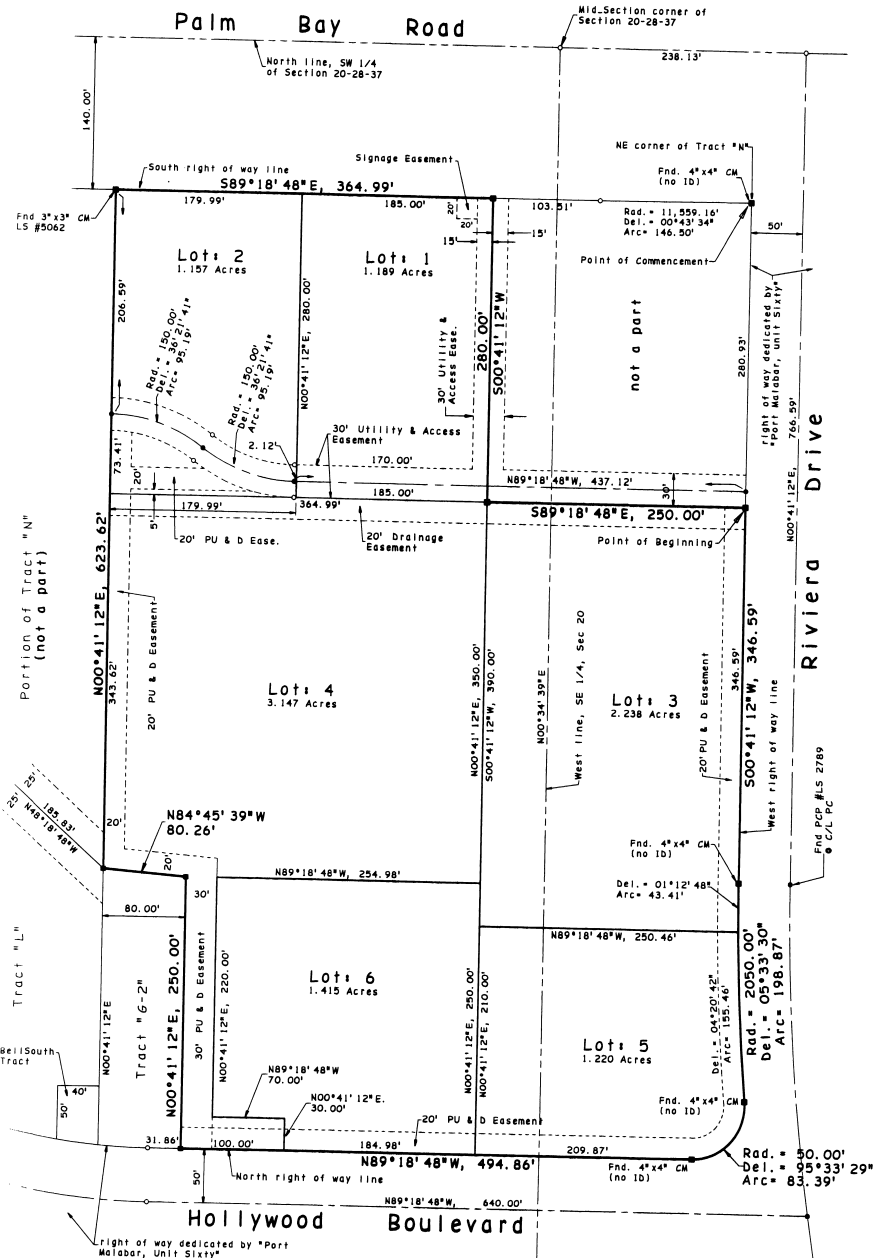


# RIVIERA COMMERCIAL CENTER

A Subdivision lying in Section 20, Township 28 South, Range 37 East, City of Palm Bay, Brevard County, Florida being a replat of Tracts "M", "P", "Q" and a portion of Tract "N" of "Port Malabar, Unit Sixty", recorded in Plat Book 32, Pages 99 thru 102 of the public records of Brevard County, Florida.



