

# VILLAS OF SOLANA, A TOWNHOUSE PROJECT

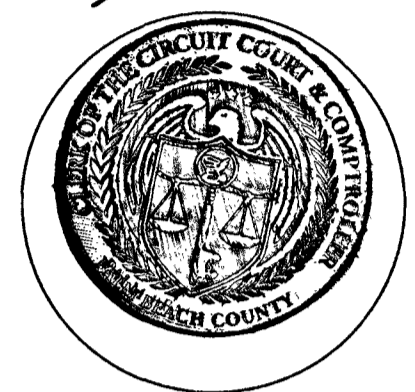
A SUBDIVISION IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.  
BEING A REPLAT OF LOTS 17 AND 18, SILVER BEACH ACRES PLAT NO. 2, PLAT BOOK 20, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



VICINITY SKETCH  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 3:32 P.M.  
THIS 20 DAY OF February 2024  
AND DULY RECORDED IN PLAT  
BOOK 137 ON PAGE 84-85  
JOSEPH ABRUZZO, CLERK OF THE  
CIRCUIT COURT & COMPTROLLER  
PALM BEACH COUNTY  
BY: *[Signature]*



CLERK OF THE CIRCUIT COURT & COMPTROLLER

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "VILLAS OF SOLANA, A TOWNHOUSE PROJECT", A SUBDIVISION IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 17 AND 18, SILVER BEACH ACRES PLAT NO. 2, PLAT BOOK 20, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF LOTS 17 AND 18, SILVER BEACH ACRES PLAT NO. 2, PLAT BOOK 20, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 19 AS SHOWN ON SAID PLAT OF SILVER BEACH ACRES PLAT NO. 2, SAID CORNER LYING ON THE WEST LINE OF THE RIGHT-OF-WAY LINE FOR SECOND AVENUE, AS SHOWN ON SAID PLAT, 40 FEET IN WIDTH, NOW NAMED "AVENUE J"; THENCE S01°09'33"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 165.00 FEET, TO THE NORTHEAST CORNER OF LOT 16, AS SHOWN ON SAID PLAT OF SILVER BEACH ACRES PLAT NO. 2;

THENCE N88°28'27"W, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 496.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 16, SAID CORNER LYING ON THE EASTERLY LINE OF THE RIGHT-OF-WAY FOR THE FLORIDA EAST COAST RAILWAY AS SHOWN ON SAID PLAT OF SILVER BEACH ACRES PLAT NO. 2, 100 FEET IN WIDTH;

THENCE N20°56'53"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.56 FEET, TO THE SOUTHWEST CORNER OF AFORESAID LOT 19;

THENCE S88°28'26"E, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 563.20 FEET, TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 2.01 ACRES, MORE OR LESS.

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

1. RIGHT-OF-WAY TRACT  
TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO VILLAS OF SOLANA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

2. OPEN SPACE TRACT  
TRACTS B-1 AND B-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAS OF SOLANA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

3. STORMWATER MANAGEMENT TRACT  
TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAS OF SOLANA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

4. RECREATION TRACT  
TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO VILLAS OF SOLANA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

5. UTILITY EASEMENTS  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF THE ABOVE-NAMED AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR THIS 6<sup>th</sup> DAY OF February 2024

SIGNED IN THE PRESENCE OF  
*[Signature]*  
WITNESS 1 SIGNATURE  
RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
BY: *[Signature]*  
ANNETTA JENKINS, EXECUTIVE DIRECTOR  
*[Signature]*  
WITNESS 1 PRINTED NAME  
Minka Nugent  
*[Signature]*  
WITNESS 2 SIGNATURE  
Tonya Davis  
WITNESS 2 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 6<sup>th</sup> DAY OF February 2024 BY ANNETTA JENKINS AS EXECUTIVE DIRECTOR FOR RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED known (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES 5/8/2025  
*[Signature]*  
SHERLEY DAVIS  
Notary Public - State of Florida  
Commission # 04405219  
My Comm. Expires May 8, 2025  
Seal of Notary Public - Sherley Davis

**TITLE CERTIFICATION**  
I, J. MICHAEL HAYGOOD, 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 RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 7<sup>th</sup> DAY OF February 2024  
*[Signature]*  
SIGNATURE  
J. MICHAEL HAYGOOD  
FLORIDA BAR NO. 199613

**MORTGAGEE'S JOINDER AND CONSENT**  
CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 33726 AT PAGE 1470 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Policy & Special Programs AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE 24<sup>th</sup> DAY OF January, 2024

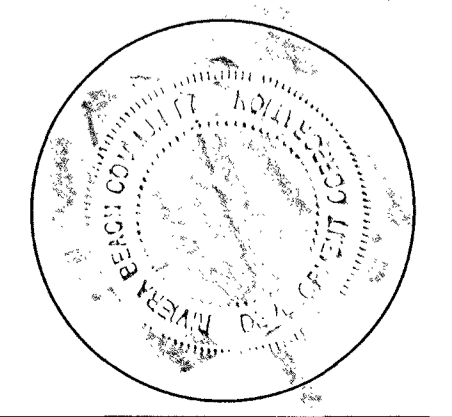
FLORIDA HOUSING FINANCE CORPORATION  
WITNESS: *[Signature]*  
PRINT NAME: Jennifer A. Marshall  
BY: *[Signature]*  
Bill Aldinger  
Managing Director of Policy & Special Programs  
PRINTED NAME AND TITLE

