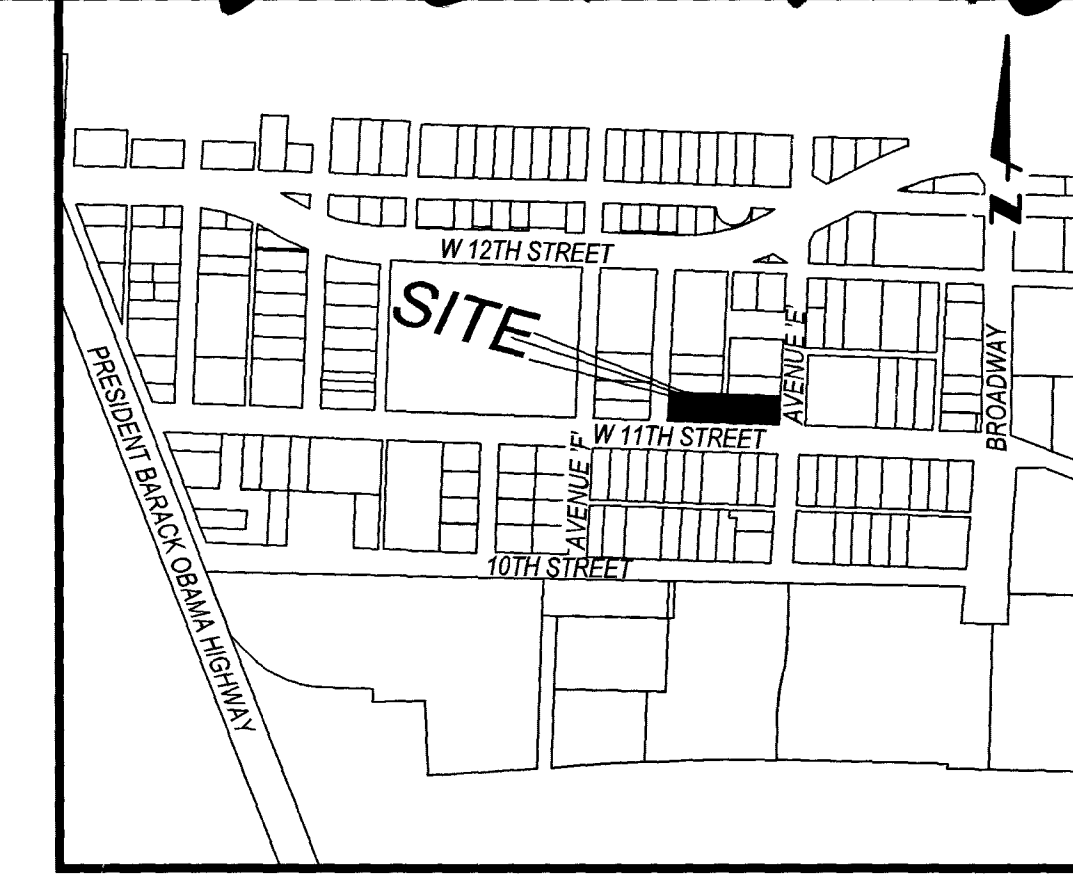


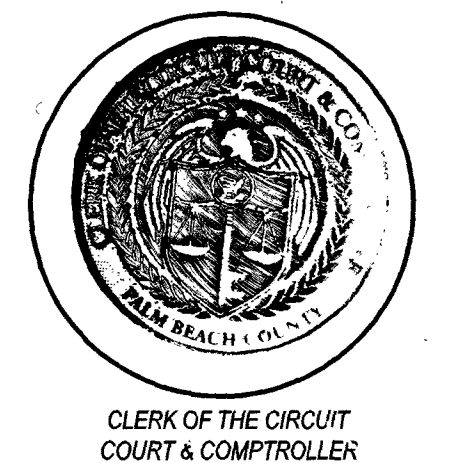
VILLA L'ONZ, A TOWNHOUSE PROJECT

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 17, RIVIERA, PLAT BOOK 2, PAGES 90 AND 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 3:09 PM
THIS 21 DAY OF March 2023
AND DULY RECORDED IN PLAT
BOOK 137 ON PAGE(S) 105-106
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*



AS APPROVED ON May 17, 2023 VIA CITY OF RIVIERA BEACH
RESOLUTION NO. 064-23

DEDICATION AND RESERVATION:
KNOW ALL MEN BY THESE PRESENTS THAT RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES, AND RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS "VILLA L'ONZ, A TOWNHOUSE PROJECT", A PARCEL OF LAND IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 17, RIVIERA, PLAT BOOK 2, PAGES 90 AND 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
A PARCEL OF LAND IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF LOTS 14 THROUGH 19, INCLUSIVE, BLOCK 17, RIVIERA, PLAT BOOK 2, PAGES 90 AND 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE PORTION OF THE ALLEY RUNNING THROUGH SAID BLOCK 17, 15 FEET IN WIDTH, ABANDONED BY RESOLUTION RECORDED ON OFFICIAL RECORDS BOOK 34902 PAGE 1363, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 17, SAID CORNER LYING ON THE NORTH LINE OF THE RIGHT-OF-WAY FOR GRAND BOULEVARD, 79.4 FEET IN WIDTH, AS SHOWN ON SAID PLAT OF RIVIERA (NOW NAMED WEST 11TH STREET), SAID CORNER ALSO BEING ON THE WEST LINE OF THE RIGHT-OF-WAY FOR CURTISS STREET, 60 FEET IN WIDTH, AS SHOWN ON SAID PLAT OF RIVIERA, (NOW NAMED AVENUE E);
THENCE N87°57'56"W, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A WESTERLY PROLONGATION THEREOF THROUGH SAID ALLEY RUNNING THROUGH SAID BLOCK 17, A DISTANCE OF 295.14 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 17, SAID CORNER LYING ON EAST LINE OF THE RIGHT-OF-WAY FOR WRIGHT STREET, 60 FEET IN WIDTH, AS SHOWN ON SAID PLAT OF RIVIERA;
THENCE N02°43'59"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET, TO THE SOUTHWEST CORNER OF LOT 20, OF SAID BLOCK 17;
THENCE S87°57'56"E, ALONG THE SOUTH LINE OF SAID LOT 20, AN EASTERLY PROLONGATION THEREOF THROUGH SAID ALLEY RUNNING THROUGH SAID BLOCK 17, AND THE SOUTH LINE OF LOT 13 OF SAID BLOCK 17, A DISTANCE OF 295.14 FEET, TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF CURTISS STREET;
THENCE S02°43'59"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 0.51 ACRES OR 22,133.85 SQUARE FEET, MORE OR LESS.

