

SWEETWATER SECTION THREE

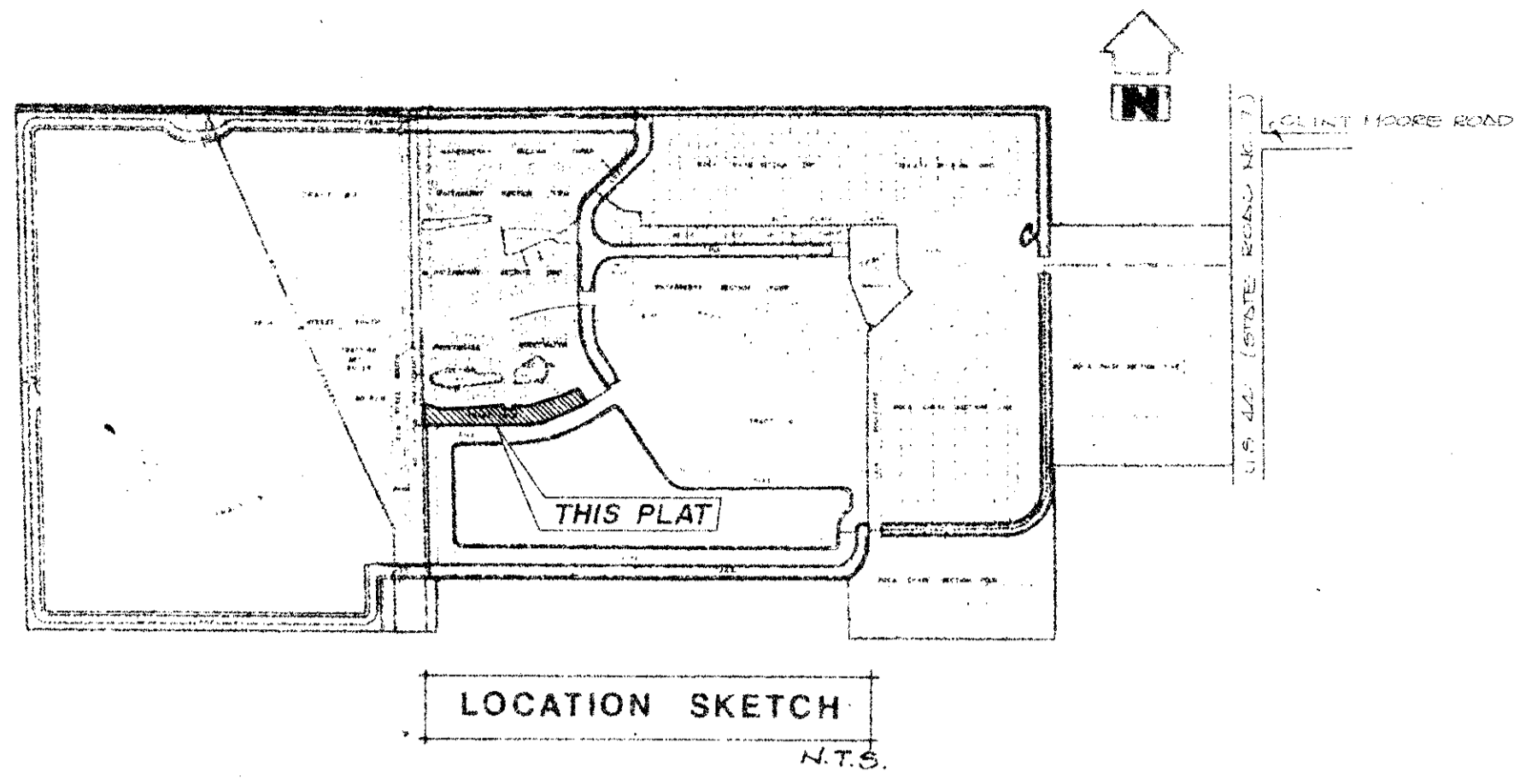
(A PORTION OF BOCA CHASE, RIVIERA P.U.D.)

