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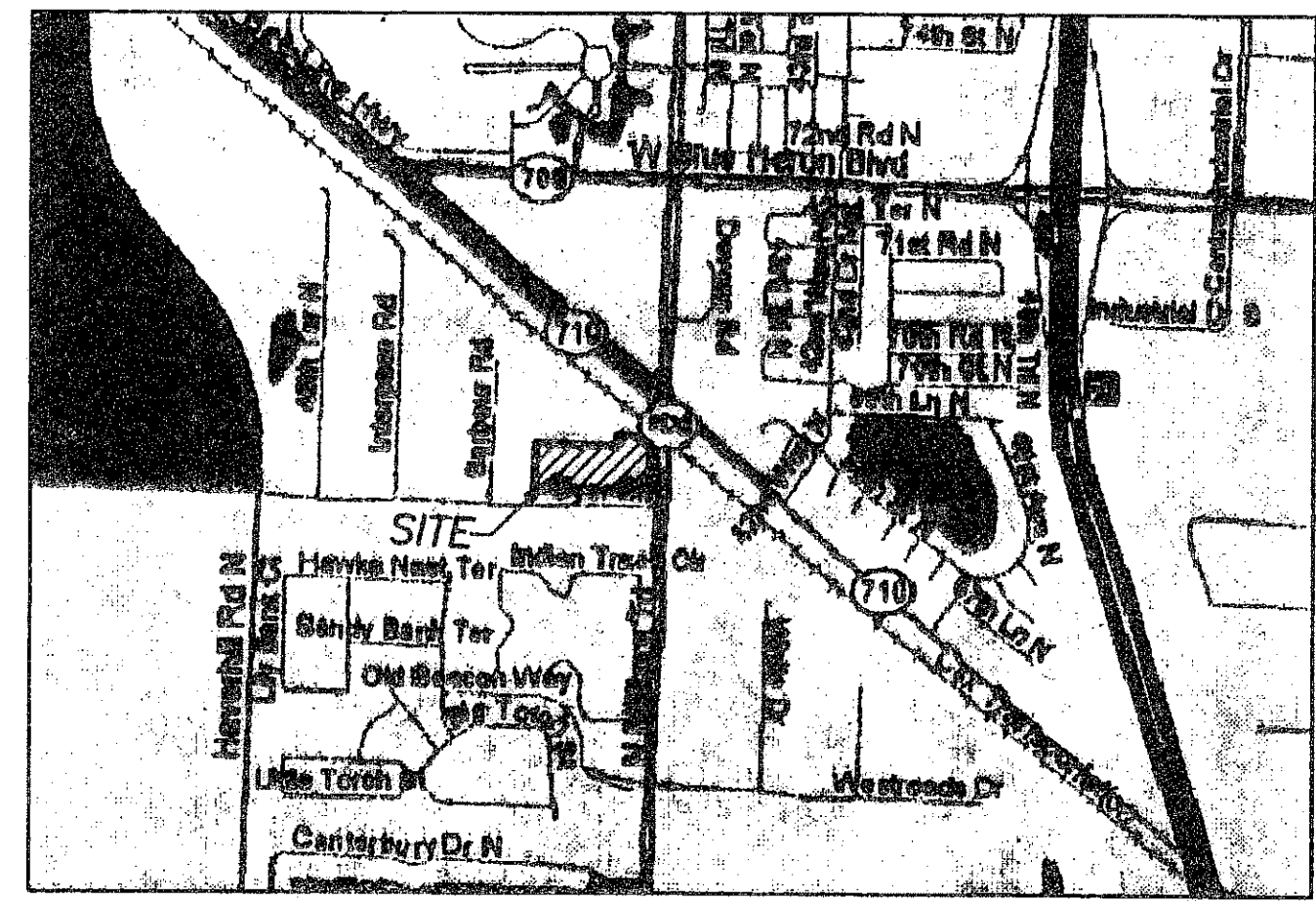
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CITY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:35 A.M.
on the 10 day of April 2006
and duly recorded in Plat Book No. 1127
Page 1127
SECTION R. BOOK, Clerk & Comptroller
BY: [Signature]

DYER ROAD PROPERTIES

BEING A PORTION OF THE NORTH ONE-QUARTER (N 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4)
OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH,
PALM BEACH COUNTY, FLORIDA
JULY, 2006

000510-040

SHEET 1 OF 2



VICINITY SKETCH
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Dyer Road Property, LLC, a Florida limited liability company, owner of the land shown hereon being a portion of the North one-quarter (N 1/4) of the Northwest one-quarter (NW 1/4) of Section 36, Township 42 South, Range 42 East, City of Riviera Beach, Palm Beach County, Florida, shown hereon as Dyer Road Properties, being more particularly described as follows:

LEGAL DESCRIPTION:

