowich  
PRINT NAME GARY KAGANOWICH  
TITLE VICE PRESIDENT

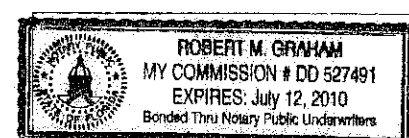
### NOTARY

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED GARY KAGANOWICH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMERCE BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF JUNE, 2007.

MY COMMISSION EXPIRES:



Robert M. Graham  
NOTARY PUBLIC

### CITY OF RIVIERA BEACH APPROVAL OF PLAT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIAL APPROVED FOR RECORDS BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 10<sup>th</sup> DAY OF JUNE, 2007.

BY: Thomas A. Masters  
THOMAS A. MASTERS  
MAYOR

BY: Carrie E. Ward  
CARRIE E. WARD  
CITY CLERK

BY: L. John Samadi  
L. JOHN SAMADI, P.E.  
CITY ENGINEER

### CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

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

DATE: 7/2/2007

Stephen M. Gordon  
STEPHEN M. GORDON  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. 5974

### TITLE CERTIFICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, ESQUIRE, AS DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; I FIND THE TITLE TO THE PROPERTY IS VESTED IN COMMERCE BANK, N.A., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

AS OF JUNE 13, 2007  
DATE: 11:00 P.M.

Robert M. Graham  
ROBERT M. GRAHAM, ESQUIRE  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 273562

### SURVEYOR'S 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) HAVE BEEN PLACED AS REQUIRED BY LAW ACCORDING TO SECTION 177.09(19) F.S., AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCE OF PALM BEACH COUNTY, FLORIDA.

DATED: 6/25/07

John T. Doogan  
BY: JOHN T. DOOGAN, PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4409, STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC., SURVEYING AND MAPPING  
LICENSED BUSINESS NUMBER 3300  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA, 33432  
(561) 392-2594

