

THIS INSTRUMENT PREPARED BY  
LONDON M. CROSS OF  
CARNAHAN AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
ENGINEERS SURVEYORS PLANNERS  
6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063  
NOVEMBER 1991 870610N JSH

# SWEETWATER SECTION FOUR REPLAT

RIVIERA, P.U.D.

0303-012

23

BEING A REPLAT OF A PORTION OF TRACT "B" AND A PORTION OF TRACT "J" (AS ABANDONED IN OFFICIAL RECORDS BOOK 7184 AT PAGES 1582 THRU 1587, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) OF THE PLAT ENTITLED SWEETWATER SECTION FOUR AS RECORDED IN PLAT BOOK 57 AT PAGES 86 THRU 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST.  
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:07 a.m.  
THIS 29 DAY OF May  
A.D. 1992 AND DULY RECORDED  
IN PLAT BOOK 67 ON PAGES  
23 AND 24  
MILTON T. BAUER  
BY: Dawn a Martin DC

## DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT "B" AND A PORTION OF TRACT "J" (AS ABANDONED IN O.R. BOOK 7184 AT PAGES 1582 THRU 1587 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) OF THE PLAT ENTITLED SWEETWATER SECTION FOUR AS RECORDED IN PLAT BOOK 57 AT PAGES 86 THRU 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, IN PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS SWEETWATER SECTION FOUR REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (N.E.) CORNER OF SAID TRACT "B"; THENCE NORTH 89°04'43" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 1048.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTHERLY BOUNDARY, HAVING A RADIUS OF 50.79 FEET AND A CENTRAL ANGLE OF 39°11'54", A DISTANCE OF 34.75 FEET TO A POINT LYING ON A NON-TANGENT LINE; THENCE SOUTH 24°19'21" EAST, ALONG A LINE NON-TANGENT TO THE LAST AND NEXT DESCRIBED CURVES (SAID LINE ALSO BEING THE EASTERLY BOUNDARY OF A 180.00 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN O.R. BOOK 3691 AT PAGES 1037 THRU 1039 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 117.19 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS BEARS SOUTH 17°59'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID TRACT "B", HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 18°54'25", A DISTANCE OF 14.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°04'43" EAST, ALONG SAID SOUTHERLY BOUNDARY AND ITS EASTERLY EXTENSION, A DISTANCE OF 1008.92 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS NORTH 62°41'27" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EASTERLY BOUNDARY OF SAID TRACT "J", HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 28°06'08", A DISTANCE OF 22.07 FEET TO A POINT LYING ON A RADIAL LINE; THENCE NORTH 89°12'25" EAST, ALONG SAID RADIAL LINE, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 5.00 FEET; THENCE NORTH 00°47'35" WEST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 93.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.793 ACRES, MORE OR LESS.

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

- PARCEL "A" IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PRIVATE ACCESS EASEMENT IS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES AND IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS- AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SWEETWATER HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS- AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF February, A.D. 1992.

H. MILLER AND SONS OF FLORIDA, INC.  
A FLORIDA CORPORATION

BY: Stuart Miller  
STUART MILLER  
VICE PRESIDENT

ATTESTED: Kathleen E. Sierra  
KATHLEEN E. SIERRA  
ASSISTANT SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STUART MILLER AND KATHLEEN E. SIERRA TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF H. MILLER & SONS OF FLORIDA INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February, 1992.

MY COMMISSION EXPIRES: Nov-16-1992

AND ZIERMAN  
NOTARY PUBLIC AA 627662

## TITLE CERTIFICATION

STATE OF FLORIDA SS  
COUNTY OF BROWARD

I, GERALD L. KNIGHT, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND THAT I FIND THE TITLE TO SAID PROPERTY IS VESTED TO H. MILLER AND SONS OF FLORIDA INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.

DATE: March 31, 1992

BY: Gerald L. Knight  
GERALD L. KNIGHT  
ATTORNEY AT LAW

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY COMPLIES WITH CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 12th DAY OF February, 1992.

London M. Cross  
LONDON M. CROSS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3348

