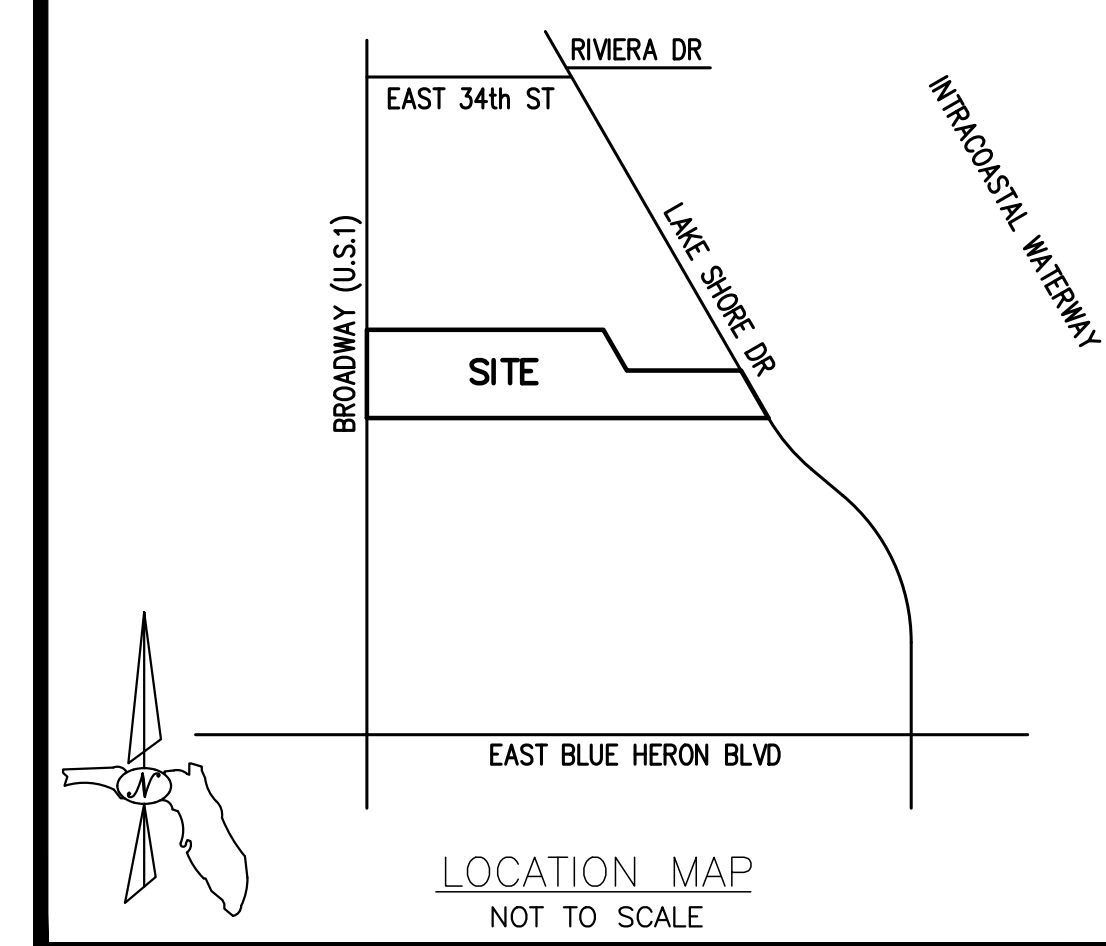


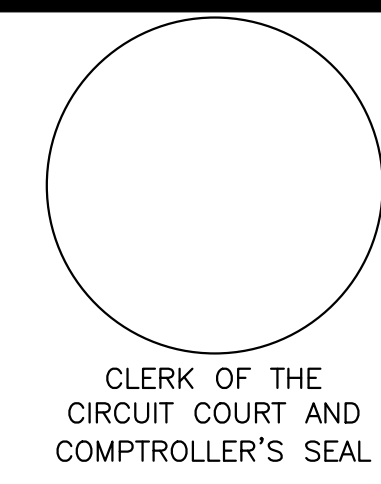
BERKELEY LANDING

A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS DAY OF _____ A.D. 202_ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____ JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: _____ DEPUTY CLERK



DEDICATION AND RESERVATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:

BERKELEY LANDING

BEING A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE 'A', AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

AND

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1; THENCE EASTERLY FOR 664.23 FEET; THENCE SOUTHERLY FOR 50 FEET; THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET; THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1; THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET; TO THE POINT OF BEGINNING. SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

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

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY BERKELEY LANDING, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BERKELEY LANDING, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 202_.

