

BLUE HERON COMMERCIAL

BEING A REPLAT OF ALL OF PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, TOGETHER WITH A PORTION OF THE ADJOINING 40 FOOT WIDE CANAL RIGHT-OF-WAY SHOWN ON PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 27, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, BLP BLUE HERON, LLC, OWNER OF THE LAND SHOWN HEREON AS BLUE HERON COMMERCIAL, BEING A REPLAT OF ALL OF PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, TOGETHER WITH A PORTION OF THE ADJOINING 40 FOOT WIDE CANAL RIGHT-OF-WAY SHOWN ON PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 27, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 115 FEET OF PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 28, PAGE 99, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE 40 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 42, AND LYING NORTHERLY OF AND ADJACENT TO LOTS 3 THROUGH 16, OF SAID PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 155 FEET OF PLAT NO. 2, LEWIS TERMINALS, OF SAID PUBLIC RECORDS, LYING WITHIN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 16, PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 155 FEET OF PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°03'32" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LOT LINE OF SAID LOT 16, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°29'38" EAST ALONG A LINE 40' NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PLAT NO. 3, A DISTANCE OF 1437.29 FEET; THENCE SOUTH 01°30'22" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT NO. 3; THENCE NORTH 88°29'38" WEST ALONG THE NORTH LINE OF LOTS 3 THROUGH 16 OF SAID PLAT NO. 3, A DISTANCE OF 1436.98 FEET TO THE **POINT OF BEGINNING**.

TOGETHER BEING MORE PROPERLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°27'26"W., A DISTANCE OF 720.64 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 5679.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°57'00". A DISTANCE OF 391.56 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 5779.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'09", A DISTANCE OF 324.73 FEET TO A NON-TANGENT INTERSECTION; THENCE N.01°05'44"E., A DISTANCE OF 128.24 FEET; THENCE S.88°27'26"E., A DISTANCE OF 1437.29 FEET; THENCE S.01°32'34"W., A DISTANCE OF 155.00 FEET TO THE **POINT OF BEGINNING**.

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 213,907 SQUARE FEET (4.9) ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

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

DEVELOPMENT TRACT: TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR BLP BLUE HERON, LLC, 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 BLP BLUE HERON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

UTILITY EASEMENTS (U.E.): THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE CITY OF RIVIERA BEACH (C.R.B.) UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER.

MASS TRANSIT EASEMENT. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY BLP BLUE HERON, LLC, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY. ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. BLP BLUE HERON, LLC, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

ACCESS EASEMENT

A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH OVER ALL DRIVEWAYS, SIDEWALKS, AND OPEN SPACES WITHIN THE PLAT, AS MAY BE MODIFIED FROM TIME TO TIME, FOR INGRESS, EGRESS, AND ACCESS TO THE CITY'S UTILITIES INCLUDING THE CITY'S WELL AND THE STORMWATER CONVEYANCE SYSTEM. THE EASEMENT MAY ALSO BE UTILIZED BY ANY CITY SERVICE AND EMERGENCY VEHICLES AND FOR ALL OTHER PROPER PURPOSES OF THE CITY. THE CITY OF RIVIERA BEACH SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING AND MAINTENANCE OF ANY PUBLIC UTILITIES.

STORMWATER EASEMENT

THE STORMWATER EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER ACCESS, CONVEYANCE, AND MAINTENANCE. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER.

IN WITNESS WHEREOF, BLP BLUE HERON, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS, ____ DAY OF _____, 2022.

BLP BLUE HERON, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____, VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BLP BLUE HERON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2022.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

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 HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BLP BLUE HERON LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: _____ BY: _____, ATTORNEY-AT-LAW
FLORIDA BAR NO. _____

CITY OF RIVIERA BEACH APPROVALS

CITY OF RIVIERA BEACH
COUNTY OF PALM BEACH, FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED BLUE HERON COMMERCIAL HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

THIS ____ DAY OF _____, 2022.