## APPROVALS-BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May, 1992.

BY: Karen Marcus  
KAREN MARCUS, CHAIR

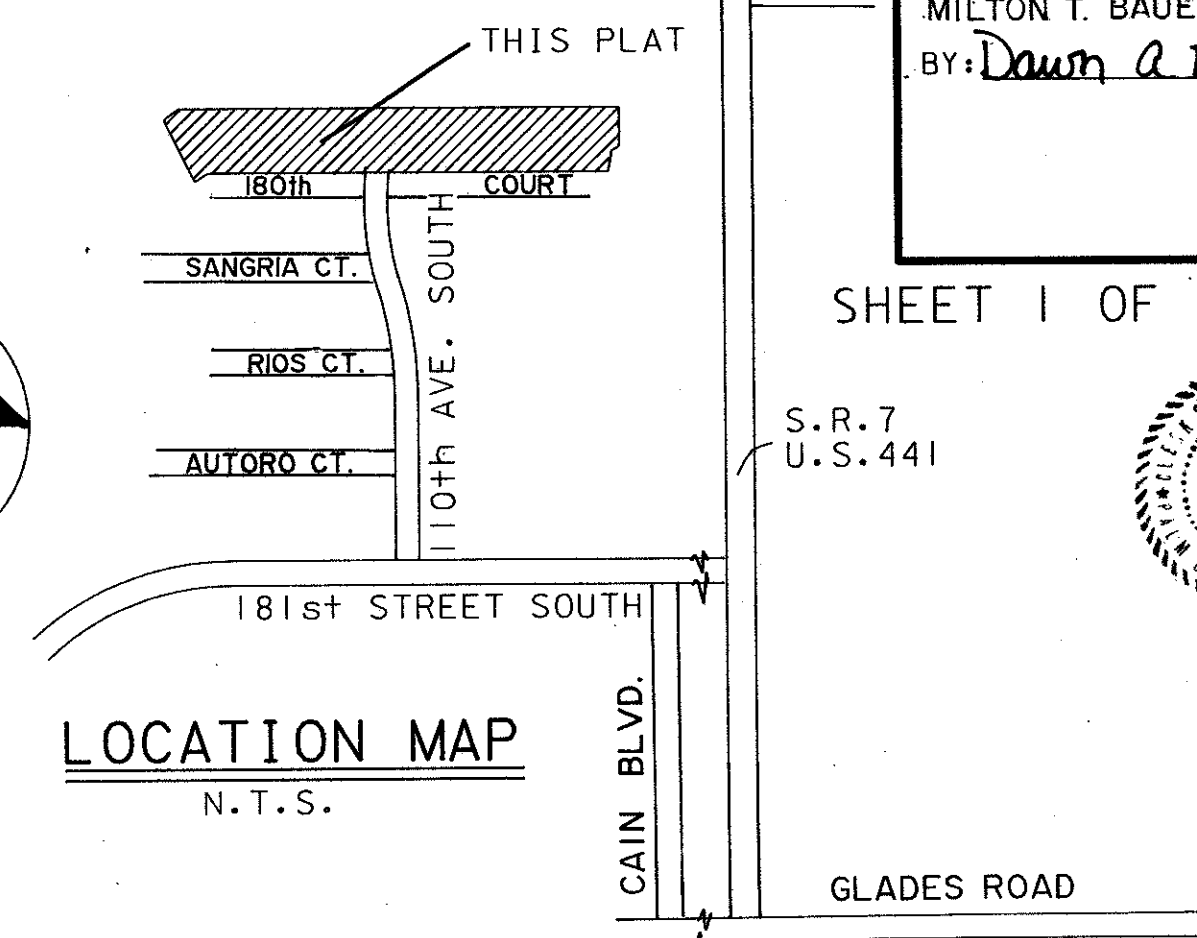
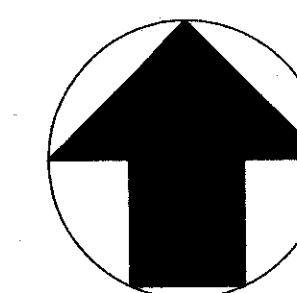
ATTEST: Milton T. Bauer  
MILTON T. BAUER, CLERK

BY: \_\_\_\_\_  
DEPUTY CLERK

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May, 1992.

BY: George T. Webb  
GEORGE T. WEBB, PE., COUNTY ENGINEER



## LEGEND:

- P.O.B. ----- DENOTES POINT OF BEGINNING
- O.R.B. ----- DENOTES OFFICIAL RECORD BOOK
- P.B.C.R. ----- DENOTES PALM BEACH COUNTY RECORDS
- P.B. ----- DENOTES PLAT BOOK
- P.U.D. ----- DENOTES PLANNED UNIT DEVELOPMENT
- D.E. ----- DENOTES DRAINAGE EASEMENT
- U.E. ----- DENOTES UTILITY EASEMENT
- F.P. & L. ----- DENOTES FLORIDA POWER & LIGHT
- CL ----- DENOTES CENTER LINE
- PERM ----- DENOTES PERMANENT REFERENCE MONUMENT
- P.L.S. NO. 3348

## NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°04'43" WEST, ALONG THE NORTH LINE OF THE PLAT OF SWEETWATER SECTION FOUR. (P.B. 57 PGS. 86-88, P.B.C.R.)
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUB SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

## P.U.D. STATISTICS

ACREAGE 2.79 AC.  
UNITS 28  
DENSITY 9.9 UNITS / AC.  
TYPE OF UNITS CATEGORIES A&B (TWO AND THREE UNIT TOWNHOUSE)  
OPEN SPACE 1.45 AC.

0303-012

ALLOC. # 0001 PET. 72-1183

SWEETWATER SECTION 4 REPLAT 09/25

SUBDIVISION \* SWEETWATER SEC. 4  
PAGE 23  
BOOK 69 FLOOD MAP #1008  
FLOOD ZONE 6 ZONING AR  
QUAD # 68  
SE  
PUD NAME RIVIERA, P.U.D.  
2/17/91

TAZ = 881