### Plat description

A parcel of land being Tracts "M", "P", "Q" and a portion of Tract "N" of PORT MALABAR, UNIT SIXTY, recorded in Plat Book 32, Pages 99 thru 102 of the public records of Brevard County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of said Tract "N" and run S00°41'12"W, along the West right of way line of Riviera Drive (a 100 foot wide right of way), a distance of 280.93 feet to the POINT OF BEGINNING; thence continue S00°41'12"W, along said right of way line, a distance of 346.99 feet to the point of curvature of a 2050.00 foot radius curve to the left; thence Southeasterly, along the arc of said curve and said right of way line, thru a central angle of 05°33'30", a distance of 198.87 feet to a point of reverse curvature of a 50.00 foot right of way transition curve to the right; thence South and West, along the arc of said transition curve, thru a central angle of 95°33'29" a distance of 83.39 feet to a point of tangency on the North right of way line of Hollywood Boulevard; thence N89°18'48"W, along said North right of way line, a distance of 194.86 feet to the Southeast corner of Tract "G-2" of said subdivision; thence N00°41'12"E, along the East line of said tract, a distance of 250.00 feet to the Northeast corner thereof; thence N84°45'39"W, along the North line thereof, a distance of 80.26 feet to the Northwest corner thereof; thence N00°41'12"E, along the Northerly extension of the West line of said Tract "G-2", a distance of 623.62 feet to a point on the South right of way line of Palm Bay Road; thence S 89°18'48"E, along said South right of way line, a distance of 364.99 feet; thence S 00°41'12"W, perpendicular to said right of way line, a distance of 280.00 feet; thence S89°18'48"E, parallel with said South right of way line, a distance of 250.00 feet to the POINT OF BEGINNING, containing 10.367 acres.

### surveyor's notes:

- - Indicates permanent reference monuments set, stamped \*Packard & LS #38877, unless otherwise noted.

The bearing structure of this plat is based on the recorded plat of PORT MALABAR, UNIT SIXTY, Specifically, the North right of way line of Hollywood Boulevard - a bearing of N89°18'48"W.

Unless otherwise noted, each lot shall carry a 7.5 foot wide Public Utility and Drainage Easement along the sides and rear lines. If the lots are divided or combined for building purposes differently from depicted, the outside boundaries of said building site shall carry said easements.

Public Utility Easements depicted include the installation and maintenance of Florida Power and Light Company facilities and cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

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 Brevard County, Florida.

### specific plat notes:

It is the intent of this plat to vacate / remove existing easements, restrictions, tract lines and / or other matters as they apply to that portion of PORT MALABAR, UNIT SIXTY within the boundary limits described on this plat.

### restrictions / covenants:

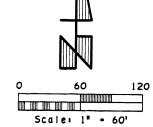
O.R. \_\_\_\_\_ Page \_\_\_\_\_  
O.R. \_\_\_\_\_ Page \_\_\_\_\_

### JOINERS TO PLAT

O.R.	4038	Pg.	2943
O.R.	4038	Pg.	2944
O.R.	4038	Pg.	2946
O.R.	4038	Pg.	2947

### legends:

- Fnd. = found
- C/L = centerline
- PC = point of curvature
- CM = concrete monument
- PU = public utility (easement)
- D = drainage (easement)
- PCP = permanent control point
- Rad. = Radius
- Del. = Delta
- = Point on Curve
- = Permanent Control Point
- = Permanent Reference Monument



**r.m. packard**  
surveying & mapping  
a soecoc, inc.  
1007 Rockledge Drive  
Rockledge, Florida 32955  
Tel.: (407) 832-0335

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the corporation named below, being the owner in fee simple of the lands described in:

Riviera Commercial Center

dedicates said lands and plot for the use and purposes therein expressed and declares all public easements and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned set his hand and seal on  
**July 1, 1999**

By: *Ben S. Olin*  
Riviera Development Corp. of Brevard

Signed and sealed in the presence of:

*William Accow* *Dinna Withies*  
**WILLIAM ACCOW DINNA WITHIES**

STATE OF FLORIDA COUNTY OF BREVARD

This is to certify, THAT ON before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **BENJAMIN E. JEFFORDS**

to me known to be the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

*Benjamin E. Jeffords*  
NOTARY PUBLIC

My Commission Expires: *December 28, 2001*

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does certify that on July 20, 1998, he completed the survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of a survey made under my personal direction and supervision and that the same is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and Monuments according to Section 177.001(9), F.S., 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.

Dated: **JUNE 28, 1999**

*Robert M. Packard*  
Registration No. 3887

Robert M. Packard, PSM for  
R.M. Packard & Assoc., Inc.  
1007 Rockledge Drive  
Rockledge, Florida 32955  
Tel.: (407) 832-0335  
Fla. Corp. Certificate #8664

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on **October 22, 1999** the CITY COUNCIL of the CITY OF PALM BAY, FLORIDA approved the foregoing plat.

*Mayor*  
*City Clerk*

### CERTIFICATE OF REVIEWING SURVEYOR FOR CITY OF PALM BAY

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

*Craig S. McKinnon*  
Craig S. McKinnon, PSM  
Registered Surveyor & Mapper #5007

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on **JULY 14, 1999**

at: **3:36 p.m.** File # **990709**  
*Sandy Crawford*  
Sandy Crawford, Clerk of the Circuit Court  
in and for Brevard County, Florida.