WITNESS: *[Signature]*  
PRINT NAME: Melissa VanGunda

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 24<sup>th</sup> DAY OF January 2024 BY Bill Aldinger AS Managing Director of Policy & Special Programs FOR FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION AND A PUBLIC BODY CORPORATE AND POLITIC DULY CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES 8/24/2024  
*[Signature]*  
SHERLEY DAVIS  
Notary Public - State of Florida  
Commission # 04405219  
My Comm. Expires May 8, 2025  
Seal of Notary Public - Sherley Davis

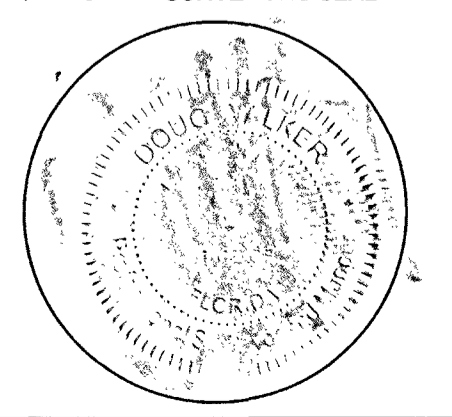
RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC.



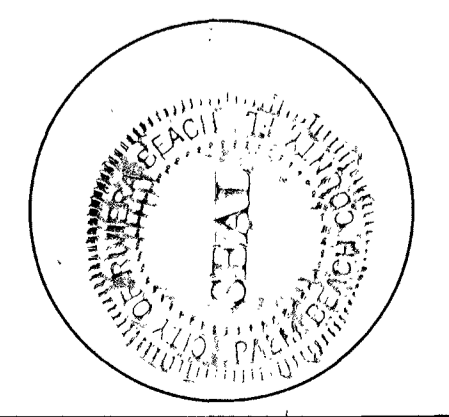
CITY ENGINEER SEAL



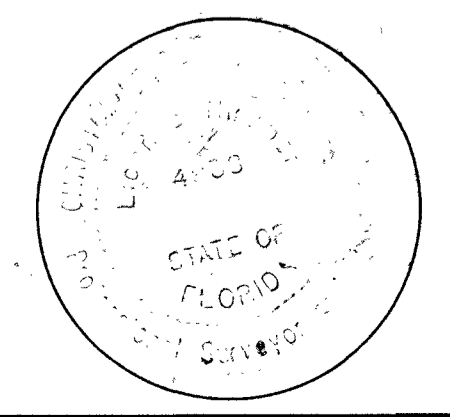
SURVEYORS SEAL



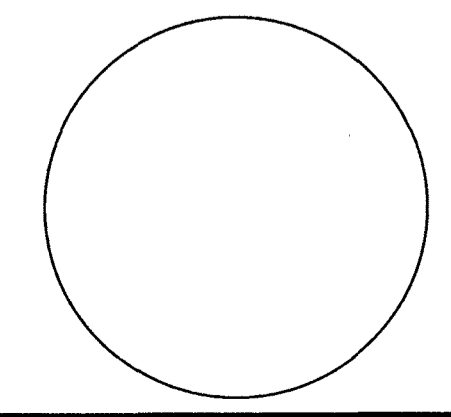
CITY OF RIVIERA BEACH SEAL



SURVEYOR'S SEAL



MORTGAGEE'S SEAL



**ACCEPTANCE OF DEDICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAS OF SOLANA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON.  
DATED THIS 6<sup>th</sup> DAY OF February 2024  
SIGNED IN THE PRESENCE OF  
*[Signature]*  
WITNESS 1 SIGNATURE  
Minka Nugent  
WITNESS 1 PRINTED NAME  
*[Signature]*  
WITNESS 2 SIGNATURE  
Tonya Davis  
WITNESS 2 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 6<sup>th</sup> DAY OF February 2024 BY ANNETTA JENKINS AS PRESIDENT OF VILLAS OF SOLANA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED known (TYPE OF IDENTIFICATION) AS IDENTIFICATION.  
MY COMMISSION EXPIRES 5/8/2025  
*[Signature]*  
SHERLEY DAVIS  
Notary Public - State of Florida  
Commission # 04405219  
My Comm. Expires May 8, 2025  
Seal of Notary Public - Sherley Davis

**CITY OF RIVIERA BEACH APPROVAL**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CITY OF RIVIERA BEACH  
IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED VILLAS OF SOLANA, A TOWNHOUSE PROJECT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.  
DATED THIS 5<sup>th</sup> DAY OF February 2024  
BY: *[Signature]*  
RONNIE L. FELDER, MAYOR  
BY: *[Signature]*  
Deborah Hall-McCallon  
City Engineer  
BY: *[Signature]*  
Terrence N. Bailey, P.E., CITY ENGINEER  
PE #60706  
AS APPROVED ON Feb. 6<sup>th</sup> 2024 VIA CITY OF RIVIERA BEACH RESOLUTION NO. 12-23

**SURVEYOR'S NOTES:**  
\* ALL BEARINGS SHOWN HEREON ARE GRID NORTH, NAD '83, 1990 ADJUSTMENT WITH A REFERENCE BEARING OF S01°09'33"W ALONG THE WEST RIGHT-OF-WAY OF AVENUE J.  
\* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.  
\* TABULAR AREA: TOTAL = 87,382 SQUARE FEET 2.01 ACRES  
\* DISTANCES ARE IN U.S. SURVEY FOOT 1" x 3.2808333 = 1 METER

**SURVEYOR AND 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.  
DATED THIS 9<sup>th</sup> DAY OF FEBRUARY 2024  
*[Signature]*  
DOUG WALKER, PSM  
FLORIDA CERTIFICATE NO. LS 7211

THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 6261

**PRINCIPAL MERIDIAN SURVEYING INC.**  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
PHONE 833.478.7764 / FAX 561.478.1094  
WWW.PMSURVEYING.NET  
JOB # 22-0136