

RIVERWALK - PLAT ONE

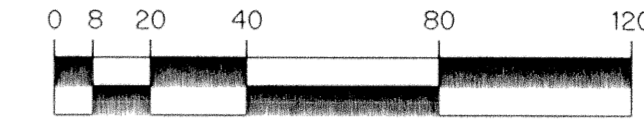
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH,
RANGE 42 EAST, CITY OF WEST PALM BEACH,
PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 10 JANUARY, 1995

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

LEGEND:

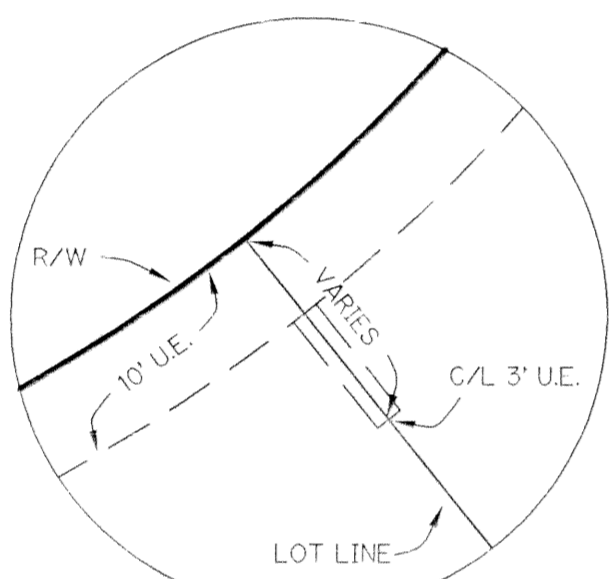
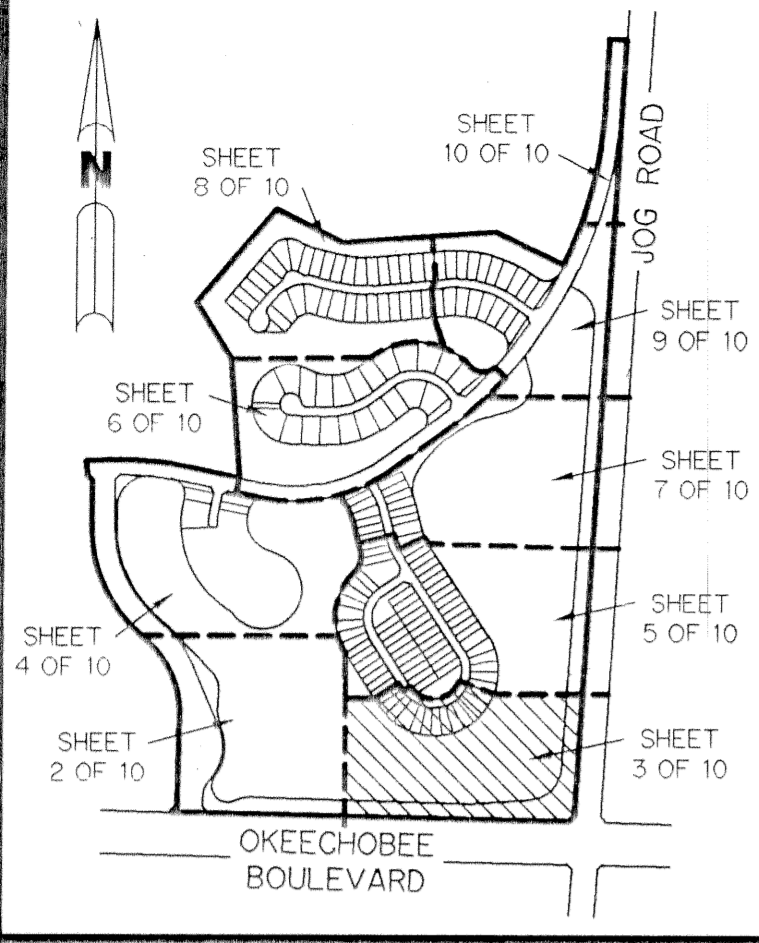
- - PERMANENT REFERENCE MONUMENT, PLS #4213
 - - PERMANENT CONTROL POINT, PLS #4213
 - △ - DELTA ANGLE
 - A - ARC LENGTH
 - B.E. - BUFFER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.W.D. - LAKE WORTH DRAINAGE DISTRICT
 - N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - RE. - RIVERWALK EASEMENT
 - PGS. - PAGES
 - P.L.S. - PROFESSIONAL LAND SURVEYOR
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
- ▽ - INDICATES ZERO LOT LINE
- ⊕ - INDICATES COMMON LOT LINE



