

NATIONAL VILLAGE AT RIVIERA BEACH

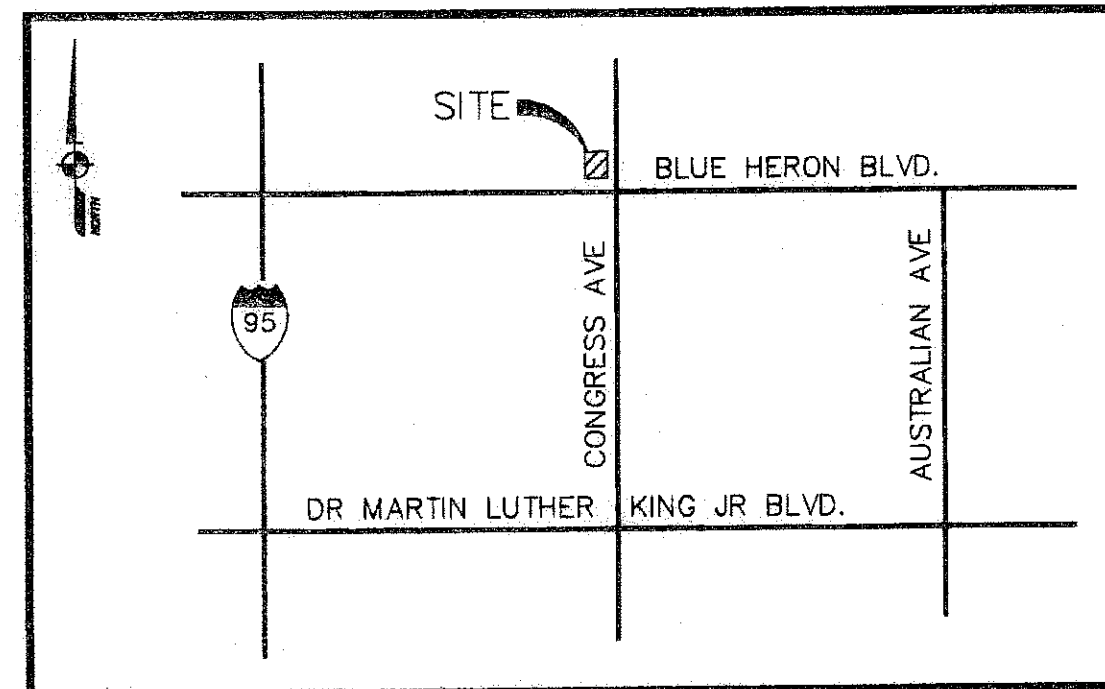
BEING A REPLAT OF RECREATION TRACT 'A', NATIONAL VILLAGE PLAT NO. 2
 (PLAT BOOK 34, PAGE 169-170, PALM BEACH COUNTY RECORDS)
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

61

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at _____ this _____
 day of _____, 2007,
 and duly recorded in Plat Book
 _____, Pages _____, through

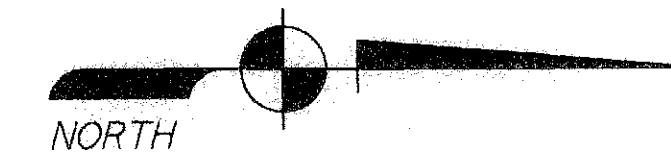
SHARON R. BOCK
 Clerk & Comptroller
 By: _____

