

CARRINGTON PINES

BEING A REPLAT OF A PORTION OF LONE PINE GOLF COURSE, AS RECORDED IN PLAT BOOK 34, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CARRINGTON PINES, BEING A REPLAT OF A PORTION OF LONE PINE GOLF COURSE, AS RECORDED IN PLAT BOOK 34, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LONE PINE GOLF COURSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE THEREOF, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: N.02°09'52"E., A DISTANCE OF 603.13 FEET TO A POINT OF A CURVATURE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 290.60 FEET; THENCE N.87°50'08"W., A DISTANCE OF 410.00 FEET TO A POINT OF A CURVATURE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 290.60 FEET; THENCE S.02°09'52"W., A DISTANCE OF 431.09 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 72.04 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 113.16 FEET; THENCE N.87°50'08"W., A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 22°37'12"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 25.66 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 45°14'24"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 256.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 22°37'12"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 25.66 FEET; THENCE N.87°50'08"W., A DISTANCE OF 675.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 63.51 FEET AND A CENTRAL ANGLE OF 89°26'17"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 99.14 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LONE PINES GOLF COURSE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N.01°36'09"E., A DISTANCE OF 225.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 62.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 98.17 FEET; THENCE S.88°23'51"E., A DISTANCE OF 600.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 32°00'41"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 103.36 FEET; THENCE DEPARTING SAID WESTERLY LINE, AND ALONG THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10769, PAGE 560 OF SAID PUBLIC RECORDS, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: S.30°24'33"E., A DISTANCE OF 10.00 FEET; THENCE N.59°35'27"E., A DISTANCE OF 17.00 FEET; THENCE N.30°24'33"W., A DISTANCE OF 8.00 FEET; THENCE N.63°25'44"E., A DISTANCE OF 24.00 FEET; THENCE N.48°14'19"E., A DISTANCE OF 25.00 FEET; THENCE N.22°51'53"E., A DISTANCE OF 42.01 FEET; THENCE N.62°25'15"W., A DISTANCE OF 2.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LONE PINES GOLF COURSE, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.6°22'51"W., A RADIAL DISTANCE OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 25°58'34", A DISTANCE OF 83.87 FEET; THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: N.01°36'09"E., A DISTANCE OF 314.22 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 77°30'00"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 67.63 FEET; THENCE N.79°06'09"E., A DISTANCE OF 630.68 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 290.60 FEET; THENCE N.10°53'51"W., A DISTANCE OF 410.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 290.60 FEET; THENCE S.79°06'09"W., A DISTANCE OF 587.50 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 797.02 FEET AND A CENTRAL ANGLE OF 12°30'00"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 173.68 FEET; THENCE N.88°23'51"W., A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 290.60 FEET; THENCE S.01°36'09"W., A DISTANCE OF 50.66 FEET; THENCE S.28°47'08"W., A DISTANCE OF 27.36 FEET; THENCE N.88°23'51"W., A DISTANCE OF 300.00 FEET; THENCE N.27°34'57"W., A DISTANCE OF 25.63 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LONE PINE GOLF COURSE, THE FOLLOWING NINE (9) COURSES AND DISTANCES: N.01°36'09"E., A DISTANCE OF 600.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 60.32 FEET AND A CENTRAL ANGLE OF 90°03'21"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 94.81 FEET; THENCE S.88°20'30"E., A DISTANCE OF 600.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 22°37'12"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 25.66 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 45°14'24"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 256.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 22°37'12"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 25.66 FEET; THENCE S.88°20'30"E., A DISTANCE OF 935.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 26°51'38"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 234.40 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.08°44'01"E., A RADIAL DISTANCE OF 439.12 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°04'31", A DISTANCE OF 54.23 FEET; THENCE S.88°20'30"E., A DISTANCE OF 153.86 FEET; THENCE S.43°13'30"E., A DISTANCE OF 21.32 FEET; THENCE S.01°53'30"W., ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 12798, PAGE 493 OF SAID PUBLIC RECORDS, AND A LINE LYING 10.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID LONE PINE GOLF COURSE, A DISTANCE OF 1,941.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 28,587.80 FEET AND A CENTRAL ANGLE OF 00°21'35"; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 178.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LONE PINE GOLF COURSE; THENCE S.47°11'56"W., ALONG SAID SOUTH LINE, A DISTANCE OF 21.18 FEET; THENCE N.87°50'08"W., ALONG SAID SOUTH LINE, A DISTANCE OF 153.17 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 160.64 FEET AND A CENTRAL ANGLE OF 49°56'48"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 140.04 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.64 FEET AND A CENTRAL ANGLE OF 49°56'48"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 87.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,769,441 SQUARE FEET/63.5776 ACRES MORE OR LESS.

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

ROADWAY TRACTS

TRACT R1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROADWAY TRACT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

TRACTS R2, R3 AND R4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRIVEWAYS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, PARKING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

OPEN SPACE TRACTS

TRACTS OST1 THROUGH OST22 (INCLUSIVE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE FOR LANDS ADJACENT TO THIS TRACT. THE CITY OF RIVIERA BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THIS TRACT.

WATER MANAGEMENT TRACTS

TRACTS W1, W2, W3 AND W4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

RECREATIONAL AREAS

TRACTS REC1 AND REC2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

PARKING TRACT

TRACTS P, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS PARKING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

PUBLIC DRAINAGE EASEMENTS

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE AND DRAINAGE FACILITIES FOR THE LANDS PLATTED HEREIN. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

DEDICATION CONTINUED:

DEDICATION CONTINUED:

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE RIVIERA BEACH UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

LIFT STATION EASEMENT

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE DORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ____ DAY OF _____, 202__.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

BY: D.R. HORTON, INC.
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: _____
RAFAEL J. ROCA
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

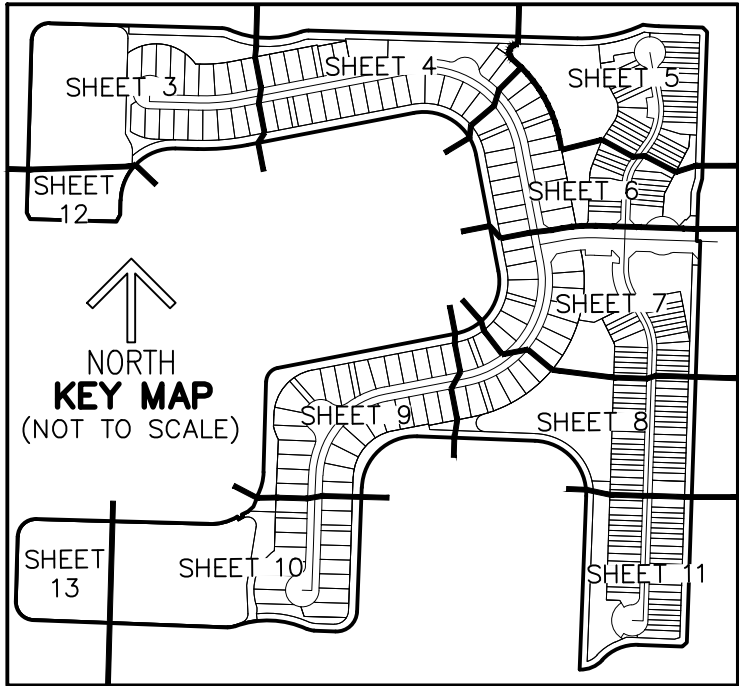
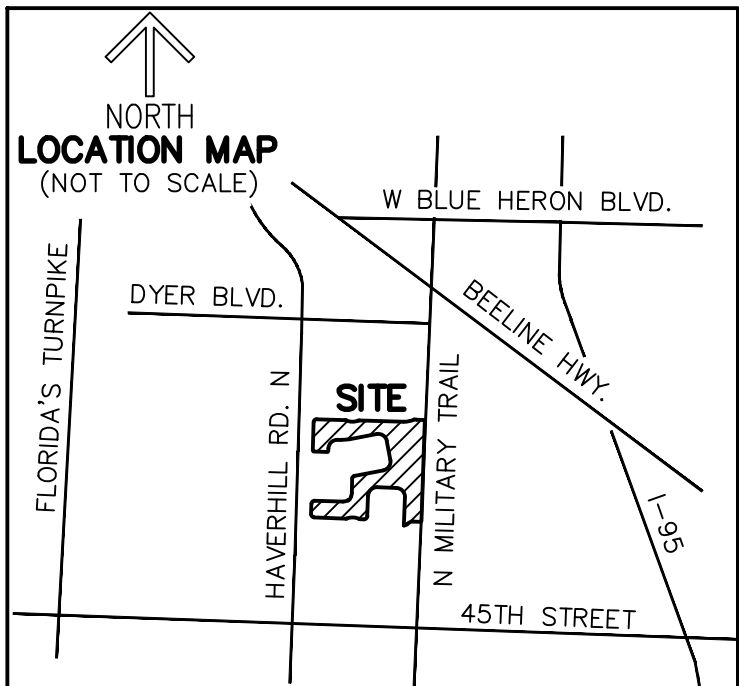
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 202__, BY RAFAEL J. ROCA AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION. AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT ____ M.
THIS ____ DAY OF ____
A.D. 20__ AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES ____ THROUGH ____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

SHEET 1 OF 13

CARRINGTON PINES

BEING A REPLAT OF A PORTION OF LONE PINE GOLF COURSE, AS RECORDED IN PLAT BOOK 34, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE CARRINGTON PINES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF 20__.