A REPLAT OF TRACTS 27 and 28 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST (P.B. 1 Pg.102) AND A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

Prepared By:
HELLER-WEAVER and CATO, INC.
5667 Coral Gate Boulevard
Margate, Fl. 33063
Order No. 8438

142/47/4
112
SUBDIVISION = Sweetwater
BOOK 56 PAGE 112
FLOOD ZONE X
QUAD # 68
SE 20' 30" 33' 34"
PUD NAME Section 3

SHEET 1 OF 2 SHEETS



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING IN TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVE HEREBY DEDICATED AND RESERVED AS FOLLOWS:

A PORTION OF TRACTS 27 AND 28, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AS DESCRIBED TO THE PLAT HEREON, RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHWESTERLY CORNER OF PARCEL "A", SWEETWATER SECTION 03, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54 AT PAGE 117, 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RUN BY AN ASSUMED BEARING OF 89°12'55"E RADIAL TO THE NEXT DESCRIBED CORNER FOR A DISTANCE OF 60.14 FEET TO A POINT ON SAID CORNER; THENCE RUN SOUTHWEST, ON THE SOUTHWEST, EASTWARD AND NORTHEASTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 102°12'00" FOR AN ARC DISTANCE OF 37.65 FEET TO A POINT ON SAID CORNER; THENCE RUN NORTHEASTWARD, SOUTHWESTWARD AND SOUTHWESTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE WEST HAVING A RADIUS OF 54°25'56" FOR AN ARC DISTANCE OF 33.65 FEET TO A POINT OF BANGNEY; THENCE RUN SOUTHWESTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE WEST HAVING A RADIUS OF 112.50 FEET AND A CENTRAL ANGLE OF 30°29'57" FOR AN ARC DISTANCE OF 64.8 FEET TO A POINT OF BANGNEY; THENCE RUN NORTHEASTWARD FOR 11.39 FEET TO A POINT OF CURVATURE; THENCE RUN EASTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE NORTH HAVING A RADIUS OF 112.50 FEET AND A CENTRAL ANGLE OF 30°29'57" FOR AN ARC DISTANCE OF 64.8 FEET TO A POINT OF BANGNEY; THENCE RUN SOUTHWESTWARD FOR 91.41 FEET TO A POINT OF CURVATURE; THENCE RUN EASTWARD ALONG A CIRCULAR CURVE TO THE RIGHT AND CENTERED BY THE SOUTH HAVING A RADIUS OF 99.10 FEET AND A CENTRAL ANGLE OF 6°12'13" FOR AN ARC DISTANCE OF 10.44 FEET TO A POINT OF BANGNEY; THENCE RUN SOUTHWESTWARD FOR 11.61 FEET; THENCE RUN NORTHEASTWARD FOR 20.01 FEET; THENCE RUN SOUTHWESTWARD FOR 11.39 FEET TO A POINT OF BANGNEY; THENCE RUN EASTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE NORTH HAVING A RADIUS OF 88.10 FEET AND A CENTRAL ANGLE OF 102°12'00" FOR AN ARC DISTANCE OF 121.74 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEARING 303°02'00" FROM THE RADIUS POINT OF THE LAST DESCRIBED CURVE; THENCE RUN NORTHEASTWARD FOR 20.07 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARING 103°10'54" FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE RUN EASTWARD ALONG A CURVE TO THE LEFT AND CENTERED BY THE NORTH HAVING A RADIUS OF 80.11 FEET AND A CENTRAL ANGLE OF 6°12'13" FOR AN ARC DISTANCE OF 10.44 FEET TO A POINT OF BANGNEY; THENCE RUN SOUTHWESTWARD FOR 11.61 FEET TO A POINT OF BANGNEY; THENCE RUN SOUTHWESTWARD ALONG A CIRCULAR CURVE TO THE RIGHT AND CENTERED BY THE SOUTH HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 180°12'00" FOR AN ARC DISTANCE OF 316.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE NORTH HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 21°54'00" FOR AN ARC DISTANCE OF 67.84 FEET TO A POINT OF BANGNEY; THENCE RUN NORTHEASTWARD FOR 20.04 FEET TO A POINT OF BANGNEY; THENCE RUN EASTWARD AND NORTHEASTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE NORTHEAST HAVING A RADIUS OF 876.27 FEET AND A CENTRAL ANGLE OF 180°12'00" FOR AN ARC DISTANCE OF 282.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTWARD, EASTWARD AND SOUTHWESTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 30°14'00" FOR AN ARC DISTANCE OF 39.74 FEET TO A POINT OF BANGNEY; THENCE RUN SOUTHWESTWARD FOR 102.89 FEET TO A POINT ON A NON-TANGENT CURVE; SAID POINT BEARING 182°12'19" FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE RUN SOUTHWESTWARD AND WESTWARD ALONG A CIRCULAR CURVE TO THE LEFT AND CENTERED BY THE NORTHWEST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 32°18'05" FOR AN ARC DISTANCE OF 56.76 FEET TO A POINT OF BANGNEY; THENCE RUN NORTHEASTWARD FOR 69.47 FEET; THENCE RUN SOUTHWESTWARD FOR 190.00 FEET WEST OF A MEASURED AT RIGHT ANGLE TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST FOR A DISTANCE OF 170.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.47 ACRES MORE OR LESS.