BY: _____
RONNIE L. FELDER, MAYOR

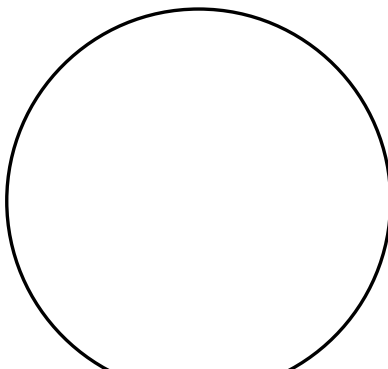
BY: _____
CLAUDENE L. ANTHONY, CM/C
CITY CLERK

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

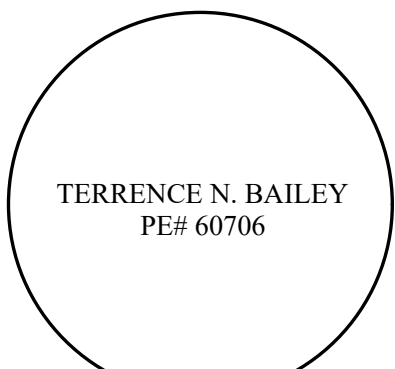
CITY OF RIVIERA BEACH REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE 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 PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT/TRACT CORNERS.

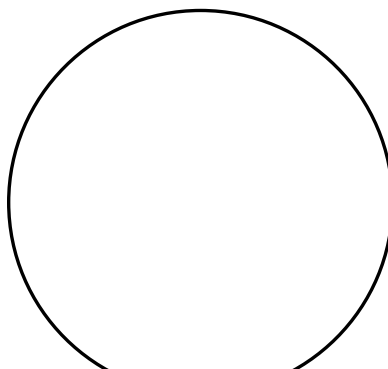
THIS ____ DAY OF _____, 2022 BY: _____
GARY M. RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. LS2633