POLO CARRINGTON PINES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____
PRINT NAME _____

BY: _____
PRESIDENT

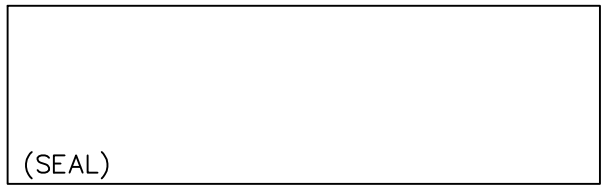
WITNESS: _____
PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS DAY OF 202__, BY _____, AS PRESIDENT OF THE CARRINGTON PINES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 20__.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEE’S JOINDER AND CONSENT:

STATE OF _____)
COUNTY OF _____)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF _____, 20__.

WITNESS: _____
PRINT NAME: _____

BANK
A _____
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: _____
PRINT NAME: _____

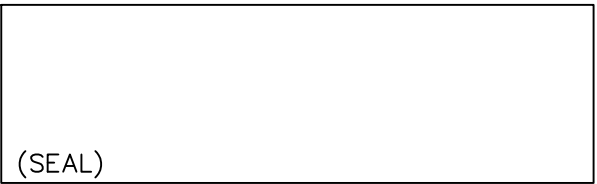
BY: _____
NAME
TITLE

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS DAY OF 202__, BY _____ AS _____ OF _____, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 202__.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS DAY OF _____, 20__.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 7

ATTEST: _____
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: _____
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

CITY OF RIVIERA BEACH APPROVALS:

CITY OF RIVIERA BEACH
COUNTY OF PALM BEACH, FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED CARRINGTON PINES HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA,

THIS DAY OF _____, 20__.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC
CITY CLERK

BY: _____
TERRENCE N. BAILEY, P.E.
STATE OF FLORIDA LICENCE NO. 60706
CITY ENGINEER

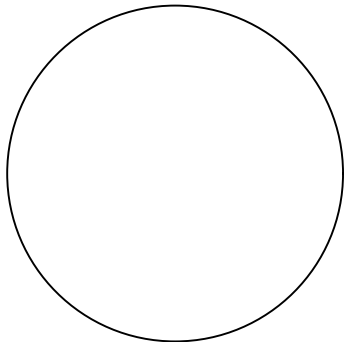
CITY OF RIVIERA BEACH REVIEWING SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT/TRACT CORNERS.

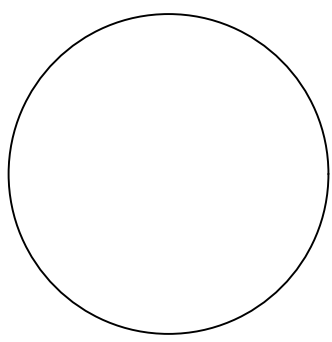
THIS DAY OF _____, 20__.

BY: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENCE NO. _____

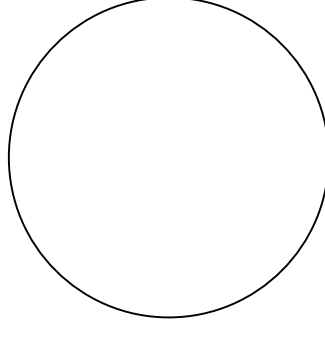
CARRINGTON PINES HOMEOWNERS
ASSOCIATION, INC.



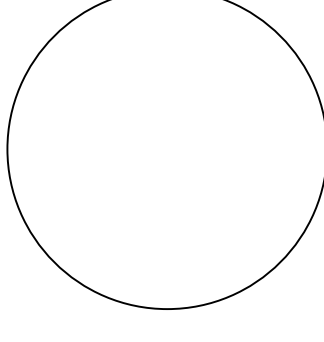
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



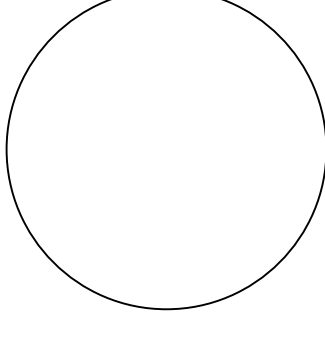
MORTGAGEE



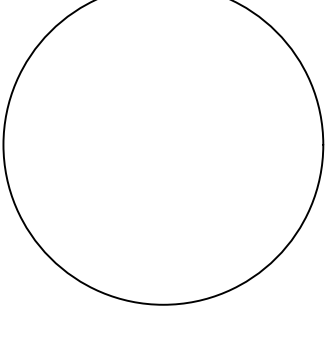
CITY OF
RIVIERA BEACH



CITY ENGINEER



REVIEWING
SURVEYOR



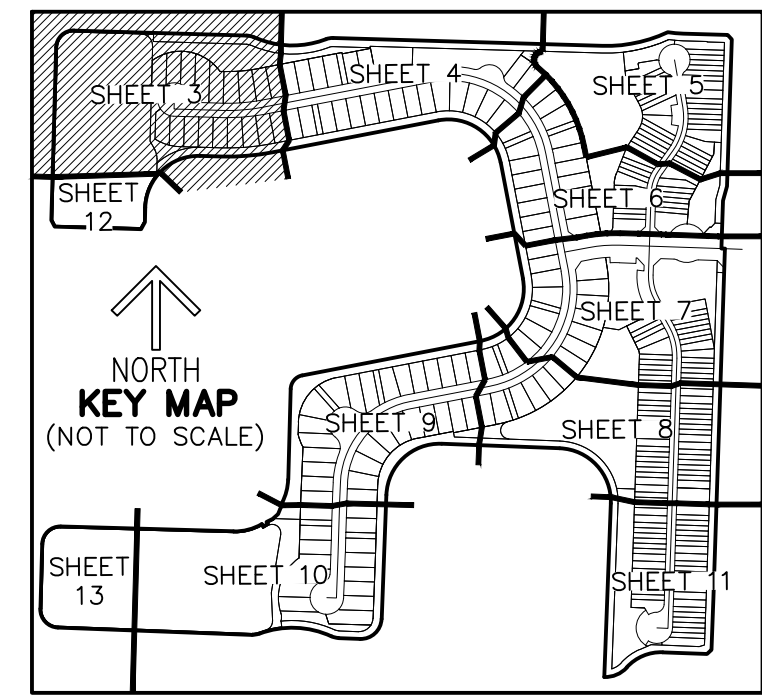
NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000038326 (LONE PINE)
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

CARRINGTON PINES

BEING A REPLAT OF A PORTION OF LONE PINE GOLF COURSE, AS RECORDED IN PLAT BOOK 34, PAGES 45 THROUGH 48
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991