SHEET 2 OF 2

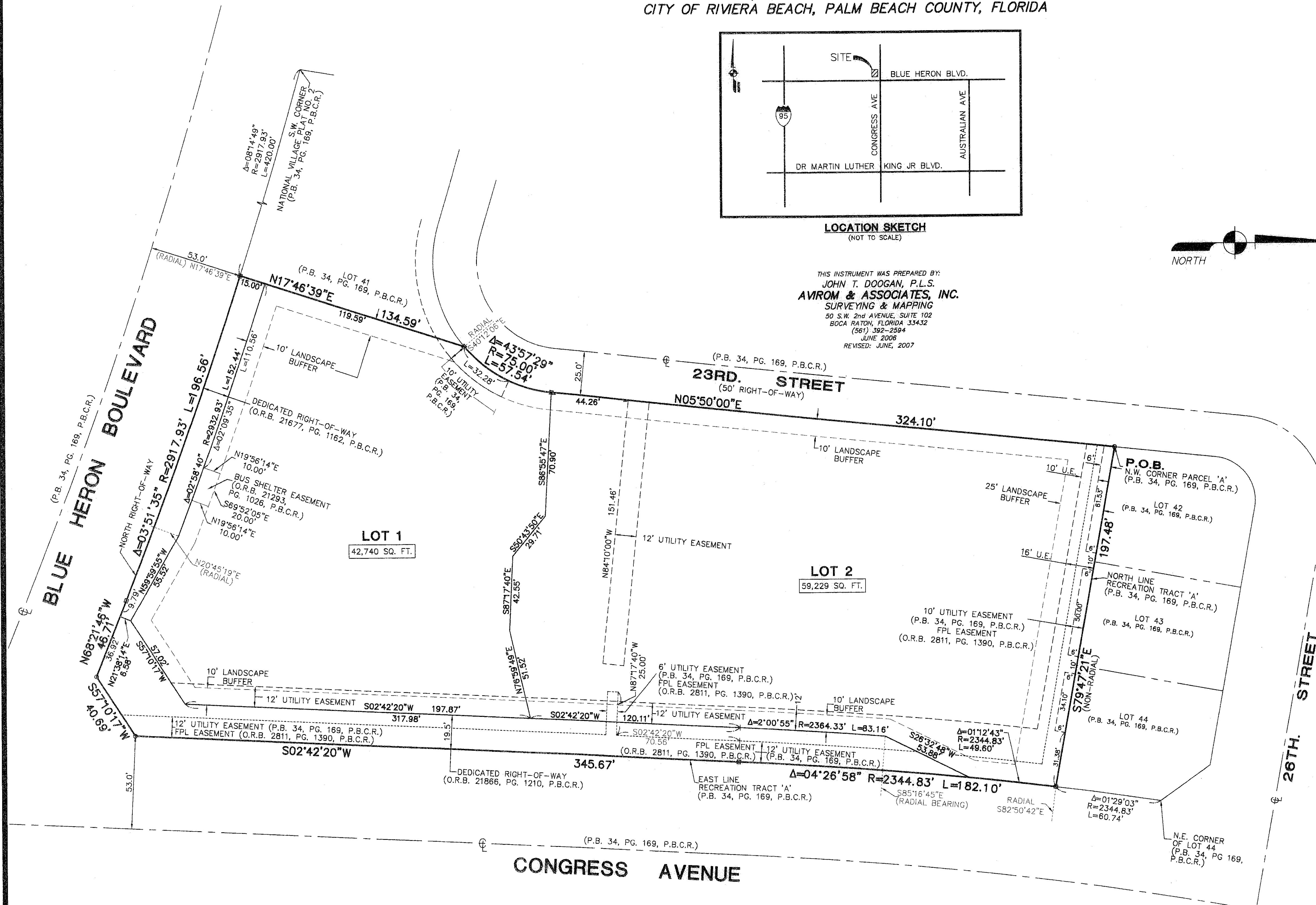


LOCATION SKETCH
 (NOT TO SCALE)

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
 JUNE 2006
 REVISED: JUNE, 2007

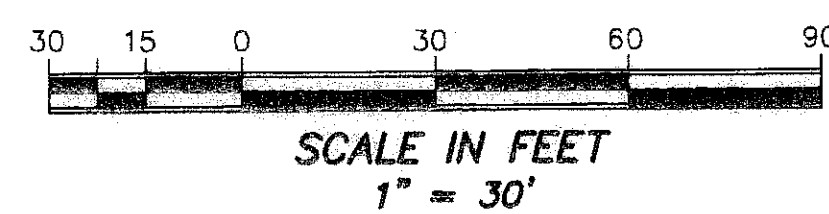


AREA TABLE		
LOT 1	42,740 SQ. FT.	0.9812 ACRES
LOT 2	59,229 SQ. FT.	1.3597 ACRES
TOTAL	101,969 SQ.FT.	2.3409 ACRES



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE PLAT WITH THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, HAVING A BEARING OF S02°42'20"W.
- 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.
- 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
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
- 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.
- 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.
- 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.
- ABBREVIATION LEGEND: C= CENTERLINE; Δ= DELTA ANGLE; L= ARC LENGTH; L.B.= LICENSED BUSINESS; P.B.= PLAT BOOK; PG.= PAGE; P.L.S.= PROFESSIONAL LAND SURVEYOR; P.B.C.R.= PALM BEACH COUNTY RECORDS; P.R.M.= PERMANENT REFERENCE MONUMENT; R= RADIUS; SQ. FT.= SQUARE FEET; U.E.= UTILITY EASEMENT; O.R.B.= OFFICIAL RECORDS BOOK; P.O.B.= POINT OF BEGINNING.



SYMBOL LEGEND:
 □ INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
 ○ INDICATES SET NAIL & BRASS DISC, STAMPED PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. #3300.