

RIVERVIEW HOUSE

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 109 AND 110,
MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH,
RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 79
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
PALM BEACH COUNTY, FLORIDA.

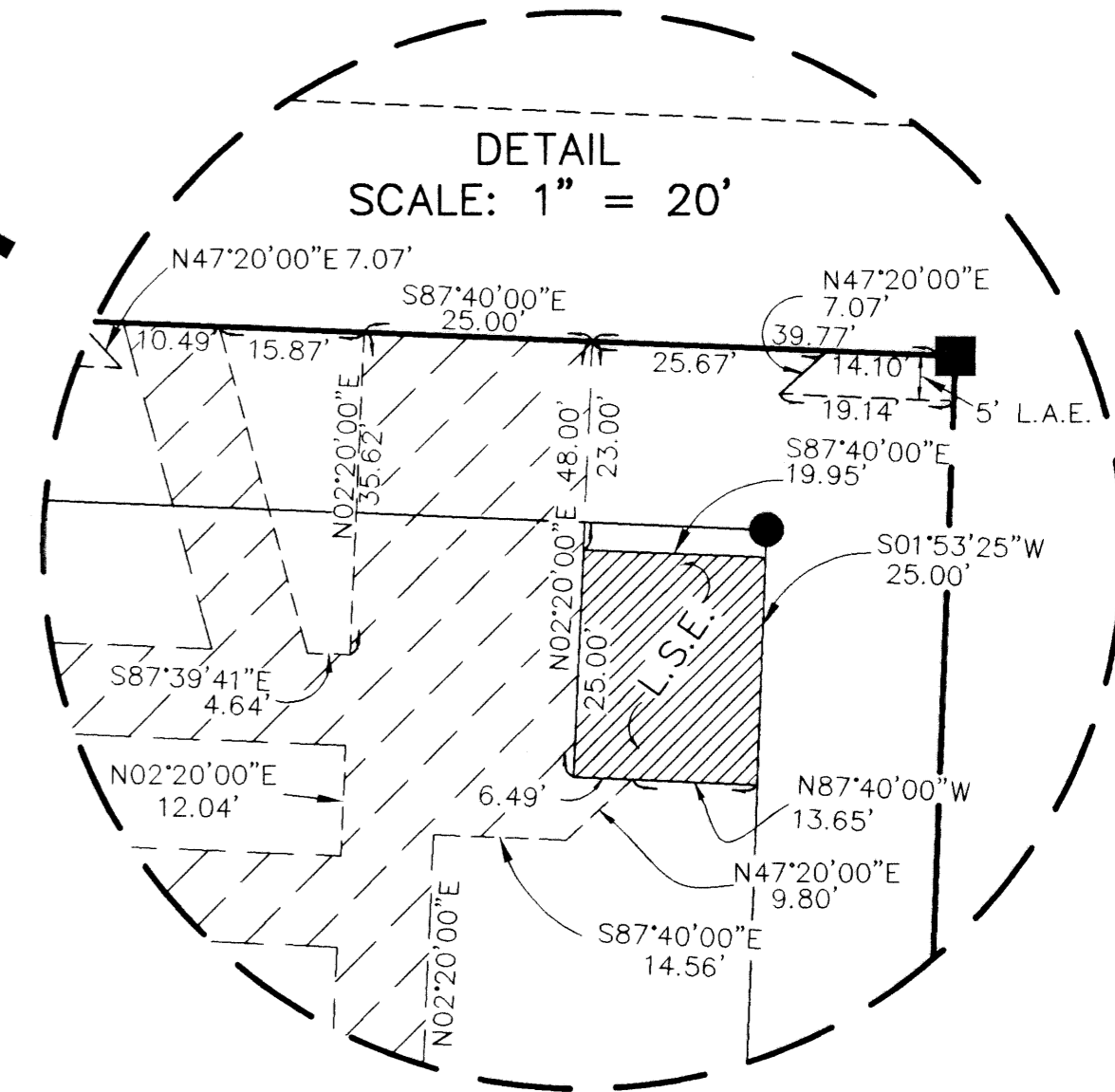
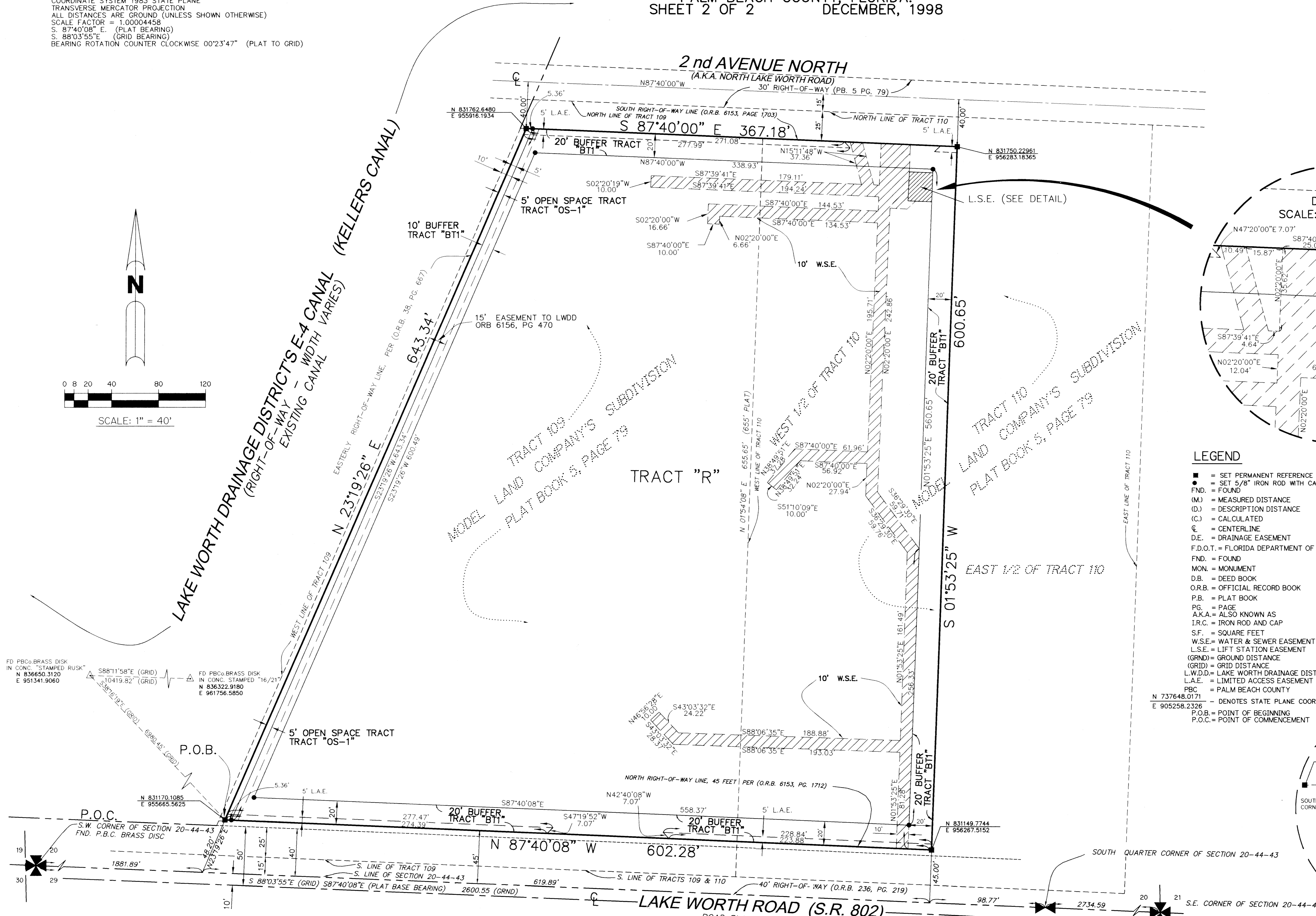
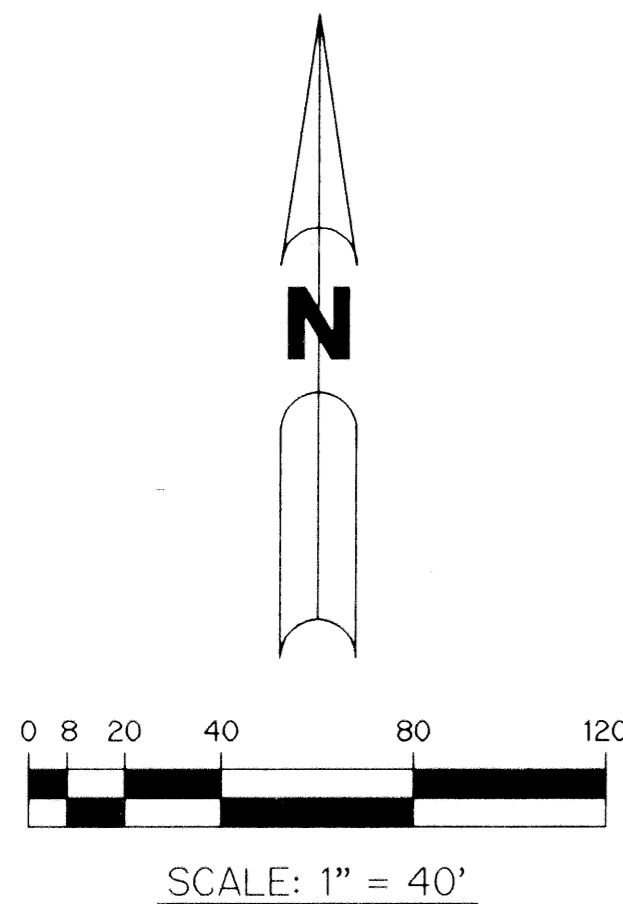
SHEET 2 OF 2 DECEMBER, 1998

