

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

RIVIERA, P.U.D.

SWEETWATER SECTION THREE REPLAT

BEING A REPLAT OF A PORTION OF PARCEL "A" OF THE PLAT ENTITLED
 SWEETWATER SECTION THREE AS RECORDED IN PLAT BOOK 56 AT PAGES
 112 AND 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA, LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41
 EAST AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
 PALM BEACH COUNTY, FLORIDA

303-013

36

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 12:41 P.M.
 THIS 21 DAY OF August
 A.D., 1992 AND DULY REC-
 ORDED IN PLAT BOOK 69 ON PAGE
 86 AND 87
 MILTON T. BAUER, CLERK
 BY *[Signature]*

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 PARCEL "A" OF THE PLAT ENTITLED "SWEETWATER SECTION THREE", AS RECORDED IN PLAT BOOK 56 AT PAGES 112 AND 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, IN PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SWEETWATER SECTION THREE REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (S.W.) CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°54'14" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 140.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°54'14" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 516.95 FEET; THENCE NORTH 04°12'50" WEST, A DISTANCE OF 117.24 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 01°46'57" EAST, A DISTANCE OF 20.01 FEET; THENCE NORTH 89°54'14" WEST, A DISTANCE OF 32.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 987.50 FEET AND A CENTRAL ANGLE OF 06°42'35", A DISTANCE OF 115.64 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°23'11" WEST, A DISTANCE OF 91.41 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 312.50 FEET AND A CENTRAL ANGLE OF 04°11'14", A DISTANCE OF 22.84 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°34'25" WEST, A DISTANCE OF 115.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 162.50 FEET AND A CENTRAL ANGLE OF 20°49'57", A DISTANCE OF 59.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°35'38" WEST, A DISTANCE OF 72.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 14°30'05", A DISTANCE OF 6.33 FEET TO A POINT LYING ON A NON-RADIAL LINE (THE LAST NINE (9) COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID PARCEL "A"); THENCE SOUTH 00°47'34" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 144.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 1.477 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.
- 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 18 DAY OF August, A.D., 1992.

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

BY: *[Signature]*
 STUART MILLER
 VICE PRESIDENT

ATTESTED: *[Signature]*
 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 18 DAY OF August, 1992.
 MY COMMISSION EXPIRES: 12/31/92
 Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA SS
 COUNTY OF DADE

I, MORRIS J. WATSKY 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 INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS FREE OF MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.

DATE: 11/18/92 BY: MORRIS J. WATSKY
 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 18 DAY OF August, 1992.

[Signature]
 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 18 DAY OF August, 1992.

BY: *[Signature]*
 KAREN MARCUS, CHAIR

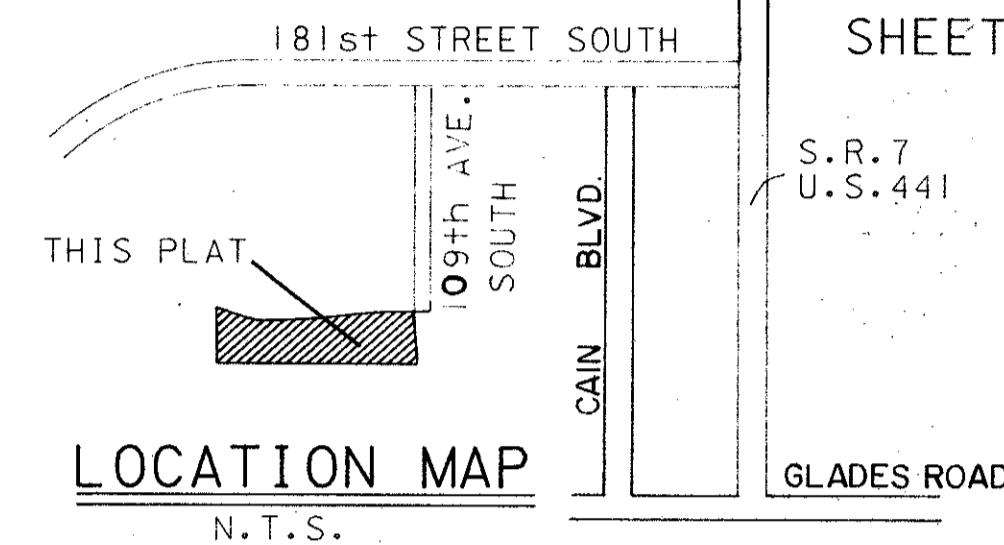
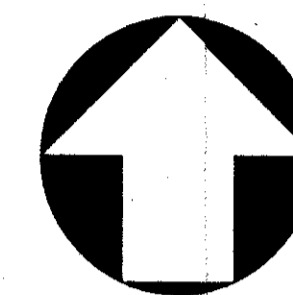
ATTEST: *[Signature]*
 MILTON T. BAUER, CLERK

BY: _____
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF August, 1992.

BY: *[Signature]*
 GEORGE T. WEBB, P.E., COUNTY ENGINEER



LEGEND:

- P.O.C. ----- DENOTES POINT OF COMMENCEMENT
- 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.B.L. ----- DENOTES FLORIDA POWER & LIGHT
- C ----- DENOTES CENTER LINE
- ----- DENOTES PERMANENT REFERENCE MONUMENT
- P.L.S. NO. 3348

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°54'14" WEST, ALONG THE NORTH LINE OF THE PLAT OF SWEETWATER SECTION THREE. (P.B. 56 PGS. 112&113, P.B.C.R.)
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON 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.
- 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.

P.U.D. STATISTICS

ACREAGE 1.477 AC.
 UNITS 14
 DENSITY 9.5 UNIT/AC.
 TYPE OF UNITS CATEGORIES A&B (TWO & THREE UNIT TOWNHOUSE & TWO STORY GARDEN APARTMENTS)
 OPEN SPACE 1.67 AC.
 Petition Number 72-118B

PET. 72-118B
 COLLECT
 ALLOC. #0001
 69/86

0303-013

SWEETWATER SECTION 3 REPLAT

SUBDIVISION # SWEETWATER SECTION THREE
 BOOK 69 PAGE 86
 FLOOD ZONE B
 QUAD # 68
 SE 72-118B
 P.U.D. NAME RIVIERA, P.U.D.
 ZONING AR/104
 ZIF CODE 33404

T&Z = 881

