

RIVIERA BEACH UTILITY SPECIAL DISTRICT WATER TREATMENT FACILITY

174

NOTICE:
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.

THIS INSTRUMENT WAS PREPARED
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OF
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FLORIDA CERTIFICATE OF
AUTHORIZATION
LB 7335
**LONGITUDE
SURVEYORS**

DECEMBER 2024

18 SHEET 2 OF 3

- SURVEYOR & MAPPER'S NOTES:**
1. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES, OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY/COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 2. BUILDING SETBACKS SHALL CONFIRM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
 3. 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.

SURVEYOR AND MAPPER'S NOTE AND LEGEND:
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N20°55'00"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE "L" LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, FLORIDA.

APPROX.	DENOTES APPROXIMATE
±	DENOTES MORE OR LESS
□	DENOTES QUARTER SECTION CORNER
R/W	DENOTES RIGHT-OF-WAY
SEC. 4-53S-40E	DENOTES SECTION 4, TOWNSHIP 53 SOUTH, RANGE 40 EAST
S.R.	DENOTES STATE ROAD
SEC.	DENOTES SECTION
S.F.	DENOTES SQUARE FEET
AC.	DENOTES ACRES
LB	DENOTES LICENSED BUSINESS
NO.	DENOTES NUMBER
R	DENOTES RADIUS OF CURVE
L	DENOTES ARC LENGTH OF CURVE
Δ	DENOTES CENTRAL ANGLE OF CURVE
BRG.	DENOTES CHORD BEARING
CHD.	DENOTES CHORD LENGTH
PG.	DENOTES PAGE
P.B.	DENOTES PLAT BOOK
A.E.	DENOTES ACCESS EASEMENT
● PCP	DENOTES PERMANENT CONTROL POINT SET WITH NAIL AND BRASS DISK LABELED PCP LB 7313
ORB	DENOTES OFFICIAL RECORDS BOOK
● PRM	DENOTES PERMANENT REFERENCE MONUMENTS SET WITH BRASS DISK LABELED PRM LB 7313
+	DENOTES SECTION CORNER