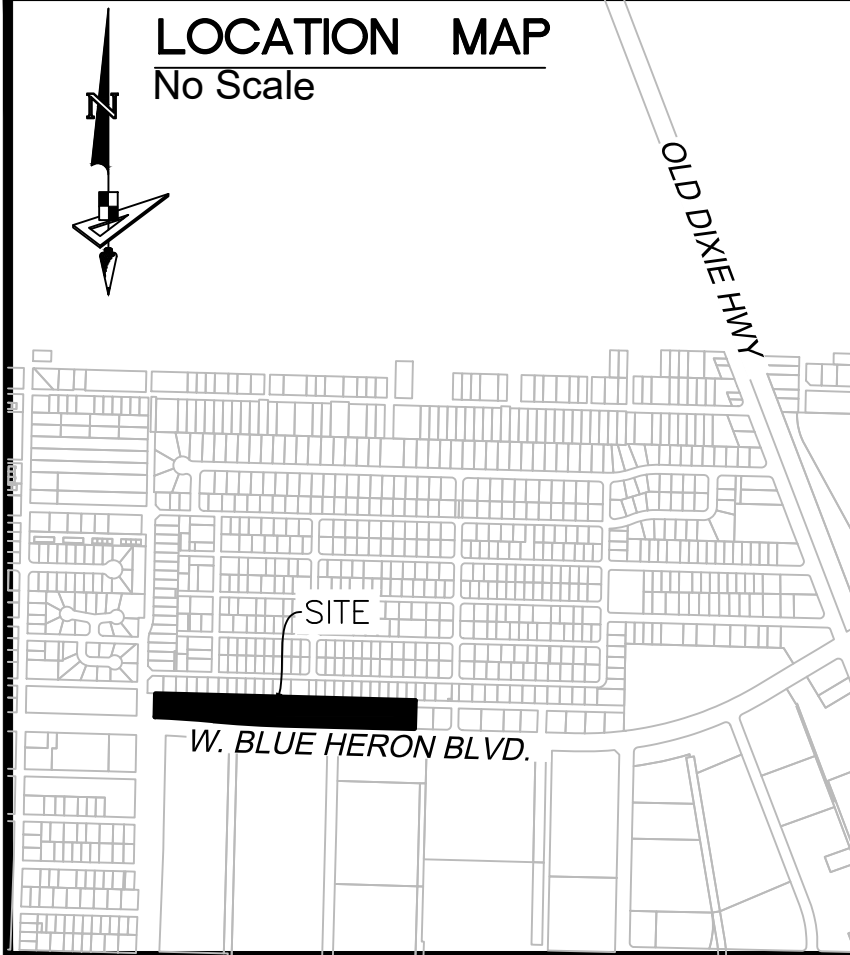
BLP BLUE HERON LLC



CITY ENGINEER'S
SEAL



SURVEYOR'S SEAL



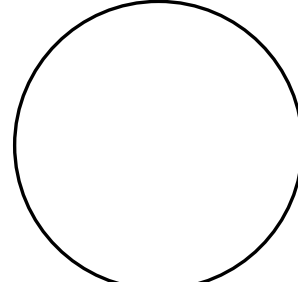
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
2022 ____ AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: _____, D.C.

CLERK OF THE
CIRCUIT COURT &
COMPTROLLER SEAL



AS APPROVED ON _____, 2022 VIA CITY OF RIVIERA BEACH RESOLUTION
NO. _____-22

SURVEYORS NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

2. 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.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

4. 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.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.

6. BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY CONTROLS "FRIDGE" AND "RIVIERA COMPLEX". THE LINE BETWEEN THESE ESTABLISHED POINTS BEARS THE BEARING OF S.59°07'30"E., AND ALL BEARINGS ARE RELATIVE THERETO.

STATE PLANE COORDINATE NOTES:

- ALL DISTANCES ARE GROUND
- SCALE FACTOR= 1.0000457
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
COORDINATES SHOWN ARE GRID COORDINATES
- ZONE = FLORIDA EAST ZONE
- DATUM = NAD 83-1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- LINEAR UNIT = U.S. SURVEY FEET
- PLAT BEARINGS = GRID BEARINGS
NO ROTATION

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"), 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: _____
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



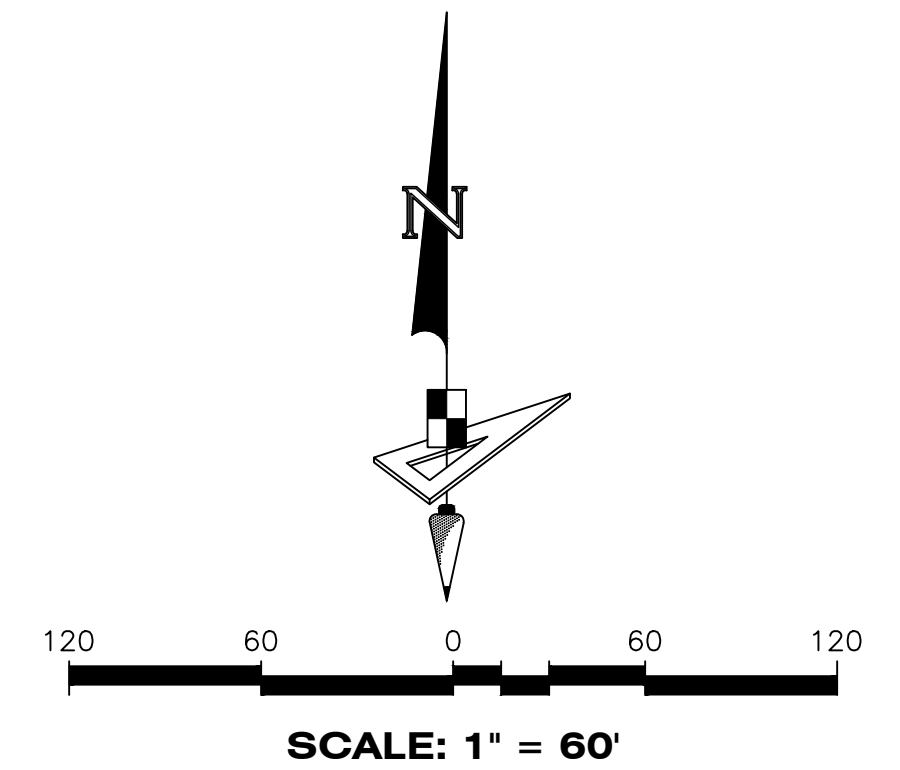
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 1 of 2 Sheets

