

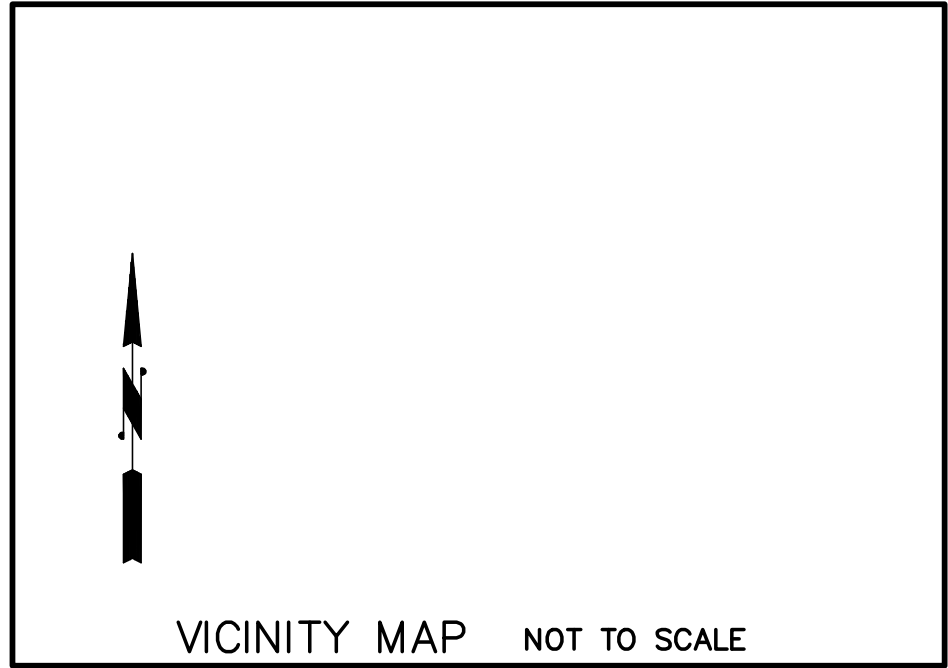
# VIKING SALES & SERVICE CENTER VALHALLA BOAT SALES

BEING A REPLAT LOTS 3 AND 4, AND LOTS 6 THROUGH 9, AND LOTS 10 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF;  
AND LOTS 15 THROUGH 17, BLOCK 8, INLET GROVE

AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
TOGETHER WITH:

LOTS 7 THROUGH 9, AND LOTS 12 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF, AND LOTS 15 THROUGH 17, BLOCK 9, INLET GROVE,  
AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

PAGE 1 OF 3



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

AND DULY RECORDED IN  
PLAT BOOK \_\_\_\_\_  
ON PAGES \_\_\_\_\_ AND \_\_\_\_\_

JOSEPH R. ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT J.S. FAMILY HOLDINGS, INC., A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "VIKING SALES & SERVICE CENTER – VALHALLA BOAT SALES" BEING A REPLAT OF LOTS 3 AND 4, AND LOTS 6 THROUGH 19, AND LOTS 10 THROUGH 14 LESS THE WESTERLY 15 FEET THEREOF, AND LOTS 15 THROUGH 17, INLET GROVE, AS RECORDED IN SAID PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH: LOTS 7 THROUGH 9, AND LOTS 12 THROUGH 14, LESS THE WESTERLY 15 FEET THEREOF, AND LOT 15 THROUGH 17, BLOCK 9, INLET GROVE, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING IN SECTION 33, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 8, INLET GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 15 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 8, INLET GROVE; PROCEED NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST PARALLEL TO SAID WEST LINE OF BLOCK 8, INLET GROVE, A DISTANCE OF 259.61 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 8; THENCE SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 260.00 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 8, INLET GROVE; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 18, BLOCK 8, A DISTANCE OF 129.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 88 DEGREES 11 MINUTES 44 SECONDS, EAST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 24.96 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 8, INLET GROVE; THENCE SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 8, A DISTANCE OF 158.05 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 8, INLET GROVE; THENCE SOUTH 06 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 100.30 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 8, INLET GROVE; THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 8, A DISTANCE OF 148.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 8; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 5, BLOCK 8, A DISTANCE OF 54.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND A POINT ON THE SOUTH LINE OF SAID BLOCK 8, INLET GROVE; THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 8, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, CONTAINING 89321 SQUARE FEET OR 2.051 ACRES MORE OR LESS.

TOGETHER WITH:  
BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 9, INLET GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 15 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 9, INLET GROVE; PROCEED SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE OF BLOCK 9, A DISTANCE OF 260.00 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 9, INLET GROVE; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF LOTS 6 AND 18, BLOCK 9, INLET GROVE, A DISTANCE OF 259.61 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 9, INLET GROVE AND A POINT ON THE SOUTH LINE OF SAID BLOCK 9, THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 9, A DISTANCE OF 149.25 FEET TO A CONCRETE MONUMENT AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 9, INLET GROVE; THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, ALONG THE EAST LONE OF LOTS 10 AND 11, BLOCK 9, INLET GROVE, A DISTANCE OF 104.80 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 9; THENCE NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 110.75 FEET TO A CONCRETE MONUMENT AND A POINT 15 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF BLOCK 9, INLET GROVE; THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF BLOCK 9, A DISTANCE OF 154.80 FEET TO THE POINT OF BEGINNING, CONTAINING 55885 SQUARE FEET OR 1.283 ACRES MORE OR LESS.

