

NORTRAX AT RIVIERA BEACH

A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

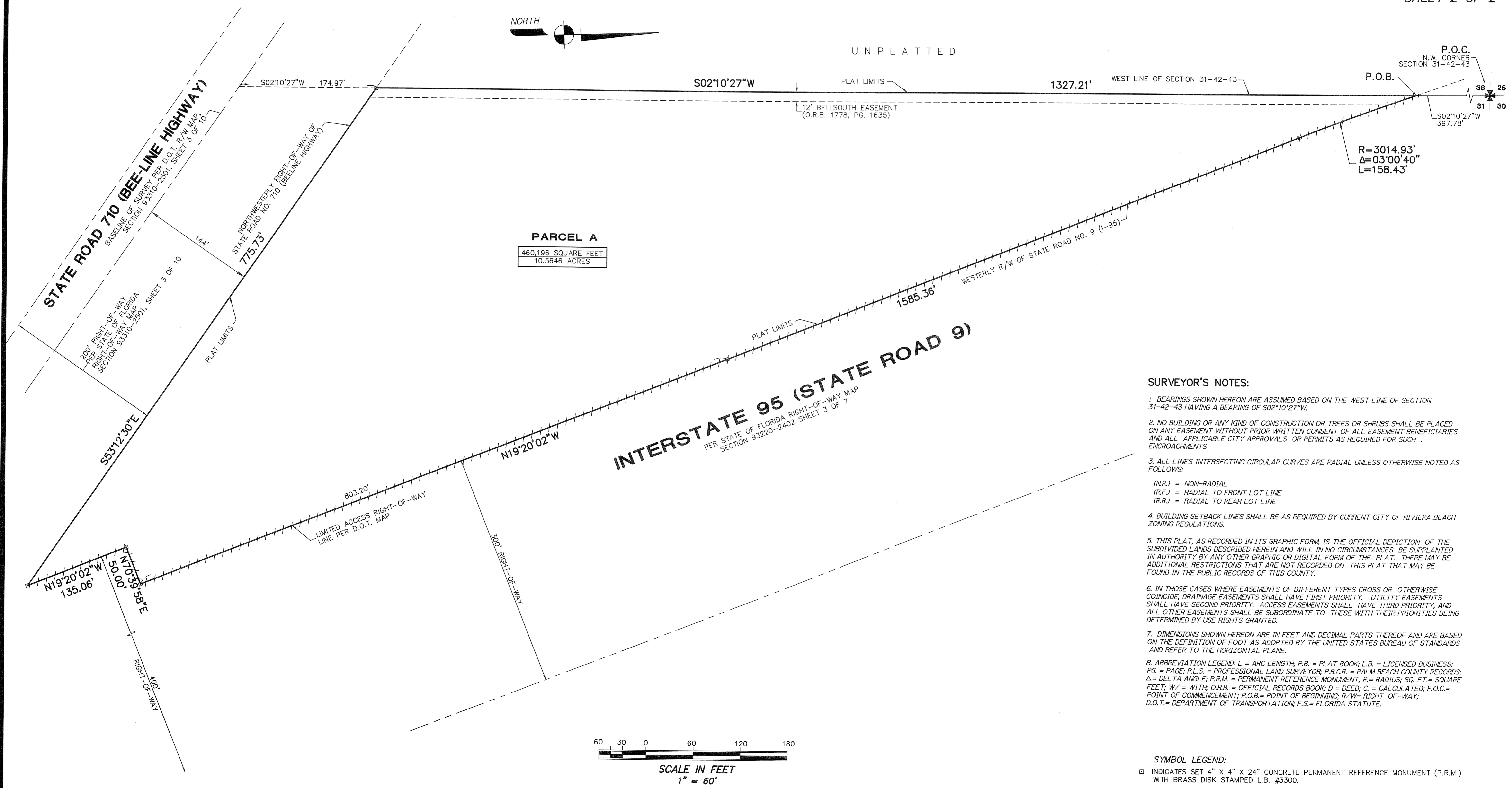
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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 2005,
and duly recorded in Plat Book
_____, Pages _____, through
_____.

SHARON R. BOCK
Clerk & Comptroller
By: _____

SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
MAY 2005



- SURVEYOR'S NOTES:**
1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF SECTION 31-42-43 HAVING A BEARING OF S02°10'27"W.
 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
 5. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
 8. ABBREVIATION LEGEND: L = ARC LENGTH; P.B. = PLAT BOOK; L.B. = LICENSED BUSINESS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B.C.R. = PALM BEACH COUNTY RECORDS; Δ = DELTA ANGLE; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; SQ. FT. = SQUARE FEET; W/ = WITH; O.R.B. = OFFICIAL RECORDS BOOK; D = DEED; C. = CALCULATED; P.O.C. = POINT OF COMMENCEMENT; P.O.B. = POINT OF BEGINNING; R/W = RIGHT-OF-WAY; D.O.T. = DEPARTMENT OF TRANSPORTATION; F.S. = FLORIDA STATUTE.

SYMBOL LEGEND:

□ INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.

--- INDICATES LIMITED ACCESS RIGHT-OF-WAY LINE.