WITNESS: _____ BERKELEY LANDING, LTD. A FLORIDA LIMITED PARTNERSHIP (PRINT NAME)

WITNESS: _____ BY: _____ (PRINT NAME) (PRINT TITLE)

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202_ BY _____ AS _____ (PRINT TITLE) FOR _____ ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ (SEAL)

_____(SIGNATURE) _____(PRINT NAME) NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____ COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 202_.

_____(MORTGAGEE NAME)

BY: _____ (PRINT NAME) _____(PRINT TITLE)

WITNESS: _____ (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202_ BY _____ (PRINT NAME) AS _____ (PRINT TITLE) FOR _____ ON BEHALF OF THE _____ WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ (SEAL)

_____(SIGNATURE) _____(PRINT NAME) NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF _____

I, N. DWAYNE GRAY, JR., 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 BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

ZIMMERMAN KISER SUTCLIFFE

DATED: _____ BY: _____ N. DWAYNE GRAY, JR. ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORIDA BAR NUMBER 375527

SURVEYOR & MAPPER'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) 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 THE CITY OF RIVIERA BEACH, FLORIDA.

JOHN E. PHILLIPS, III, P.S.M. DATE LICENSE NO. 4826 STATE OF FLORIDA

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE 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, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (PRMs) OR MONUMENTS AT LOT CORNERS.

GARY M. RAYMAN PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS2633 STATE OF FLORIDA DATE

BERKELEY LANDING, LTD., SEAL (IF AVAILABLE) MORTGAGEE SEAL (IF AVAILABLE) CITY OF RIVIERA BEACH SEAL TERRENCE N. BAILEY P.E.#60706 CITY ENGINEER SEAL SURVEYOR'S SEAL REVIEWING SURVEYOR'S SEAL

CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "BERKELEY LANDING" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS _____ DAY OF _____, 202_.

BY: _____ RONNIE L. FELDER, MAYOR

BY: _____ CLAUDENE L. ANTHONY, CMD, CITY CLERK

BY: _____ TERRENCE N. BAILEY, P.E., CITY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS ARE BASED ON N21°07'29"W (ASSUMED) ALONG THE CENTERLINE OF LAKE SHORE DRIVE.
- 2. AREA = 174,637 SQUARE FEET (4.009 ACRES), MORE OR LESS.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION, 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.
- 4. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 RIGHTS GRANTED.
- 6. ALL ON-SITE WATER AND WASTEWATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- 7. 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.

LEGEND:

- ABBREVIATIONS:** P.O.B. - POINT OF BEGINNING ORB - OFFICIAL RECORD BOOK D.B. - DEED BOOK P.B. - PLAT BOOK RPB - ROAD PLAT BOOK NO. - NUMBER PG. - PAGE R/W - RIGHT-OF-WAY SEC. - SECTION C - CENTERLINE NAD - NORTH AMERICAN DATUM PBC - PALM BEACH COUNTY LB - LICENSED BUSINESS 28/42/43 - SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST U.E. - UTILITY EASEMENT D.E. - DRAINAGE EASEMENT FPL - FLORIDA POWER & LIGHT FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION IR - IRON ROD IR/C - IRON ROD WITH CAP AS NOTED

