

May 13, 2021

Mary F. Savage Dunham, Senior Planner  
City of Riviera Beach  
Planning & Zoning Division  
600 West Blue Heron Blvd.  
Riviera Beach, Florida, FL 33404  
(Via E-Mail: [msavagedunham@rivierabeach.org](mailto:msavagedunham@rivierabeach.org))

**Re: Berkeley Landing  
First Plat Review  
Engenuity Group Project No. 14151.28**

Dear Mr. Gray:

This is the first review of this plat. This review is done for compliance with the City of Riviera Beach regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 61G-17, Florida Administrative code. Following are our comments:

**General**

1. The attached Sketch of Boundary Survey states that the bearings are based on N21°07'29"W (Assumed) along the center line of Lake Shore Drive. However, there are no bearings nor angles shown on the survey.
2. Remove the bold boundary line from a portion of the North line of the not included portion described in ORB. 16385, Pg. 1708.

**Plat Sheets.**

**Sheet 1**

1. In the description, after the paragraph ending with "the East 250 feet thereof" preface the next paragraph by "And together with the following described parcel of land."
2. Since the dimensions on the survey and Plat do not agree with those in the description, add a mete and bounds description preceded by the following. "Together being more properly described as follows."
3. In the Acknowledgement to the "Dedication and Reservation" remove "Florida" from the stated county.
4. The type size for the plat name "BERKELEY LANDING" should be increased to match the boldness of the type. (Also, on Sheet 2.)

## Sheet 2

1. Label the Easterly right-of-way line of Avenue "A" as such.
2. Label the un-platted portion as "NOT INCLUDED).
3. Label the Found ½" iron rod in the center of Lake Shore Drive as PC. And add PC. to the Legend. (Both sheets).
4. Add the label "State Road #5" to BROADWAY (U.S.1).
5. Add "Assumed" to the bearing of N21°07'29"W along the centerline of Lake Shore Dr.

Please submit a revised boundary survey drawing with your next plat submittal.

If you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Rayman", with a horizontal line underneath.

Gary M. Rayman, P.S.M.  
Senior Project Manager