SHEET 3 OF 13

LEGEND/ABBREVIATIONS

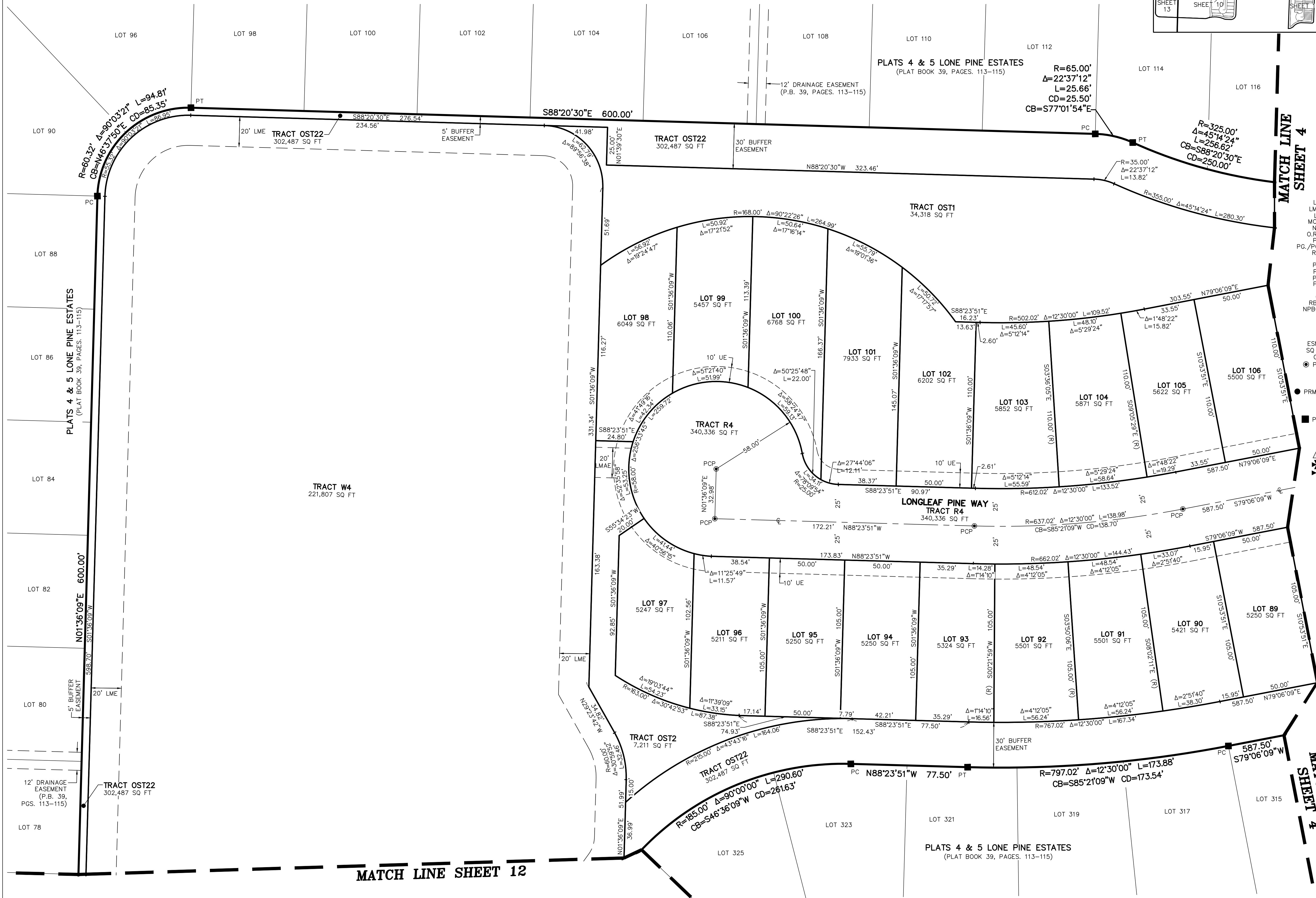
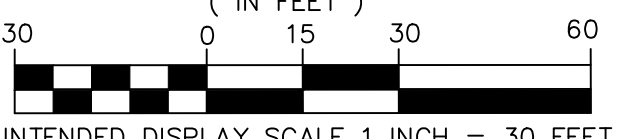
- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- ARC — ARC LENGTH
- R — RADIUS
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- LB — LICENSED BUSINESS
- LME — LAKE MAINTENANCE EASEMENT
- LMAE — LAKE MAINTENANCE ACCESS EASEMENT
- LSE — LIFT STATION EASEMENT
- MOHE — MAINTENANCE AND OVERHANG EASEMENT
- NAD — NORTH AMERICAN DATUM
- O.R.B. — OFFICIAL RECORD BOOK
- P.B. — PLAT BOOK
- PG./PGS. — PAGE/PAGES
- R/W — RIGHT-OF-WAY
- PC — POINT OF CURVATURE
- PCC — POINT OF COMPOUND CURVATURE
- PDE — PUBLIC DRAINAGE EASEMENT
- PRC — POINT OF REVERSE CURVATURE
- PNT — POINT OF NON-TANGENCY
- PT — POINT OF TANGENCY
- (R) — INDICATES RADIAL LINE
- RBUE — RIVIERA BEACH UTILITY EASEMENT
- NPBCID — NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N — NORTHING WHEN USED WITH COORDINATES
- E — EASTING WHEN USED WITH COORDINATES
- UE — UTILITY EASEMENT
- ESMT — EASEMENT
- SQ. FT. — SQUARE FEET
- OST — OPEN SPACE TRACT
- PCP — DENOTES PERMANENT CONTROL POINT SET NAIL AND METAL DISK STAMPED "PCP LB 3591", UNLESS OTHERWISE NOTED
- PRMND — DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND METAL DISK STAMPED "PRM LB 3591", UNLESS OTHERWISE NOTED
- PRM — INDICATES SET 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 3591", UNLESS OTHERWISE NOTED
- Δ — DENOTES HORIZONTAL CONTROL POINT
- ✱ — INDICATES SECTION CORNER
- ✱ — INDICATES 1/4 SECTION CORNER

MATCH LINE SHEET 4

MATCH LINE SHEET 4



GRAPHIC SCALE
(IN FEET)

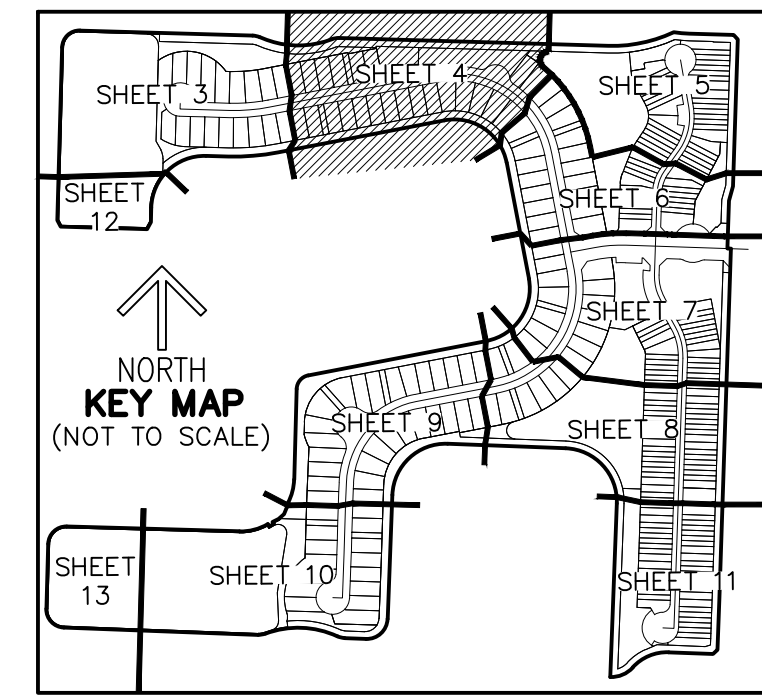


NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
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ALL DISTANCES ARE GROUND
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CARRINGTON PINES

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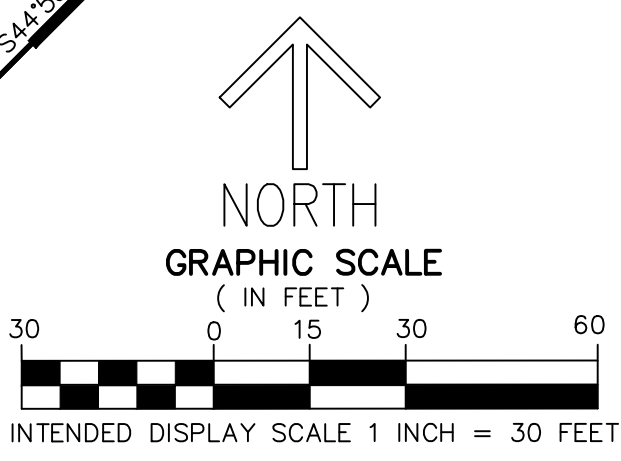
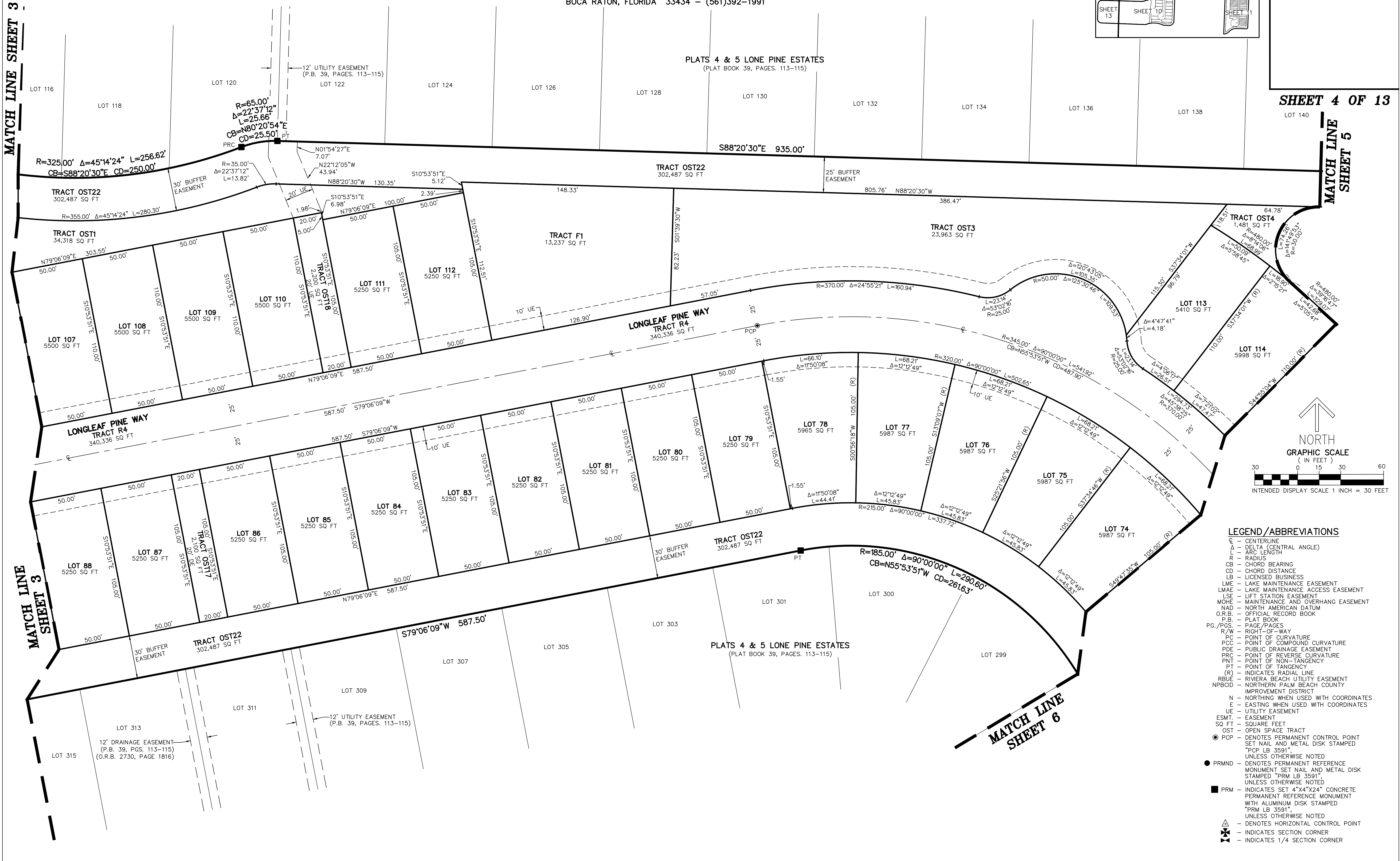
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991



