

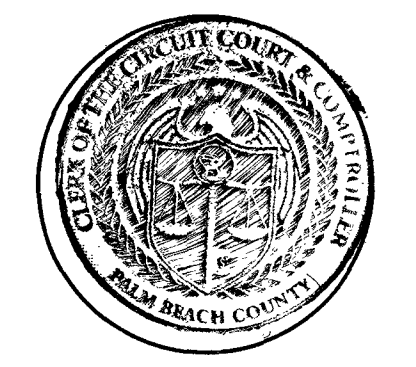
STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S.

THIS PLAT WAS FILED FOR RECORD AT 9:10 A.M. THIS 4 DAY OF September A.D. 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 31 AND 32.

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL

# MINT ECO CAR WASH

BEING A REPLAT OF LOTS 4, 5, AND A PORTION OF LOT 3, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS COMPANY SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF June, 2024.

1800 WEST BLUE HERON OPKO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] Robert Cajal PRINTED NAME

BY: [Signature] GEOFFREY G. JERVIS, CEO

WITNESS: [Signature] Nicole Penuela PRINTED NAME

### ACKNOWLEDGEMENT

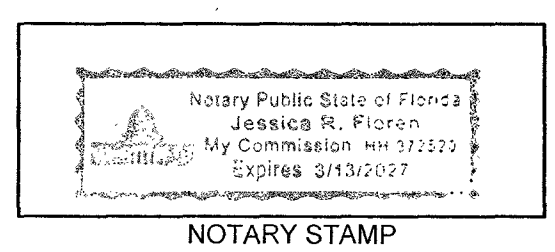
STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 10th DAY OF June, 2024, BY GEOFFREY G. JERVIS, AS CEO OF 1800 WEST BLUE HERON OPKO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF June, 2024.

03/13/2027 MY COMMISSION EXPIRES

HH 372520 MY COMMISSION NUMBER



[Signature] SIGNATURE OF NOTARY PUBLIC  
Jessica R. Floren PRINTED NAME OF NOTARY PUBLIC

### ACKNOWLEDGEMENT OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE BLUE HERON SHOPPES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF June, 2024.

BLUE HERON SHOPPES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] Robert Cajal PRINTED NAME

BY: [Signature] GEOFFREY G. JERVIS, PRESIDENT

WITNESS: [Signature] Nicole Penuela PRINTED NAME

### ACKNOWLEDGEMENT

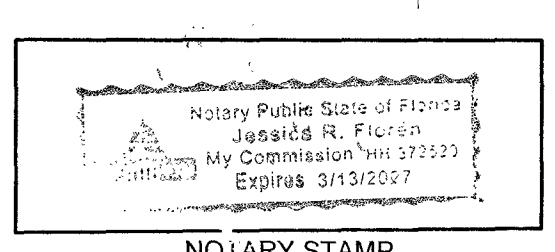
STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 10th DAY OF June, 2024, BY GEOFFREY G. JERVIS, AS PRESIDENT OF BLUE HERON SHOPPES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

