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195

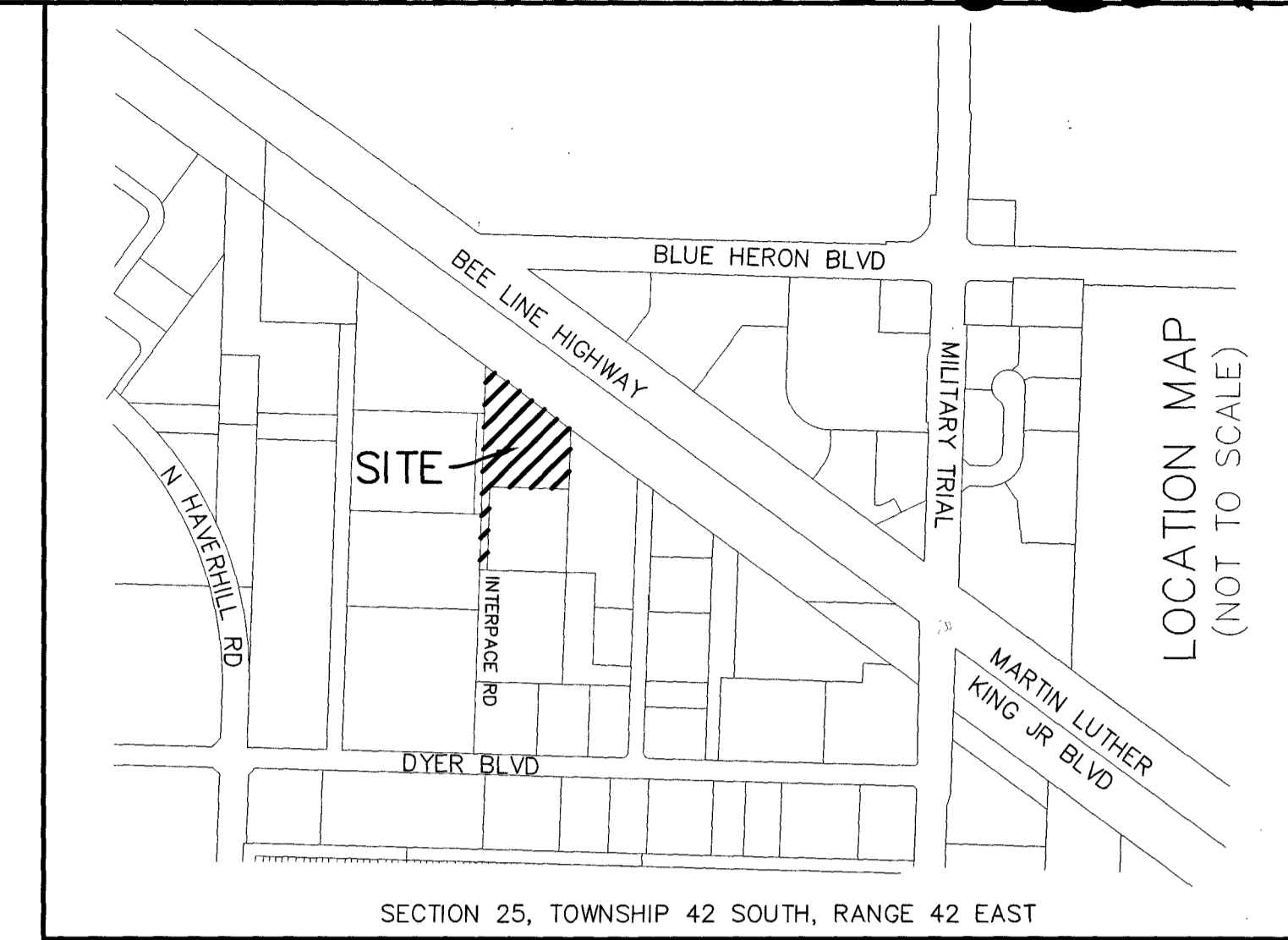
POLIMIX

A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	104,887	2.408
TRACT RW	23,444	0.538
TOTAL	128,331	2.946

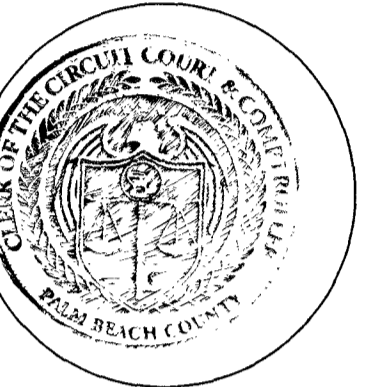


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:10 P. M.
THIS 31 DAY OF July
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 137 ON
PAGES 195 THROUGH 197