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

- 1) PARCEL "A" AS SHOWN IS HEREBY ASSIGNED BY H. MILLER & SONS OF FLORIDA, INC., FOR ITSELF, ITS SUCCESSORS AND/OR ASSIGNEE FOR USE AND ENJOYMENT AND ALL OTHER LAWFUL PURPOSES.
- 2) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERFECTLY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

DEDICATION AND RESERVATION

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, IRVING GOLDFIN AND ATTESTED BY ITS ASSISTANT SECRETARY MARY LOU JANSEN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 1984.

H. MILLER & SONS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA.

ATTEST:
AS TO DEED: IRVING GOLDFIN, SENIOR VICE PRESIDENT
AS TO BIRTH: MARY LOU JANSEN, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER SOLELY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, IRVING GOLDFIN, SENIOR VICE PRESIDENT, AND MARY LOU JANSEN, ASSISTANT SECRETARY, OF H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SAID INSTRUMENT WAS MADE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS _____ DAY OF _____, 1984.

BY COMMISSIONER: _____ NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MORRIS J. WATSKY, A ONLY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY TO BE HELD BY H. MILLER & SONS OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES OTHER THAN SHOWN.

DATED: FEBRUARY 3, 1984 SIGNED: MORRIS J. WATSKY, ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.A.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

I FURTHER CERTIFY THAT THE PROCEDURES USED FOR MEASUREMENTS WERE IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA ESTABLISHED PURSUANT TO CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE.

HELLER-WEAVER AND CATO, INC.
BY: JOHN B. WEAVER, REGISTERED SURVEYOR NO. 3540, STATE OF FLORIDA
DATED: 7:00 AM, HELR BOOK 56-5 PAGES 48, 54 & 55

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF April 1984.

BY: CAROL A. ROBERTS - CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: DEBBY GAY

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF April 1984.

BY: H. J. ZARUBA, P.E., COUNTY ENGINEER

LAND USE TABULATION:

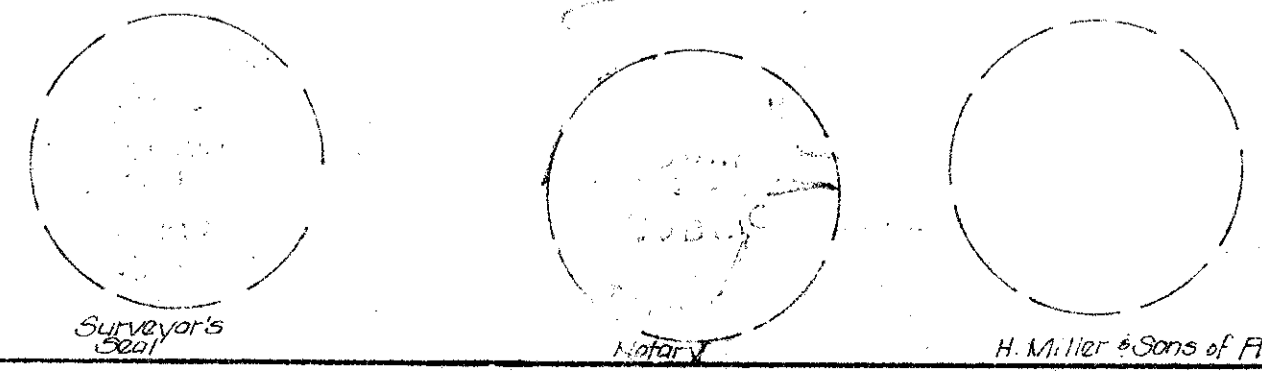
BREAKDOWN	ACRES	TOTAL ACRES	PERCENTAGE
GROSS ACREAGE	3.47		
A) RESIDENTIAL (40 UNITS) (U.S.D.U.R.A.)			
PARCEL "A"	3.47	3.47	100%

0303-004

THIS PLAT PREPARED BY: HELLER-WEAVER AND CATO, INC.

DRAWN BY: C.A.D.D. & CATHERINE LAKE

COMPUTATIONS BY: DONALD W. CATO, JANE HARRIS



SWEETWATER SECTION THREE 56/112