SHEET 4 OF 13

MATCH LINE SHEET 3

MATCH LINE SHEET 5



- LEGEND/ABBREVIATIONS**
- CL — CENTERLINE
 - Δ — DELTA (CENTRAL ANGLE)
 - ARC — ARC LENGTH
 - R — RADIUS
 - CB — CHORD BEARING
 - CD — CHORD DISTANCE
 - LB — LICENSED BUSINESS
 - LME — LAKE MAINTENANCE EASEMENT
 - LMAE — LAKE MAINTENANCE ACCESS EASEMENT
 - LSE — LIFT STATION EASEMENT
 - MOHE — MAINTENANCE AND OVERHANG EASEMENT
 - NAD — NORTH AMERICAN DATUM
 - O.R.B. — OFFICIAL RECORD BOOK
 - P.B. — PLAT BOOK
 - P.G./P.GS. — PAGE/PAGES
 - R/W — RIGHT-OF-WAY
 - PC — POINT OF CURVATURE
 - PCC — POINT OF COMPOUND CURVATURE
 - PDE — PUBLIC DRAINAGE EASEMENT
 - PRC — POINT OF REVERSE CURVATURE
 - PNT — POINT OF NON-TANGENCY
 - PT — POINT OF TANGENCY
 - (R) — INDICATES RADIAL LINE
 - RBUE — RIVIERA BEACH UTILITY EASEMENT
 - NPBCID — NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
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 - E — EASTING WHEN USED WITH COORDINATES
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 - ESMT. — EASEMENT
 - SQ. FT. — SQUARE FEET
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 - PRM — INDICATES SET 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 3591", UNLESS OTHERWISE NOTED
 - △ — DENOTES HORIZONTAL CONTROL POINT
 - ✱ — INDICATES SECTION CORNER
 - ✱ — INDICATES 1/4 SECTION CORNER

NOTES
COORDINATES, BEARINGS AND DISTANCES

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CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

PLATS 4 & 5 LONE PINE ESTATES
(PLAT BOOK 39, PAGES. 113-115)

TRACT P
8,076 SQ FT

TRACT R2
340,336 SQ FT

TRACT W1
105,116 SQ FT

TRACT OST22
302,487 SQ FT

TRACT OST5
19,856 SQ FT

LOT 125
4786 SQ FT

LOT 126
2321 SQ FT

LOT 127
2454 SQ FT

LOT 128
2614 SQ FT

LOT 129
2560 SQ FT

LOT 130
2459 SQ FT

LOT 131
2358 SQ FT

LOT 132
4514 SQ FT

LOT 133
4431 SQ FT

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2247 SQ FT

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LOT 284

LEGEND/ABBREVIATIONS

⊙	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
Δ	ARC LENGTH
R	RADIUS
CB	CHORD BEARING
CD	CHORD DISTANCE
LB	LICENSED BUSINESS
LME	LAKE MAINTENANCE EASEMENT
LM/AE	LAKE MAINTENANCE ACCESS EASEMENT
LSE	LIFT STATION EASEMENT
MOHE	MOORE MAINTENANCE AND OVERHANG EASEMENT
NAD	NORTH AMERICAN DATUM
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG./PAGE	PAGE/PAGES
R/W	RIGHT-OF-WAY
PC	POINT OF CURVATURE
PDC	POINT OF BEGINNING CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PRC	POINT OF REVERSE CURVATURE
PNT	POINT OF NON-TANGENCY
POT	POINT OF TANGENCY
(R)	INDICATES RADIAL LINE
RBUE	RIVERA BEACH UTILITY EASEMENT
NPBCHD	NORTHERN PALM BEACH COUNTY DRAINAGE DISTRICT
N	NORTHING WHEN USED WITH COORDINATES
E	EASTING WHEN USED WITH COORDINATES
UE	UTILITY EASEMENT
ESMT.	EASEMENT
SO FT	SQUARE FEET
	OPEN SPACE TRACT
⊙ PCP	DENOTES PERMANENT CONTROL POINT SET NAIL AND METAL DISK STAMPED "PCP LB 3591", UNLESS OTHERWISE NOTED
● PRMND	DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND METAL DISK STAMPED "PRM LB 3591", UNLESS OTHERWISE NOTED
■ PRM	INDICATES SET 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 3591", UNLESS OTHERWISE NOTED
△	DENOTES HORIZONTAL CONTROL POINT
✦	INDICATES SECTION CORNER
✦	INDICATES 1/4 SECTION CORNER

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CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

LEGEND/ABBREVIATIONS

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 PNI – POINT OF NON-AGENCY
 PT – POINT OF TANGENCY
 (R) – INDICATES RADIAL LINE
 RBUE – RIVERA BEACH UTILITY EASEMENT
 NPBCID – NORTH DAVENPORT HIGH COUNTY IMPROVEMENT DISTRICT
 N – NORTHING WHEN USED WITH COORDINATES
 E – EASTING WHEN USED WITH COORDINATES
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 ——— OTHERWISE NOTED
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 ——— OTHERWISE NOTED
 ▲ – DENOTES HORIZONTAL CONTROL POINT
 ✕ – INDICATES SECTION CORNER
 ✕ – INDICATES 1/4 SECTION CORNER

[illegible]

MATCH LINE SHEET 7

[illegible]

MATCH LINE SHEET 5

TRACT W1
105,116 SQ. FT.

