RIVIERA, P.U.D.

SWEETWATER SECTION FOUR REPLAT

0303-012

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 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
LANDON M. CROSS OF
CARNAHAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
ENGINEERS SURVEYORS PLANNERS
6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063

NOVEMBER 1991 87061ON JSH

0 10 20 30 50
GRAPHIC SCALE
1"=20'

N.E. CORNER SECTION 2-47-41

N.89°04'43"W. 190.09'

50.02'

P.O.B.

N.E. CORNER TRACT "B" SWEETWATER SECTION FOUR (P.B.57, PGS.86-88, P.B.C.R.)

FOUND P.R.M. No.3550

100.05'

150.07'

TRACT "A" PRIVATE WATER MANAGEMENT TRACT SWEETWATER SECTION FOUR (P.B. 57 PGS.86-88, P.B.C.R.)

PLAT LIMITS

20' CANAL MAINTENANCE EASEMENT (P.B.57, PGS.86-88, P.B.C.R.)

N.89°04'43"W. 1048.25'

99.85' 99.85' 107.20' 107.20' 27.20' 64.47' 14.26'

1.5' OF 12' D.E. ABANDONED PER (O.R.B.7184, PGS.1582-1587, P.B.C.R.)

PARCEL "A"

92.50' 64.50'

23.25' 20.00' 21.93'

32.25' 28.00' 32.25'

67.50'

S.00°55'17"W. 115.00'

186 187 188 189 190 191 192 193 194 195 196 197 198 199

92-32066 93-2255 93-2541

11123 11121 11119 11117 11115 11107 11099 11091 11083 11075 11067 11059 11051 11043

S.89°04'43"E. 92.50' 14.70'

MATCH LINE

UTILITY EASEMENT ABANDONED PER (O.R.B.7184, PGS.1582-1587, P.B.C.R.)

N.00°47'35"W. 93.55'

100' F.P.L. EASEMENT (D.B.1010, PG.336 P.B.C.R.)

WATERBERRY SECTION THREE (P.B.47 PGS 90891 P.B.C.R.)

(RADIAL) N.89°12'25"E. 5.00'

D=28°06'08" R=45.00' A=22.07'

RADIUS BEARS N.62°41'27"W.

D=90° R=29.00' A=45.55'

D=90° R=28.00' A=43.98'

PRIVATE ACCESS TR."J" ABANDONED PER (O.R.B.7184, PGS.1582-1587, P.B.C.R.)

N.89°12'25"E. 64.50'

N.00°55'17"E. 15.00'

23.00' 115.00' 80.00' 45.11'

10' UTILITY EASEMENT (P.B.57, PGS.86-88, P.B.C.R.)

321.54' 288.20'

PRIVATE ACCESS TRACT "J" (180th COURT SOUTH) SWEETWATER SECTION FOUR (P.B. 57 PGS.86-88, P.B.C.R.)

S.89°04'43"E. 1008.92'

S.00°55'17"W. 1.00'

N.00°55'17"E. 2.00'

PRIVATE ACCESS EASEMENT

25.00'

30' 30'

PRIVATE ACCESS TRACT "O" (110th AVENUE SOUTH) SWEETWATER SECTION FOUR (P.B. 57 PGS.86-88, P.B.C.R.)

TRACT "G" SWEETWATER SECTION FOUR (P.B. 57 PGS.86-88, P.B.C.R.)

TRACT "A"- PRIVATE WATER MANAGEMENT TRACT SWEETWATER SECTION FOUR (P.B. 57 PGS.86-88, P.B.C.R.)

20' CANAL MAINTENANCE EASEMENT (P.B.57, PGS.86-88, P.B.C.R.)

PLAT LIMITS

N.89°04'43"W. 1048.25'

20.22' 79.20' 107.20' 99.91' 99.79' 14.70' 107.20'

10' OF 12' D.E. ABANDONED PER (O.R.B.7184, PGS.1582-1587, P.B.C.R.)

PARCEL "A"

64.50' 92.50'

172 173 174 175 176 177 178 179 180 181 182 183 184 185

93-6187 93-6185 93-6186 93-6188

11227 11219 11211 11203 11195 11187 11179 11171 11163 11159 11155 11147 11139 11131

N.89°04'43"W. 64.50' 14.70' 92.50'

MATCH LINE

D=39°11'54" R=50.79' A=34.75'

S.24°19'21"E. (NON-RADIAL)

180' F.P.&L. EASEMENT (O.R.B.3691, PGS.1037-1039, P.B.C.R.)

117.19'

3.50' 23.13'

RADIUS BEARS S.17°59'08"E.

D=18°54'25" R=45.00' A=14.85'

10' UTILITY EASEMENT (P.B.57, PGS.86-88, P.B.C.R.)

274.07' 321.54'

PRIVATE ACCESS TRACT "J" (180th COURT SOUTH) SWEETWATER SECTION FOUR (P.B. 57 PGS.86-88, P.B.C.R.)

S.89°04'43"E. 1008.92'

25.00'

PLAT LIMITS

TAZ = 881

SUBDIVISION = SWEETWATER SEC 4
BOOK 69 PAGE 24
FLOOD ZONE B FLOOD MAP # 1005
QUAD # 68 ZONING AR
SE ZIP CODE 33401
PUD NAME RIVIERA
24 47 41

ALLOC#0001

0303-012
PET. 92-118B

SWEETWATER SECTION 4 REPLAT 69/24

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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ____ THIS ____ DAY OF ____ A.D., 199__ AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____

MILTON T. BAUER

BY: ____ DC

SHEET 2 OF 2 SHEETS