COMMENCING at the Quarter-Section corner on the North line of said Section 36; thence South 01°53'30" West along the centerline of Military Trail (State Road 809), also being the North-South Quarter-Section line of said Section 36 (said centerline of Military Trail is assumed to bear South 01°53'30" West and all other bearings are relative thereto) a distance of 665.60 feet to the point of intersection with the centerline of Dyer Road (80 foot right of way) as recorded in Official Records Book 445, Page 315, Public Records of Palm Beach County, Florida, said centerline also being the South line of the North one-quarter (N 1/4) of the Northwest one-quarter (NW 1/4) of said Section 36; thence North 88°30'36" West, along said centerline, a distance of 69.72 feet; thence departing said centerline, North 01°29'24" East a distance of 40.00 feet to a point on the North right of way line of said Dyer Road and the POINT OF BEGINNING of the hereinafter described parcel; thence North 88°30'36" West, along said right of way line, a distance of 766.09 feet; thence departing said right of way line, North 01°53'31" East a distance of 321.19 feet; thence South 88°06'31" East a distance of 550.00 feet; thence North 01°53'30" East a distance of 73.05 feet; thence South 88°06'31" East a distance of 109.49 feet to a point on the Southerly right-of-way line of the Seaboard Air Line Railroad; thence South 53°41'47" East along said Southerly right-of-way line of the Seaboard Air Line Railroad, a distance of 135.25 feet to a point on the Westerly right-of-way line of Military Trail as recorded in Official Records Book 12229, Page 1895, said Public Records; thence continue along said Westerly right of way line of said Military Trail through the following courses; South 01°53'30" West, a distance of 127.29 feet; thence South 00°15'36" West a distance of 175.25 feet; thence South 46°57'39" West a distance of 14.11 feet to a point on the North right of way line of said Dyer Road and the POINT OF BEGINNING.

Containing in all, 5.92 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon:

IN WITNESS WHEREOF the above-named limited liability company has caused these presents to be signed by its Managing Member, Steven R. Zeiger, this 14th day of August, 2006.

DYER ROAD PROPERTY, LLC,
a Florida limited liability company

WITNESS: [Signature]

BY: [Signature]
Steven R. Zeiger, Managing Member

Nick Nicholson
Printed Name

WITNESS: [Signature]

Jessica Bigbee
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Steven R. Zeiger who is personally known to me or has produced as identification and who executed the foregoing instrument as Managing Member of Dyer Road Property, LLC, a Florida limited liability company, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 14th day of August, 2006.

May 27, 2009
My Commission Expires:

DD 430309
My Commission Number:

[Signature]
Signature of Notary Public

Kristine Ann Clements
Printed Name of Notary Public

TITLE CERTIFICATION:

I, Shannon Bothwell, 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 to Dyer Road Property, LLC, a Florida limited liability company; that the current taxes have been paid; 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: August 14, 2006

[Signature]

Shannon Bothwell
Printed Name

SURVEYOR'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) have been placed as required by law; and further, that the plat was prepared under my supervision and direction and the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Riviera Beach, Florida.

BY: [Signature]

DATE: AUGUST 14, 2006

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVIEWING SURVEYOR:

On behalf of the City of Riviera Beach, the undersigned, a licensed professional surveyor and mapper, has reviewed this plat of conformity to Chapter 177, Part 1, Florida Statutes.

BY: [Signature]

DATE: 9/25/2006

GARY A. RAKER, P.S.M. 4828
Printed Name

APPROVALS:

City of Riviera Beach

State of Florida

County of Palm Beach

This plat is hereby approved for record this 17th day of January, 2006.

BY: [Signature]
Michael D. Brown, Mayor

ATTEST: [Signature]
Carrie E. Ward, MMC, City Clerk

CITY ENGINEER:

This plat is hereby accepted for record this 17th day of January, 2006.

BY: [Signature]
Lal John Samadi, P.E., City Engineer

NOTES:

- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- Building setbacks shall conform to the City of Riviera Beach Land Development Code.
- Bearings shown hereon are based on the North-South quarter section line of Section 36, Twp. 42S, Range 42E, and are assumed to bear South 01°53'30" West and all other bearings are relative thereto.
- All measurements refer to the horizontal plane, are in accordance with the definition of the U.S. Survey foot adopted by the National Institute of Standards and Technology and are ground distances unless otherwise noted.
- This instrument prepared by: Kristi J. Smith
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
561/640-4551

NOTARY SEAL: [Seal]	REVIEWING SURVEYOR'S SEAL: [Seal]	SURVEYOR'S SEAL: [Seal]	CITY ENGINEER: [Seal]
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DYER ROAD PROPERTIES

WALLACE SURVEYING
CORP. LICENSED SURVEYOR & MAPPERS
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FILED:	JOB NO.: 02-1120H	P.B.:	P.C.:
OFFICE: K.S.	DATE: JULY, 2006	DWG. NO.:	02-1120-2
EXTD: C.W.	REF: 02-1120-2.DWG	SHEET:	1 OF 2