1

$L=20.68'$
 $\Delta=12^{\circ}20'20''$

V.I.P. PLAT NO. 2 (PLAT BOOK 72, PAGES 144-145)

LEGEND / ABBREVIATIONS

- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- LB - LICENSED BUSINESS
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- (R) - INDICATES RADIAL LINE
- RBUE - RIVIERA BEACH UTILITY EASEMENT
- NFBUCD - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N - NORTHING WHEN USED WITH COORDINATES
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- Δ - DENOTES HORIZONTAL CONTROL POINT
- ✕ - INDICATES SECTION CORNER
- ✕ - INDICATES 1/4 SECTION CORNER

NOTES

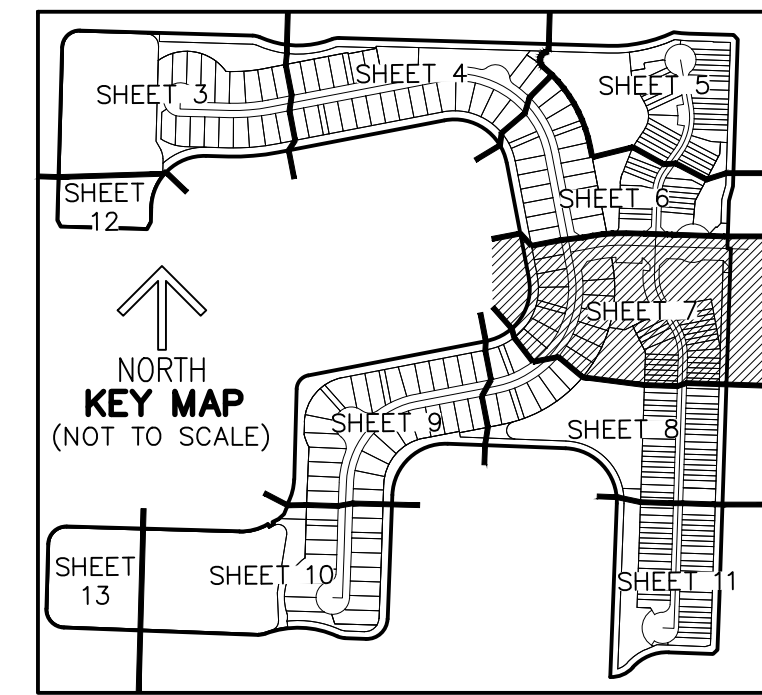
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000038326 (LONE PINE)
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

CARRINGTON PINES

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 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

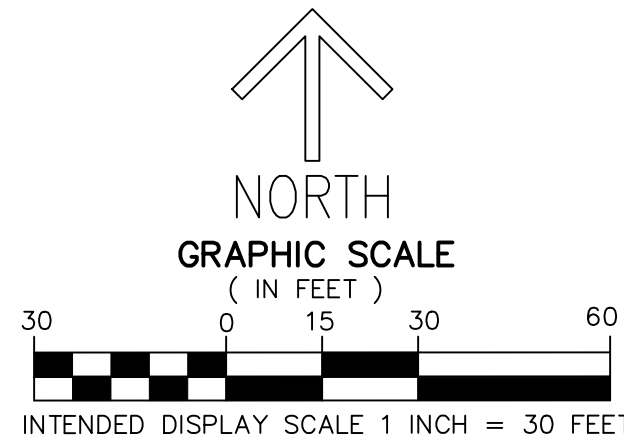
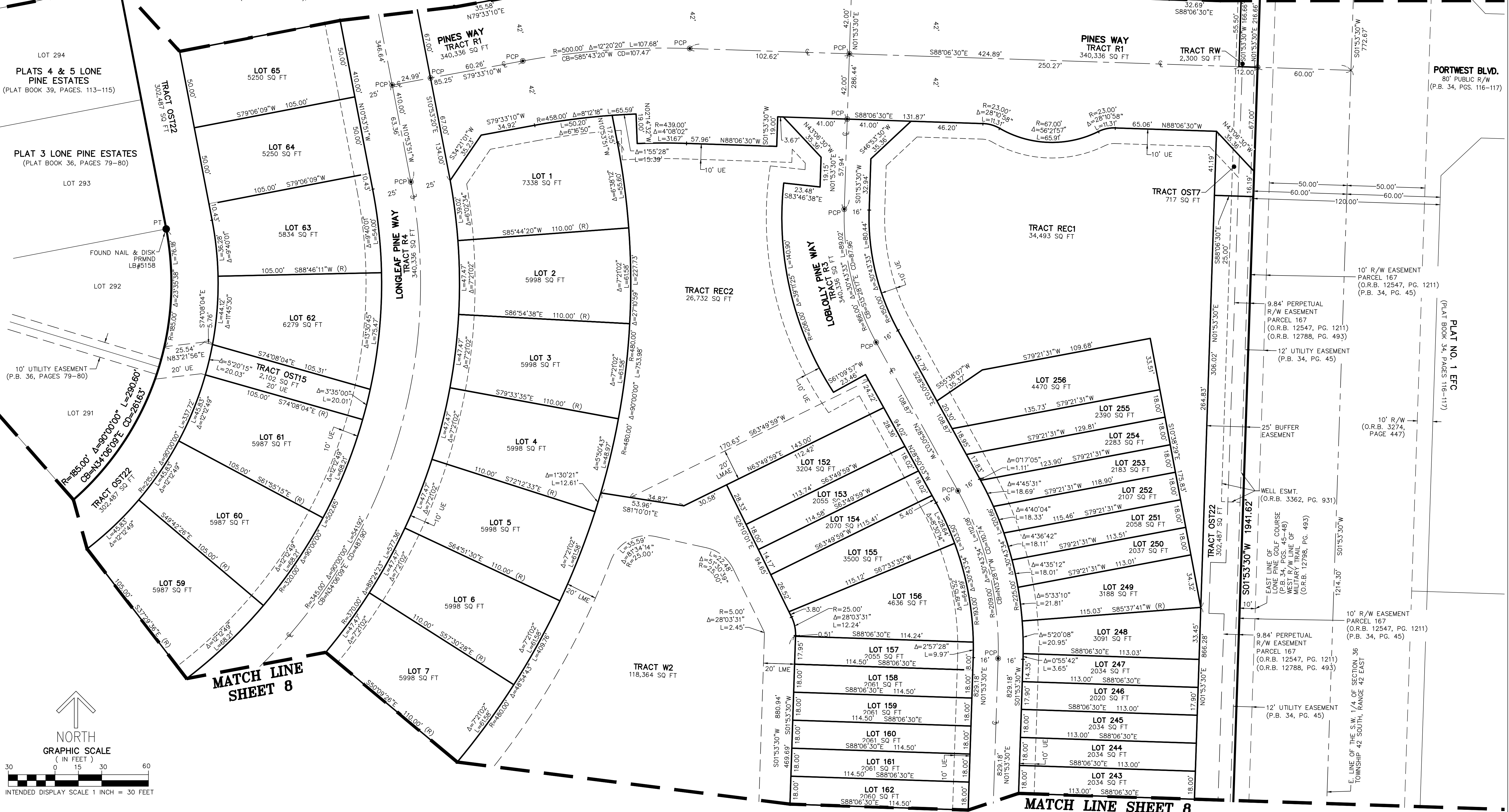
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991



SHEET 7 OF 13

MATCH LINE SHEET 6

MATCH LINE SHEET 6



MATCH LINE SHEET 8

CARRINGTON PINES

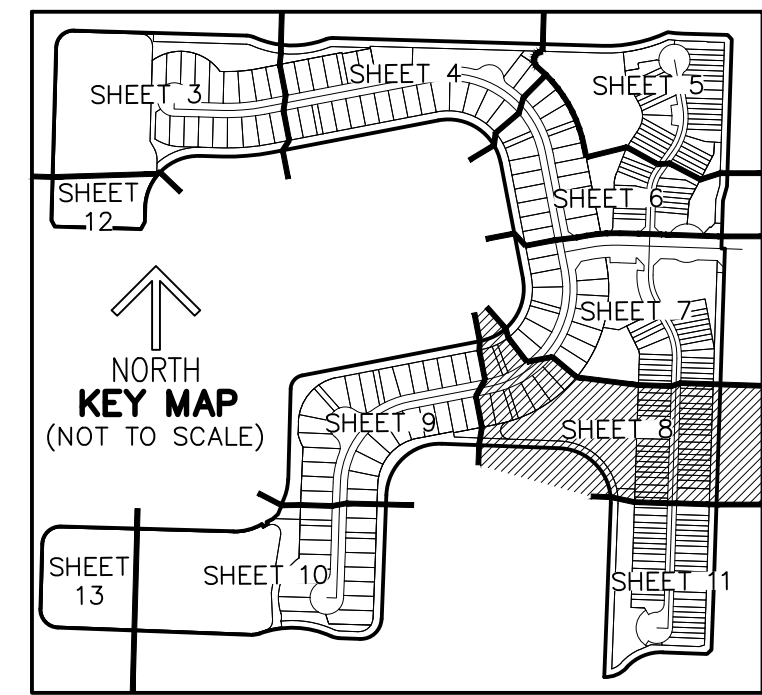
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BOCA RATON, FLORIDA 33434 - (561)392-1991

NOTES
COORDINATES, BEARINGS AND DISTANCES
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SCALE FACTOR = 1.000038326 (LONE PINE)
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
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LEGEND/ABBREVIATIONS

CL - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
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CD - CHORD DISTANCE
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LMAE - LAKE MAINTENANCE EASEMENT
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UE - UTILITY EASEMENT
ESMT - EASEMENT
SQ FT - SQUARE FEET
OST - OPEN SPACE TRACT
● PCP - DENOTES PERMANENT CONTROL POINT
SET NAIL AND METAL DISK STAMPED
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MONUMENT SET NAIL AND METAL DISK
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⊕ - DENOTES HORIZONTAL CONTROL POINT
⊕ - INDICATES SECTION CORNER
⊕ - INDICATES 1/4 SECTION CORNER