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK



SHEET 1 OF 3

AS APPROVED ON March 6, 2024 VIA CITY OF RIVIERA BEACH RESOLUTION
NO. 47 -24

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS POLIMIX, A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THOMAS CONCRETE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°53'30" EAST ALONG THE WEST LINE OF TRACT "B-2", PARKWAY ASPHALT REPLAT OF TRACT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 189 AND 190 OF SAID PUBLIC RECORDS, A DISTANCE OF 232.61 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B-2" AND A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 99004-2817, SHEET 3 OF 7; THENCE NORTH 53°41'53" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.18 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE 60 FOOT WIDE PRIVATE RIGHT-OF-WAY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 639, PAGE 297 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°38'41" WEST ALONG SAID CENTERLINE, A DISTANCE OF 792.18 FEET TO THE NORTHWEST CORNER OF TRACT "R", PARKWAY ASPHALT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°28'14" EAST ALONG THE NORTH LINE OF SAID TRACT "R", A DISTANCE OF 30.00 FEET; THENCE NORTH 01°38'41" EAST ALONG THE EAST LINE OF AFORESAID 60 FOOT WIDE PRIVATE RIGHT-OF-WAY EASEMENT, A DISTANCE OF 324.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID THOMAS CONCRETE; THENCE SOUTH 88°28'14" EAST ALONG SAID NORTH LINE, A DISTANCE OF 308.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,331 SQUARE FEET OR 2.946 ACRES, MORE OR LESS.

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

DEVELOPMENT PARCEL

PARCEL A, SHOWN HEREON IS HEREBY RESERVED FOR POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

THE LIFT STATION, FORCE MAIN, WASTEWATER PIPELINES, AND RELATED APPURTENANCES ARE PRIVATE AND THE MAINTENANCE OF THESE FACILITIES SHALL BE THE PERPETUAL OBLIGATION OF THE POLIMIX HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE THE CITY OF RIVIERA BEACH, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF April, 2024.

WITNESS: José Ruiz
PRINT NAME: José Rafael Ruiz
WITNESS: [Signature]
PRINT NAME: [Signature]

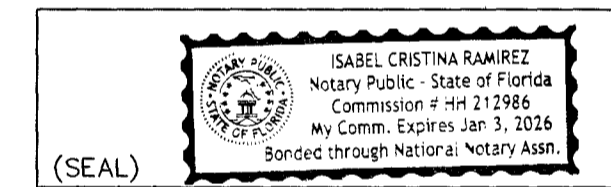
POLIMIX PROPERTIES LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
AL M. GEBARA
GENERAL MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 30 DAY OF April, 2024, BY ALI M. GEBARA AS GENERAL MANAGER OF POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF April, 2024.



[Signature]
NOTARY PUBLIC
Gabi Cristina Ramirez
PRINT NAME
MY COMMISSION EXPIRES: 1/3/28
COMMISSION NUMBER: 14121986

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 30th DAY OF April, 2024.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 7

ATTEST: [Signature]
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: [Signature]
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, MARILI CANCIO, 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 POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND 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: 4-20-2024

[Signature]
MARILI CANCIO
ATTORNEY AT LAW

SURVEYOR AND MAPPER'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF RIVIERA BEACH.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°28'14"E ALONG THE NORTH LINE OF THOMAS CONCRETE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT)

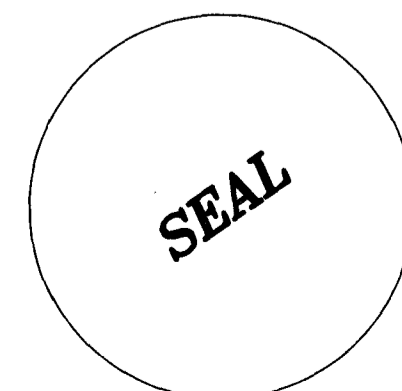
SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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) 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.

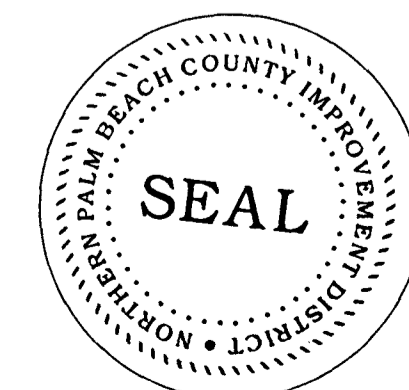
DATED: 4-25-2025

[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

POLIMIX PROPERTIES LLC



NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



SURVEYOR