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE

PREPARING SURVEYOR & MAPPER'S STATEMENT

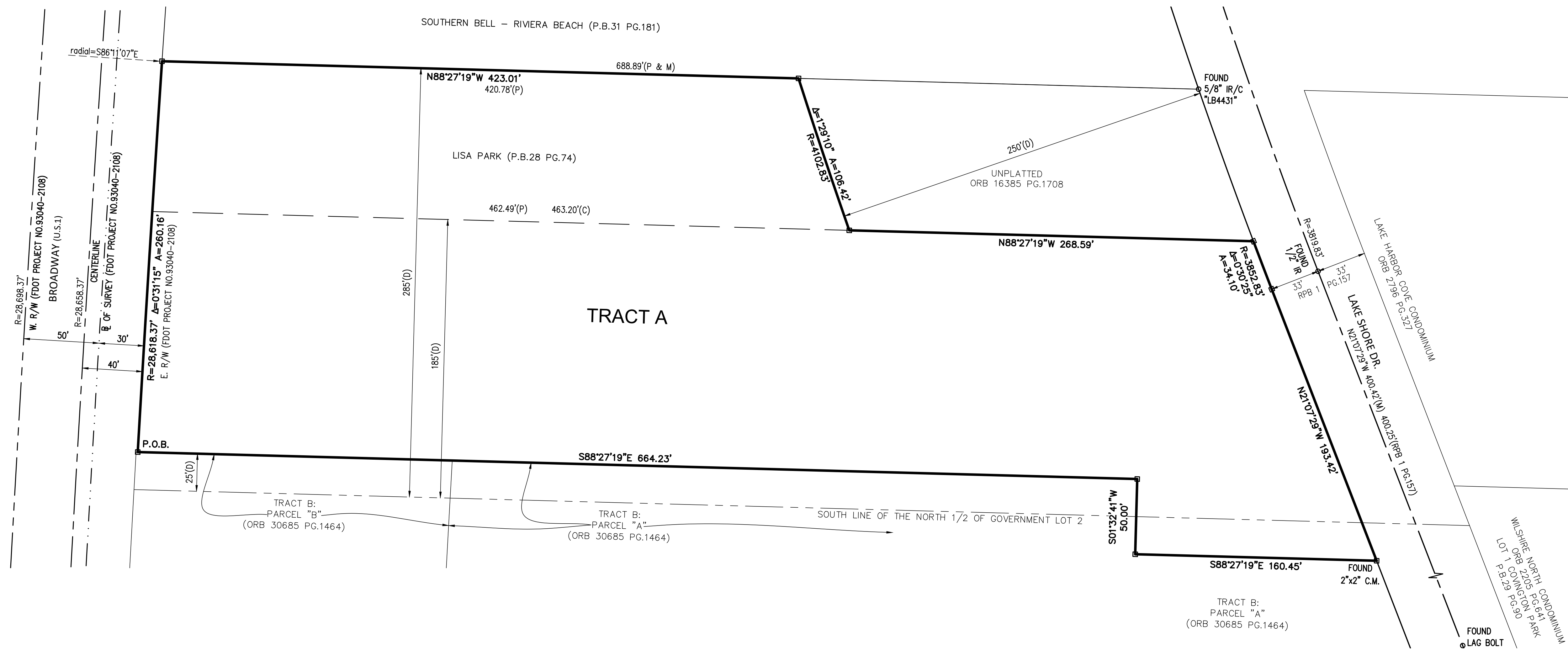
THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC. CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE RD., SUITE 509 WEST PALM BEACH, FLORIDA 33409 561-615-3988, 615-3986 FAX BROWN & PHILLIPS, INC. PROJECT NO.19-085

BERKELEY LANDING

A REPLAT OF LISA PARK, RECORDED IN PLAT BOOK 28, PAGE 74,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND A PORTION OF GOVERNMENT LOT 2, IN THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2



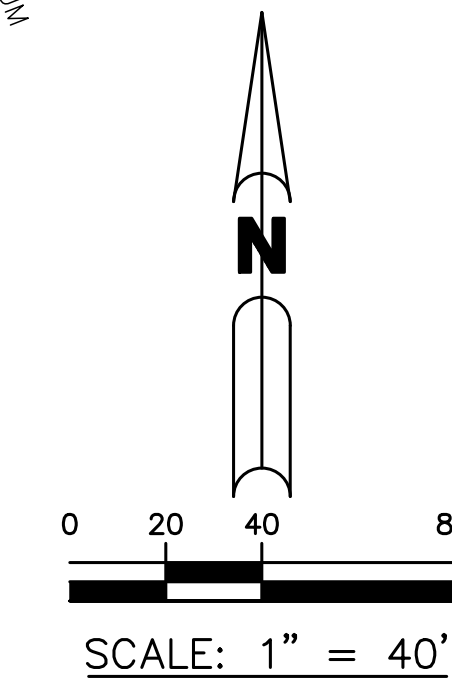
LEGEND:

ABBREVIATIONS:

- | | |
|-----------------------------|---|
| P.O.B. - POINT OF BEGINNING | LB - LICENSED BUSINESS |
| ORB - OFFICIAL RECORD BOOK | 28/42/43 - SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST |
| D.B. - DEED BOOK | U.E. - UTILITY EASEMENT |
| P.B. - PLAT BOOK | D.E. - DRAINAGE EASEMENT |
| R/PB - ROAD PLAT BOOK | FPL - FLORIDA POWER & LIGHT |
| NO. - NUMBER | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION |
| PG. - PAGE | IR - IRON ROD |
| R/W - RIGHT-OF-WAY | IR/C - IRON ROD WITH CAP AS NOTED |
| SEC. - SECTION | |
| CL - CENTERLINE | |
| NAD - NORTH AMERICAN DATUM | |
| PBC - PALM BEACH COUNTY | |

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE



PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX
BROWN & PHILLIPS, INC. PROJECT NO.19-085

S:\2021\Erwin\Bldg\1-092\1-099\Berkeley Landing Boundary - Topographic Survey - P\Jedg_4/10/2021 9:28:37 AM