D:\MS\2022\BLUE HERON\BLUE HERON COMMERCIAL_PLAT.MXD(03-04-24)DWG PLOTTED BY: LUIS ORTIZ ON: 10/26/2024 11:20 AM LAST SAVED BY: LUIS ORTIZ ON: 10/26/2024 11:20 AM

BEING A REPLAT OF ALL OF PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, TOGETHER WITH A PORTION OF THE ADJOINING 40 FOOT WIDE CANAL RIGHT-OF-WAY SHOWN ON PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 27, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



STATE PLANE COORDINATE NOTES:

- a. ALL DISTANCES ARE GROUND
- b. SCALE FACTOR=1.0000457
- c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
COORDINATES SHOWN ARE GRID COORDINATES
- d. ZONE = FLORIDA EAST ZONE
- e. DATUM = NAD 83-1990 ADJUSTMENT
- f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- g. LINEAR UNIT = U.S. SURVEY FEET
- h. PLAT BEARINGS = GRID BEARINGS
NO ROTATION

WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST

SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER (1/4) OF
SECTION 29, TOWNSHIP 42 SOUTH,
RANGE 43 EAST
PUBLISHED POSITION
N: 889871.9160
E: 958048.3530

TRACT "A"

BLUE HERON BOULEVARD (S.R. 708)

100' PUBLIC RIGHT-OF-WAY
(RIGHT-OF-WAY MAP SECTION 93012-2501)
(R.P.B. 6, PG. 98)

Curve Data:
R=5679.65'
L=12.00'
D=0°07'16"

12' UTILITY EASEMENT

Key Bearings and Distances (clockwise from top left):
 - N3°25'47"E 12.00'
 - S86°34'13"E 21.51'
 - N86°34'13"W 22.58'
 - S86°34'13"E 88.97'
 - N3°25'47"E 12.00'
 - N86°34'13"W 88.97'
 - N3°25'47"E 29.63'
 - S3°25'47"W 28.88'
 - S3°25'47"W 12.00'
 - N86°34'13"W 8.00'
 - S86°34'13"E 8.00'
 - S3°25'47"W 52.14'
 - N88°27'26"W 415.59'
 - S88°27'26"E 867.54'
 - N1°32'34"E 75.99'
 - S88°27'26"E 6.55'
 - N1°32'34"E 12.00'
 - N88°27'26"W 18.55'
 - S1°32'34"W 63.99'
 - S88°27'26"E 16.01'
 - S1°32'34"W 12.00'
 - N88°27'26"W 16.01'
 - N1°32'34"E 7.19'
 - N88°27'26"W 12.00'
 - S1°32'34"W 7.19'
 - N88°27'26"W 257.76'
 - N88°27'26"W 73.36'
 - S1°31'57"E 91.36'
 - S88°27'26"E 20.99'
 - S1°32'34"W 6.00'
 - N88°27'26"W 46.99'
 - S1°31'57"W 10.63'
 - N88°27'26"W 10.63'
 - N1°31'57"E 20.98'
 - N88°27'26"W 8.64'

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



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Licensed Business Number LB 7768

Sheet No. 2 of 2 Sheets