



HERON ESTATES
A REPLAT OF ALL OF TRACTS "A" THROUGH "X", WESTSIDE ESTATES (P.B. 31, PAGES 81& 82, P.B.C.R.), TOGETHER WITH THE VACATED RIGHT-OF-WAY FOR WEST 17TH COURT (O.R.B. 18430, PG. 789, P.B.C.R.) IN THE NW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

110

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:46 P.M. THIS 21 DAY OF February, 2018, AND DULY RECORDED IN PLAT BOOK 125 ON PAGES 110 THROUGH 111 DOROTHY H. WILKEN, CLERK



SHEET 1 OF 2

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF WESTSIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 81 AND 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "HERON ESTATES", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "A" THROUGH "X", WESTSIDE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 81 AND 82, TOGETHER WITH THE VACATED RIGHT-OF-WAY FOR WEST 17TH COURT, AS RECORDED IN OFFICIAL RECORDS BOOK 18430, PAGE 789, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15.370 ACRES, MORE OR LESS.

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

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, FOR PURPOSES CONSISTANT WITH THE ZONING CODE OF THE CITY OF RIVIERA BEACH.
2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
3. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ATTESTED BY ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF JANUARY 2018.

RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA

ATTEST: SECRETARY BY: JOHN W. HURT EXECUTIVE DIRECTOR

NOTARY

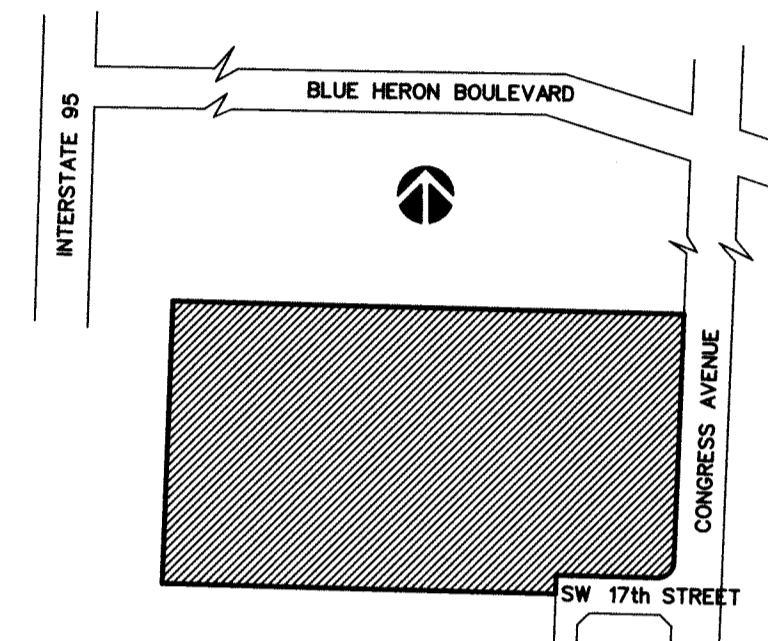
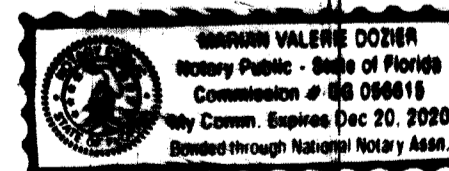
STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOHN W. HURT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF THE RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 OFFICIAL SEAL THIS 20th DAY OF January, 2018

MY COMMISSION EXPIRES:

NOTARY PUBLIC

MARIAN VALERIE DIZNER
PRINT NAME:



LOCATION MAP
NOT TO SCALE

CITY OF RIVIERA BEACH APPROVAL OF PLAT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED HERON ESTATES HAS BEEN OFFICIALLY APPROVED FOR RECORDS BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 20th DAY OF January, 2018.

BY: Thomas H. Marti
THOMAS H. MASTERS
MAYOR

BY: Claudene L. Anthony
CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

BY: Terrence Bailey, P.E.
TERRENCE BAILEY, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'s) AND THE MONUMENTS AT LOT/TRACT CORNERS.

THIS 21st DAY OF January, 2018

BY: David E. Rohal
DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4315

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, a duly licensed attorney in the state of Florida, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO RIVIERA BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: January 23, 2018

BY: Bernice Saxon
BERNICE SAXON
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- 01. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, BASED ON THE NORTH LINE OF SAID SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 88°19'41" WEST, ACCORDING TO DATA GATHERED FROM PALM BEACH COUNTY CONTROL POINTS GUM AND FRIDGE.
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
04. 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 DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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 PALM BEACH COUNTY, FLORIDA.
07. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. PROJECT SCALE FACTOR IS 1.00004.
08. THE LANDS HEREON ARE SUBJECT TO A 10' FPL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2500 AT PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THAT CANNOT BE ACCURATELY PLOTTED. IT IS THE EXPRESSED INTENT AND PURPOSE OF THIS REPLAT TO VACATE AND ABANDON FROM PUBLIC USE ALL EASEMENTS DEDICATED BY THE PLAT OF WESTSIDE ESTATES (P.B. 31, PGS 81 & 82, P.B.C.R.)

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, 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: 11-29-2017

BY: Jeff S. Hodapp
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB7264
947 CLINT MOORE ROAD
BOCA RATON, FL. 33487

REVIEWING SURVEYOR CITY OF RIVIERA BEACH SURVEYOR

Professional seals and signatures for David E. Rohal and Jeff S. Hodapp, including license numbers and dates.