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 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES, AND RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES, AND RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

ACCESS EASEMENT
THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO VILLAS L'ONZ CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED AGENCY AND CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR AUTHORIZED REPRESENTATIVES ON THE DATES OF ACKNOWLEDGEMENT WRITTEN BELOW.

SIGNED IN THE PRESENCE OF
[Signature]
WITNESS 1 SIGNATURE
Minaka Nugent
WITNESS 1 PRINTED NAME
[Signature]
WITNESS 2 SIGNATURE
Tonya Davis
WITNESS 2 PRINTED NAME

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY,
A BODY CORPORATE AND POLITIC CREATED PURSUANT
TO PART II, CHAPTER 163, FLORIDA STATUTES
BY: *[Signature]*
JONATHAN EVANS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 30th DAY OF February, 2023 BY JONATHAN EVANS AS EXECUTIVE DIRECTOR FOR RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II CHAPTER 163, FLORIDA STATUTES ON BEHALF OF THE AGENCY, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOW (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES 5/31/2025

[Signature]
SHERLEY DESIR
Notary Public - State of Florida
My Comm. Expires May 31, 2025
Sealed through Notary Public - Notary Public

[Signature]
SHERLEY DESIR
Notary Public - State of Florida
My Comm. Expires May 31, 2025
Sealed through Notary Public - Notary Public

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 REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II, CHAPTER 163, FLORIDA STATUTES AND 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 18th DAY OF December, 2023.
SIGNATURE *[Signature]*
J. MICHAEL HAYGOOD
FLORIDA BAR NO. 199613

CITY OF RIVIERA BEACH APPROVAL
STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA BEACH
IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED VILLA L'ONZ, A TOWNHOUSE PROJECT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.
DATED THIS 16th DAY OF December, 2023
BY: *[Signature]*
RONNIE L. FELDER, MAYOR

BY: *[Signature]*
TAWANNA SMITH, CMC, FORM,
INTERIM CITY CLERK
BY: *[Signature]*
TERRENCE N. BAILY, P.E., CITY ENGINEER
PE #60706
AS APPROVED ON May 17, 2023 VIA CITY OF RIVIERA BEACH RESOLUTION
NO. 064-23

SIGNED IN THE PRESENCE OF
[Signature]
WITNESS 1 SIGNATURE
Minaka Nugent
WITNESS 1 PRINTED NAME
[Signature]
WITNESS 2 SIGNATURE
Tonya Davis
WITNESS 2 PRINTED NAME

RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: *[Signature]*
ANNETTA JENKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 30th DAY OF February, 2023 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 KNOW (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES 5/31/2025

[Signature]
SHERLEY DESIR
Notary Public - State of Florida
My Comm. Expires May 31, 2025
Sealed through Notary Public - Notary Public

RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC. RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY CITY ENGINEER SEAL SURVEYORS SEAL CITY OF RIVIERA BEACH SEAL SURVEYOR'S SEAL

[Signature]
TERRENCE N. BAILY
P.E. # 60706
1/5/24

[Signature]
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4938

ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAS L'ONZ CONDOMINIUM 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 30th DAY OF August, 2023.
SIGNED IN THE PRESENCE OF
[Signature]
WITNESS 1 SIGNATURE
Minaka Nugent
WITNESS 1 PRINTED NAME
[Signature]
WITNESS 2 SIGNATURE
Tonya Davis
WITNESS 2 PRINTED NAME

VILLAS L'ONZ CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: *[Signature]*
ANNETTA JENKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 30th DAY OF February, 2023 BY ANNETTA JENKINS AS EXECUTIVE DIRECTOR FOR RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION, INC. A BODY CORPORATE AND POLITIC CREATED PURSUANT TO PART II CHAPTER 163, FLORIDA STATUTES ON BEHALF OF THE AGENCY, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOW (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES 5/31/2025

[Signature]
SHERLEY DESIR
Notary Public - State of Florida
My Comm. Expires May 31, 2025
Sealed through Notary Public - Notary Public

REVIEWING SURVEYOR
ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), 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 DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.
DATED THIS 8th DAY OF FEBRUARY, 2024

BY: *[Signature]*
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4938

SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE GRID NORTH, NAD '83, 1990 ADJUSTMENT WITH A REFERENCE BEARING OF S87°57'56"E ALONG THE NORTH RIGHT-OF-WAY OF W 11TH STREET.
2. 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.

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.081 (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 9th 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 # 8261

PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET
JOB # 20010073