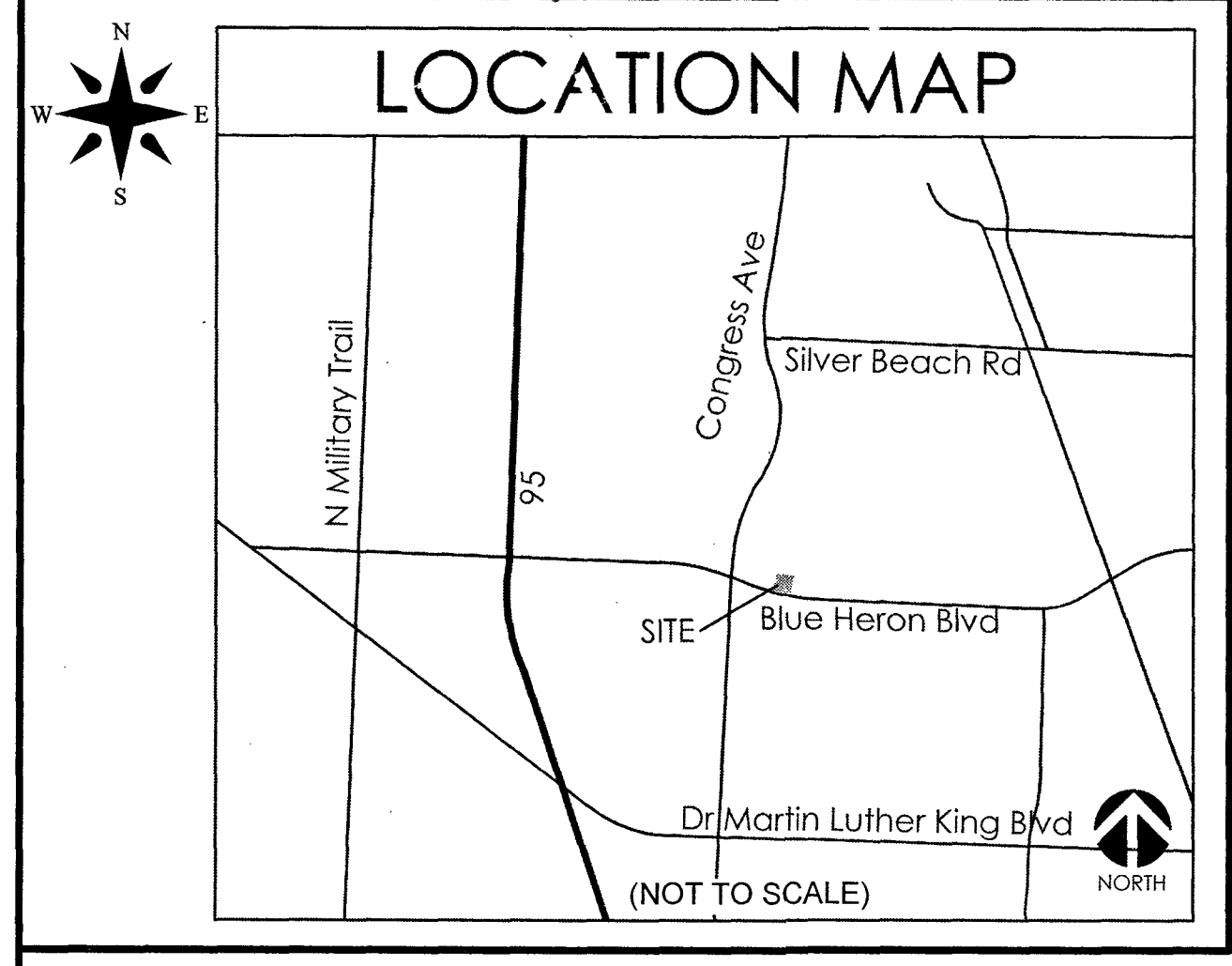
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF June, 2024.

03/13/2027 MY COMMISSION EXPIRES

HH 372520 MY COMMISSION NUMBER



[Signature] SIGNATURE OF NOTARY PUBLIC  
Jessica R. Floren PRINTED NAME OF NOTARY PUBLIC



### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT 1800 WEST BLUE HERON OPKO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MINT ECO CAR WASH, BEING A REPLAT OF LOTS 4, 5, AND A PORTION OF LOT 3, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 09°09'37" WEST, ALONG THE EAST LINE OF SAID LOT 5 (SAID EAST LINE BEING RADIAL TO THE FOLLOWING DESCRIBED CURVE), A DISTANCE OF 300.00 TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID SOUTHEAST CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2811.93 FEET AND A CENTRAL ANGLE OF 01°22'24"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE (SAID CURVE ALSO BEING THE SOUTH LINE OF SAID LOT 5 AND THE NORTHERLY RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON SAID PLAT AND ON F.D.O.T. RIGHT-OF-WAY MAP FOR STATE ROAD 708 (BLUE HERON BOULEVARD), SECTION 93012-2502) A DISTANCE OF 67.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, AND ALSO BEING THE BEGINNING OF THE F.D.O.T. ADDITIONAL RIGHT-OF-WAY PARCEL NO. 104 AS RECORDED IN OFFICIAL RECORDS BOOK 30240, PAGE 1997, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 5, NORTH 78°52'29" WEST, ALONG SAID NON-TANGENT CURVE AND NORTHERLY LIMITS OF SAID ADDITIONAL RIGHT-OF-WAY PARCEL, A DISTANCE OF 5.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2389.23 FEET, A CENTRAL ANGLE OF 05°42'14" AND A RADIAL BEARING AT THIS POINT OF NORTH 10°40'08" EAST; THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY LIMITS OF SAID RECORDED ADDITIONAL RIGHT-OF-WAY PARCEL, A DISTANCE OF 237.85 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF BLUE HERON BOULEVARD, CONTINUE ALONG THE WEST LINE OF SAID LOT 4, NORTH 16°36'10" EAST A DISTANCE OF 48.86 FEET TO AN ANGLE POINT IN SAID LOT 4; THENCE DEPARTING THE WEST LINE OF SAID LOT 4, NORTH 73°25'13" WEST A DISTANCE OF 3.45 FEET; THENCE NORTH 16°34'17" EAST A DISTANCE OF 251.20 FEET TO A POINT ON THE NORTH LINE OF LOT 3 ACCORDING TO SAID PLAT OF BLUE HERON SHOPPES, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2511.93 FEET, A CENTRAL ANGLE OF 06°16'52"; AND A RADIAL BEARING AT THIS POINT OF NORTH 15°28'29" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE (THE ARC OF SAID CURVE BEING THE NORTHERLY LIMITS OF SAID LOTS 3, 4, & 5) A DISTANCE OF 275.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING

CONTAINING IN ALL, 2.023 ACRES, MORE OR LESS.