SCALE: 1" = 40'

KEY MAP

NOT TO SCALE



DETAIL "A"
(TYPICAL 3' UTILITY EASEMENT)
N.T.S.

(ALSO AN INGRESS-EGRESS EASEMENT IN FAVOR OF
THE NORTHERN PALM BEACH COUNTY WATER CONTROL
DISTRICT AND IN FAVOR OF THE CITY OF WEST PALM
BEACH AND ALSO A PUBLIC UTILITY EASEMENT.)

MATCH LINE "C"
SEE SHEET 5 OF 10

MATCH LINE "C"
SEE SHEET 5 OF 10

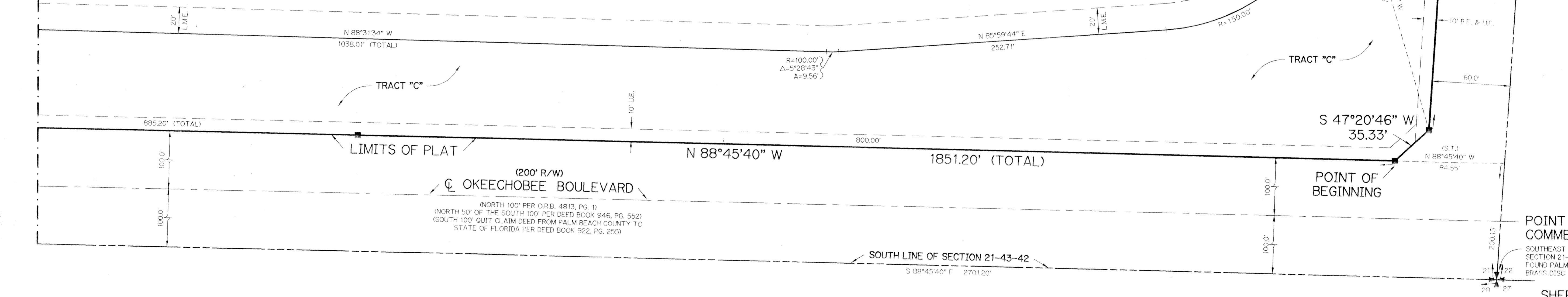
TRACT "L1"
WATER MANAGEMENT TRACT
(SHALL BE MAINTAINED BY RIVERWALK OF THE
PALM BEACHES HOMEOWNERS ASSOCIATION, INC. WITHOUT
RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL
DISTRICT AND THE CITY OF WEST PALM BEACH)
51.249 ACRES

MATCH LINE "B"
SEE SHEET 2 OF 10

LIMITS OF PLAT
(120' R/W)
JOG ROAD
(EAST 60' PER O.R.B. 4783, PGS. 188 & 196)
(WEST 60' PER O.R.B. 4812, PG. 196)

EAST LINE OF SECTION 21-43-42
S 03°27'13" W 2546.54'

VISTA CENTER OF PALM BEACH
PLAT NO. 3
P.B. 68, PGS. 128-134



POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 21-43-42
FOUND PALM BEACH COUNTY
BRASS DISC IN CONCRETE

SUBDIVISION - Riverwalk Plat One
BOOK 74 PAGE 139 FLOOD MAP # -
QUAD # - ZONING
SE - ZIP CODE
PUD NAME - CWPB