0737-000

72

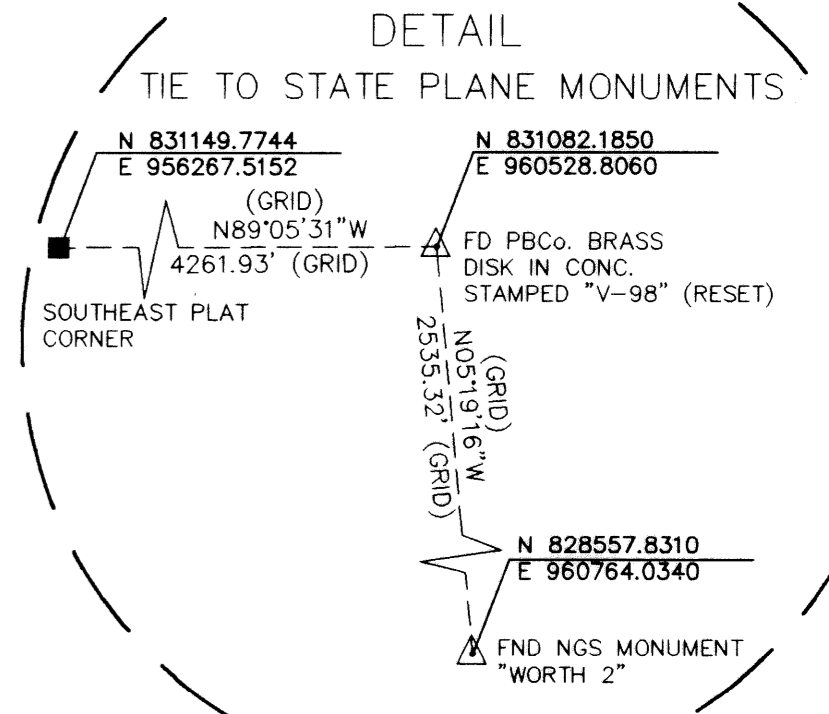
NOTE:

COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS SHOWN OTHERWISE)
SCALE FACTOR = 1.0004458
S. 87°40'08" E. (PLAT BEARING)
S. 88°03'55" E. (GRID BEARING)
BEARING ROTATION COUNTER CLOCKWISE 00°23'47" (PLAT TO GRID)



LEGEND

- = SET PERMANENT REFERENCE MONUMENT, LB #6674
- = SET 5/8" IRON ROD WITH CAP, LB #6674
- FND. = FOUND
- (M.) = MEASURED DISTANCE
- (D.) = DESCRIPTION DISTANCE
- (C.) = CALCULATED
- ⊙ = CENTERLINE
- ⊔ = DRAINAGE EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- MON. = MONUMENT
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- A.K.A. = ALSO KNOWN AS
- I.R.C. = IRON ROD AND CAP
- S.F. = SQUARE FEET
- W.S.E. = WATER & SEWER EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- (GRND) = GROUND DISTANCE
- (GRID) = GRID DISTANCE
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- P.B.C. = PALM BEACH COUNTY
- N 737648.0171 E 905258.2326 - DENOTES STATE PLANE COORDINATES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT



SUBDIVISION Riverview House
 BOOK 05 PAGE 72 FLOOD MAP # 105B
 FLOOD ZONE A7 ZONING R1/JE
 QUAD # 18
 SE 04-11A ZIP CODE 33461
 TRAZ 317
 PUB NAME Riverview House

FD PBC BRASS DISK IN CONC. STAMPED RUSK
 N 836650.3120 E 951341.9060
 10419.82' (GRID)
 S88°11'58"E (GRID)
 FD PBC BRASS DISK IN CONC. STAMPED "16/21"
 N 836322.9180 E 961756.5850

P.O.C.
 S.W. CORNER OF SECTION 20-44-43
 FND. P.B.C. BRASS DISC

19
 20
 29
 30

20
 21
 28
 29

LAKE WORTH ROAD (S.R. 802)
 ROAD PLAT BOOK 2, PAGE 96
 F.D.O.T. PROJECT NO. 9361-150