AND ALTOGETHER CONTAINING 145206 SQUARE FEET OR 3.334 ACRES MORE OR LESS.

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

PARCELS A AND B AS SHOWN HEREON, ARE HEREBY RESERVED FOR J.S. FAMILY HOLDINGS, INC., A FLORIDA LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA.

TRACTS 1, 2 AND 3 AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED SIMPLE FEE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF, THAT J.S. FAMILY HOLDINGS, INC., A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGN BY: \_\_\_\_\_, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER AND ITS CORPORATE SEAL

J.S. FAMILY HOLDINGS, INC.  
A FLORIDA LIMITED LIABILITY COMPANY

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MANAGING MEMBER

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_  
WHO IS KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_  
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT,  
AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES  
EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NUMBER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

NOTARY SEAL

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, \_\_\_\_\_, ESQUIRE, 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  
\_\_\_\_\_, A FLORIDA LIMITED LIABILITY COMPANY  
THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES  
OF RECORD, AND THAT, THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. \_\_\_\_\_

## REVIEWING SURVEYORS CERTIFICATE

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

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

GARY M. RAYMAN, P.L.S. 2633; PROJECT MANAGER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE 2633#

## CITY OF RIVIERA BEACH, APPROVAL

CITY OF RIVIERA  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE  
CITY OF RIVIERA BEACH, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES,

AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT  
WITH THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH SEC. 177.081(i), FLORIDA STATUTES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JONATHAN E. EVANS, CITY MANAGER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RONNIE L. FELDER, CITY MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TERRENCE N. BAILEY, P.E., CITY ENGINEER  
P.E. # 60706

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLAUDENE L. ANTHONY, CMC, CITY CLERK

## SURVEYORS 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), AND MONUMENTS 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  
CITY OF RIVIERA BEACH, FLORIDA

DATE: \_\_\_\_\_

RONALD E. STOTLER, P.L.S.  
LICENSE NO. 5026  
STATE OF FLORIDA  
MAGELLAN SURVEYING & MAPPING, INC.  
LB No. 7571

## SURVEYOR & MAPPER'S NOTES:

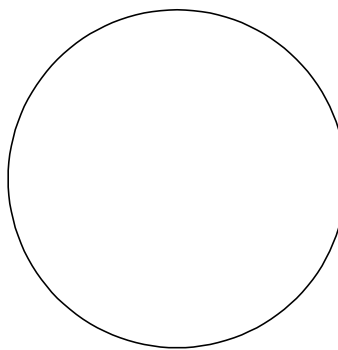
- BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTED) BY  
PALM BEACH COUNTY, GRID BEARING OF NOUTH 88°11'44" EAST  
ALONG THE NORTH LINE OF BLOCK 8, INLET GROVE, PLAT BOOK 8, PAGE 14  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF RIVIERA BEACH, FLORIDA  
ZONING REGULATIONS
- 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 BEING DETERMINED  
BY USE RIGHTS GRANTED.
- THIS IS A REPLAT OF PORTIONS OF BLOCKS 8 AND 9, INLET GROVE, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14; AND ALL ITEMS OF RECORD  
CREATED BY THAT PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.

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.

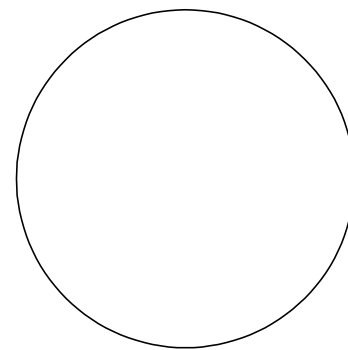
THIS INSTRUMENT WAS PREPARED BY  
RONALD E. STOTLER, P.L.S.  
FLORIDA SURVEYOR & MAPPER #5026  
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.  
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA, 33458

JOB NUMBER: 21-275

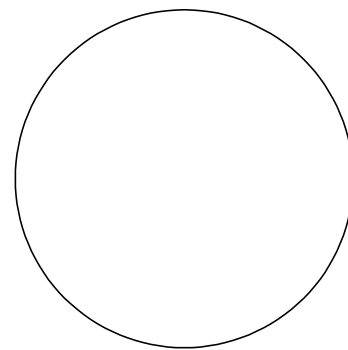
 **MAGELLAN SURVEYING & MAPPING, INC.**  
PROFESSIONAL LAND SURVEYORS  
M.S.&M.  
LICENSED BUSINESS 7571  
450 S. OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA 33458  
SINCE 2007 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com



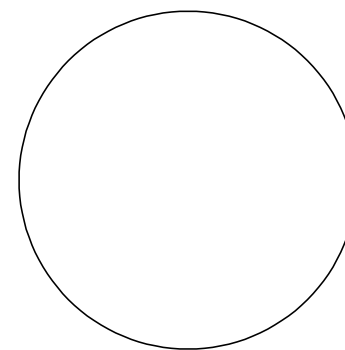
CITY ENGINEER



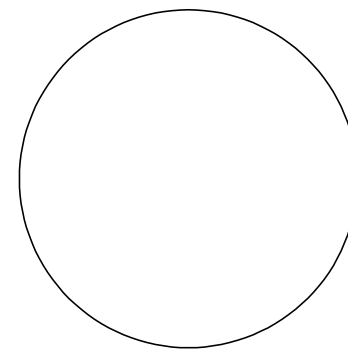
REVIEWING SURVEYORS



CITY OF RIVIERA BEACH



SURVEYOR



VALHALLA SALES &  
SERVICE, LLC.