SHEET 8 OF 13

MATCH LINE SHEET 7

MATCH LINE
SHEET 9

MATCH LINE
SHEET 9

MATCH LINE
SHEET 11

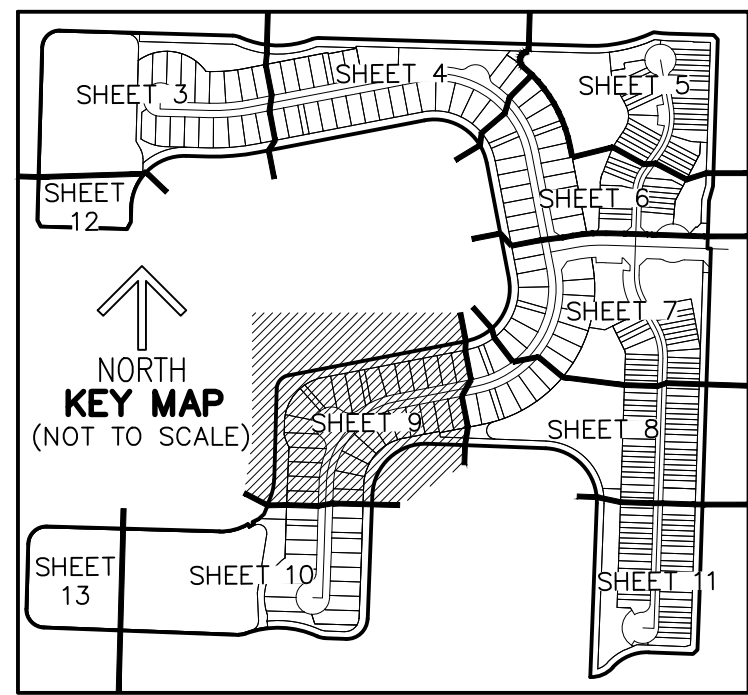
MATCH LINE SHEET 11

UNPLATTED

CARRINGTON PINES

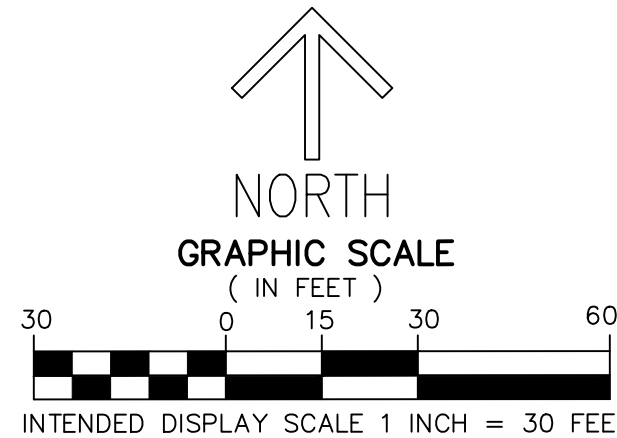
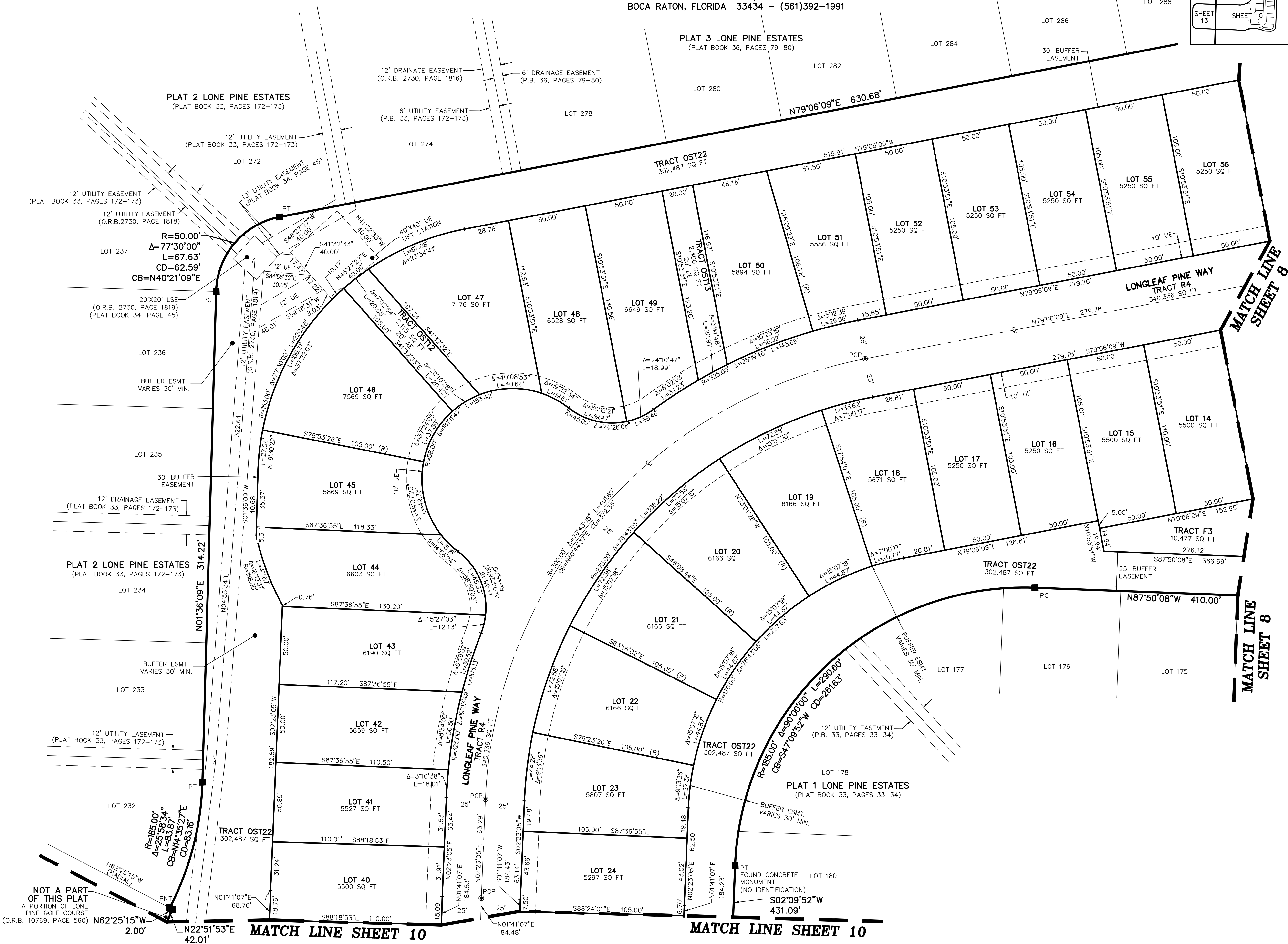
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SHEET 9 OF 13

NOTES
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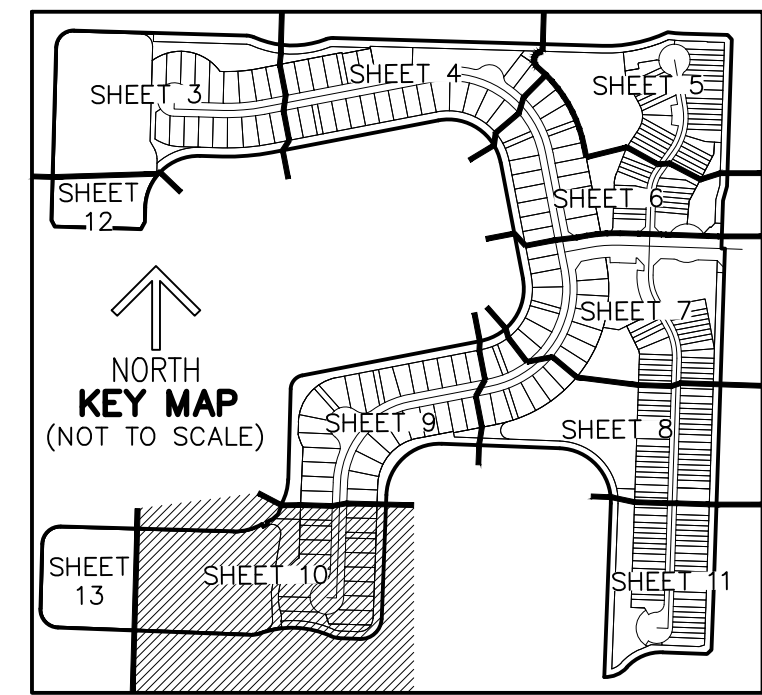
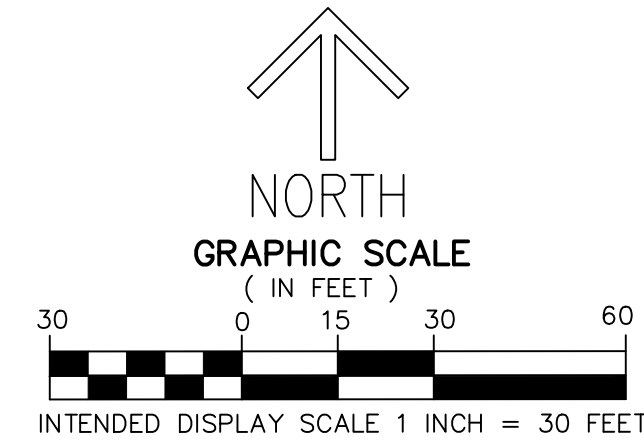
LEGEND/ABBREVIATIONS