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

### PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR 1800 WEST BLUE HERON OPKO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 1800 WEST BLUE HERON OPKO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

### MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, 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; THE OWNER, 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.

### 10' DRAINAGE EASEMENT

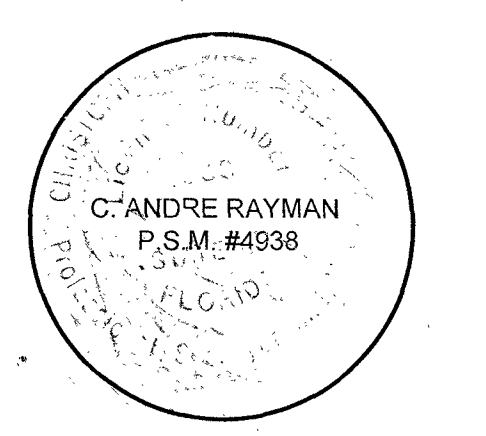
THE 10' DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BLUE HERON SHOPPES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19324, PAGE 419, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

### NOTICE:

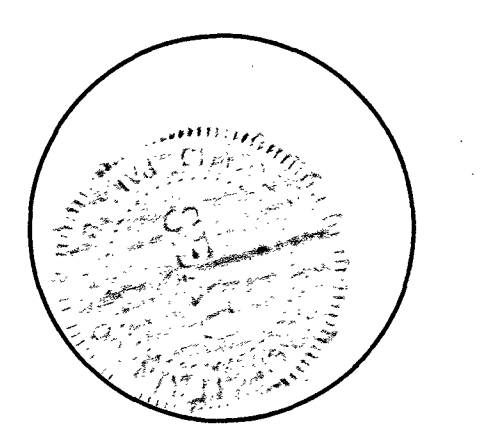
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



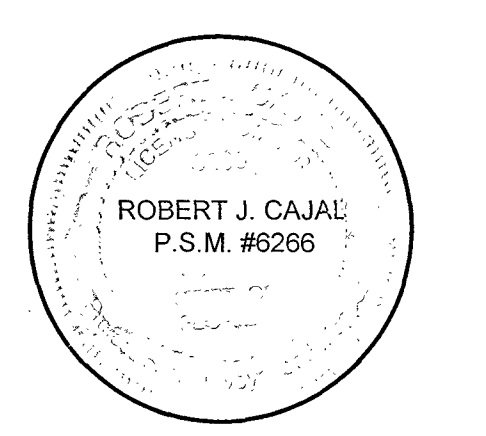
CITY ENGINEER DATE: July 29, 2024



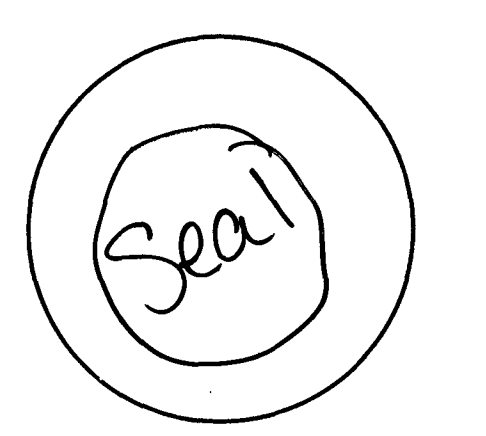
REVIEWING SURVEYOR DATE: August 28, 2024



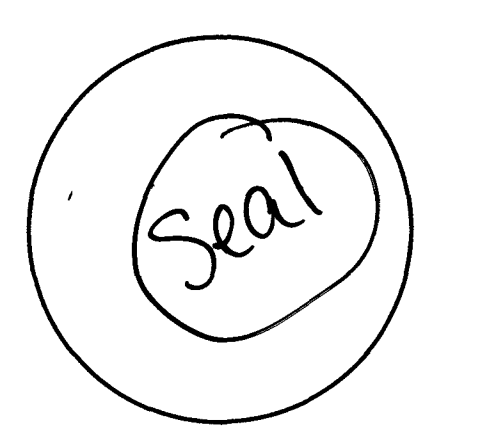
CITY OF RIVIERA BEACH DATE: July 17, 2024



SURVEYOR DATE: June 10, 2024



1800 WEST BLUE HERON OPKO, LLC DATE: June 10, 2024



BLUE HERON SHOPPES P.O.A. DATE: June 10, 2024

THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 561-640-4551

FIELD:	JOB No.: 03-1135-9	F.B. PG.	
OFFICE: R.C.	DATE: MAY, 2023	DWG. No.: 03-1135-4	
C/K'D:	REF.: 03-1135-3.DWG	SHEET 1 OF 2	

CFN 20240305392 PL BK 138 PG 31