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- (R) - INDICATES RADIAL LINE
- RBUE - RIVIERA BEACH UTILITY EASEMENT
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- UE - UTILITY EASEMENT
- ESMT. - EASEMENT
- SQ. FT. - SQUARE FEET
- OST - OPEN SPACE TRACT
- - DENOTES PERMANENT CONTROL POINT
- - SET NAIL AND METAL DISK STAMPED "PCP LB 3591"
- - UNLESS OTHERWISE NOTED
- - PRMND - DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND METAL DISK STAMPED "PRM LB 3591"
- - UNLESS OTHERWISE NOTED
- - PRM - INDICATES SET 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 3591"
- - UNLESS OTHERWISE NOTED
- △ - DENOTES HORIZONTAL CONTROL POINT
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER

CARRINGTON PINES

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SHEET 10 OF 13

LEGEND/ABBREVIATIONS

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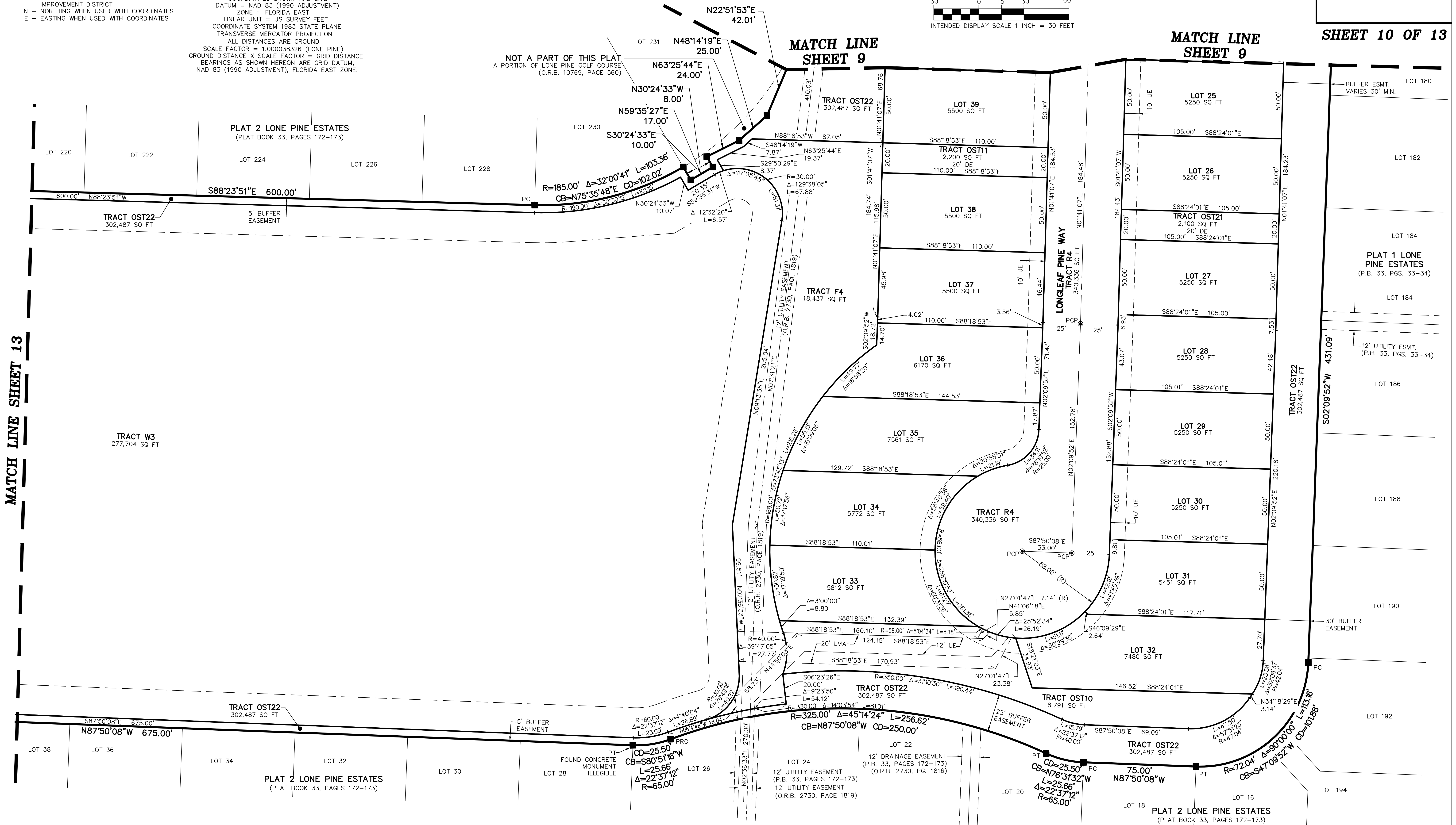
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NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
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NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

MATCH LINE SHEET 13



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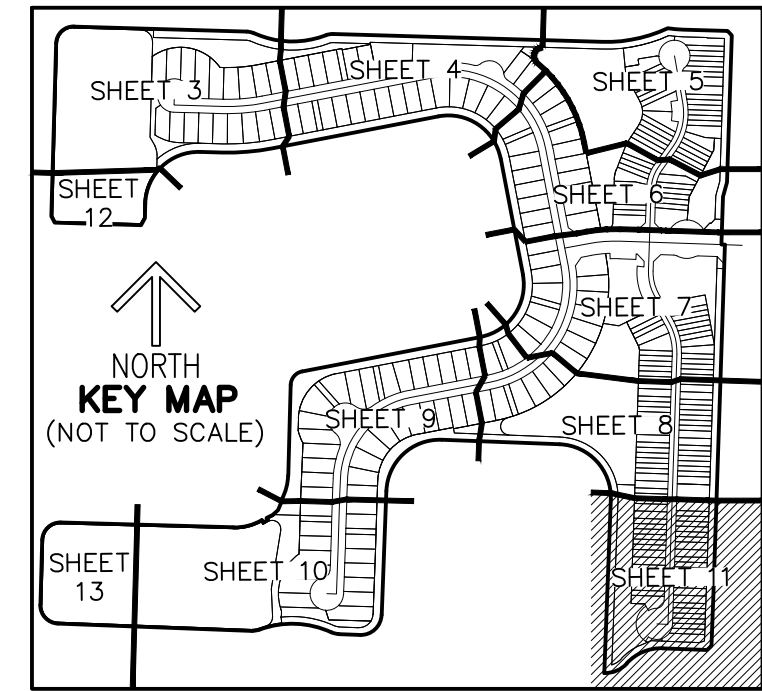
MATCH LINE
SHEET 8

R=185.00'
Δ=90°00'00"
L=290.60'
CD=261.63'
CB=N42°50'08"W

PLAT 1 LONE PINE ESTATES
(PLAT BOOK 33, PAGES 33-34)

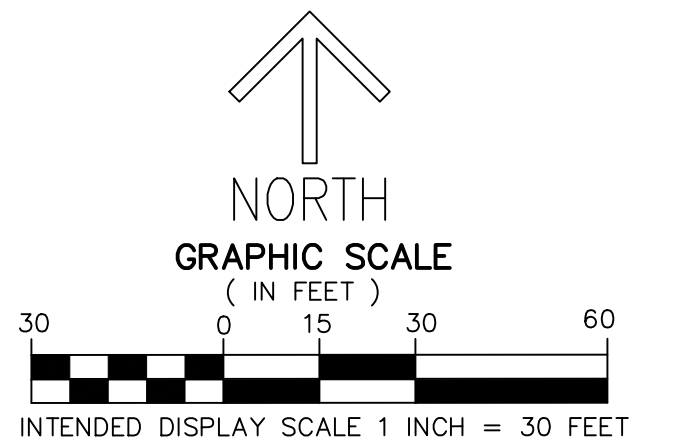
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MATCH LINE
SHEET 8



SHEET 11 OF 13

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LEGEND/ABBREVIATIONS

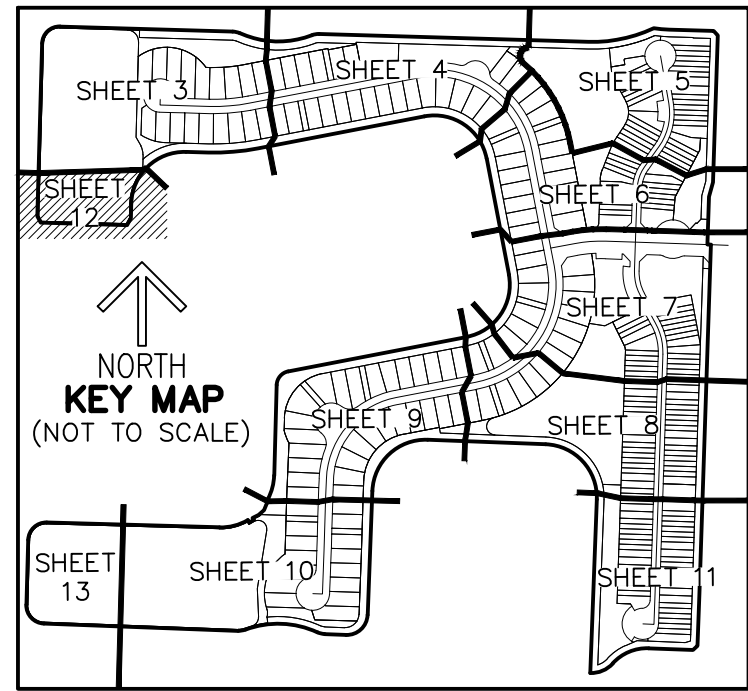
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- ✱ - INDICATES SECTION CORNER
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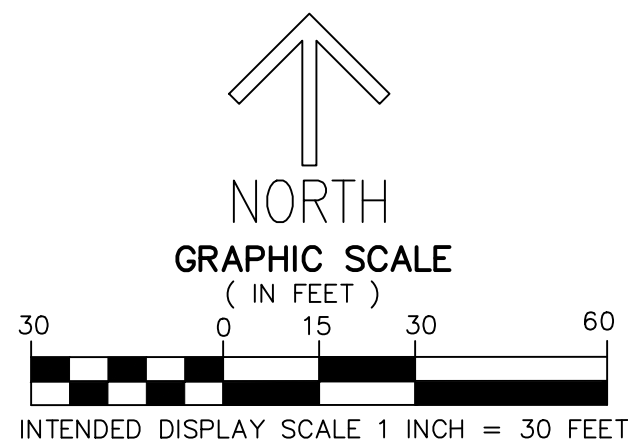
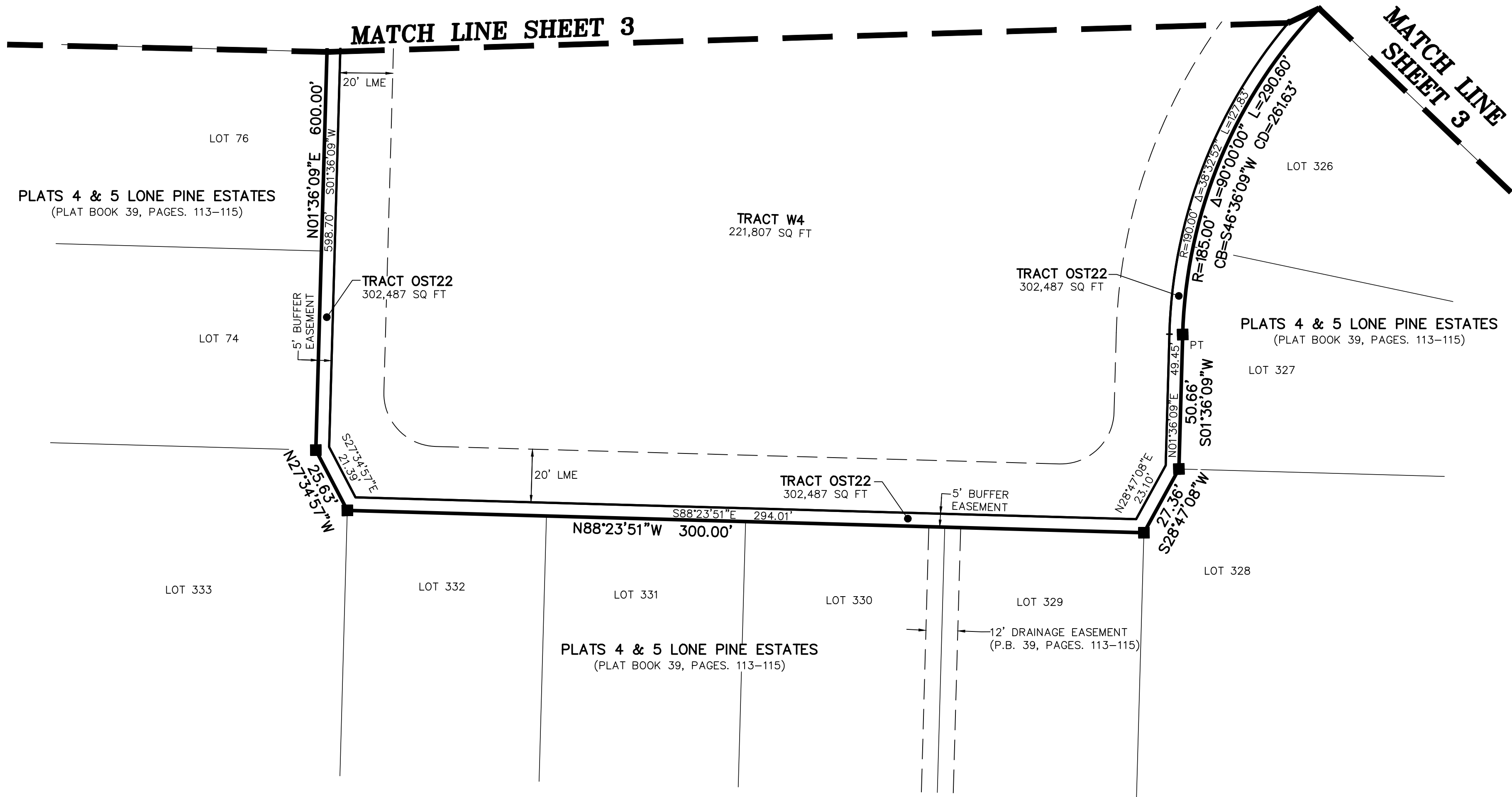
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SHEET 12 OF 13



- LEGEND/ABBREVIATIONS**
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 - ✱ - INDICATES SECTION CORNER
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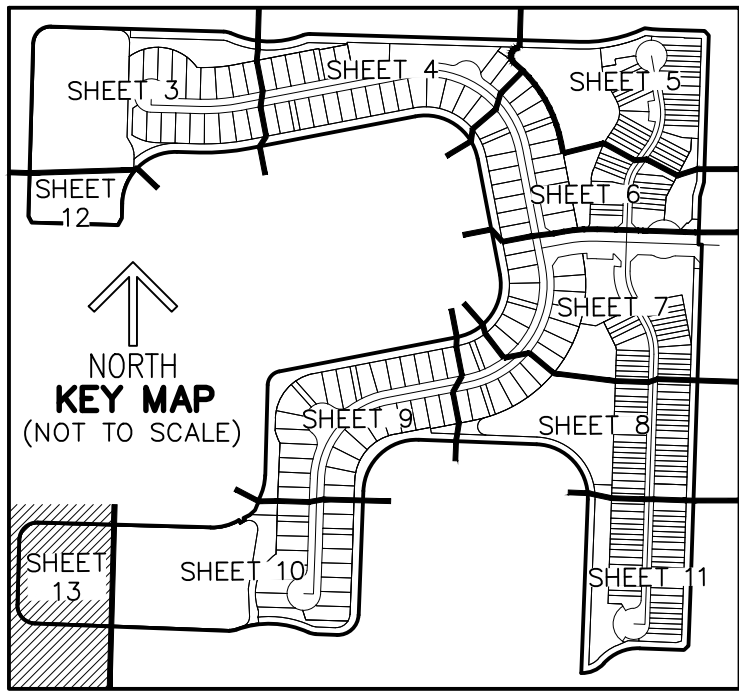
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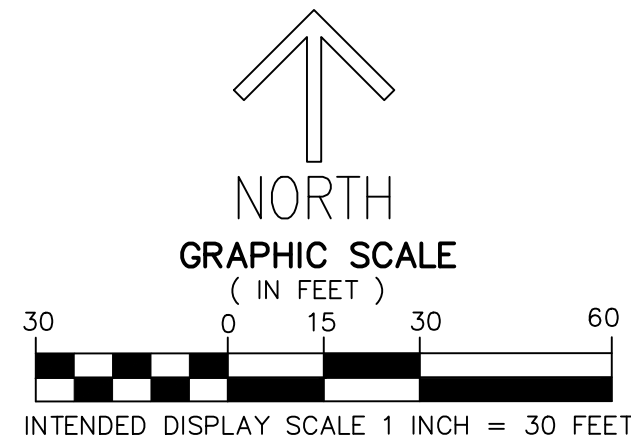
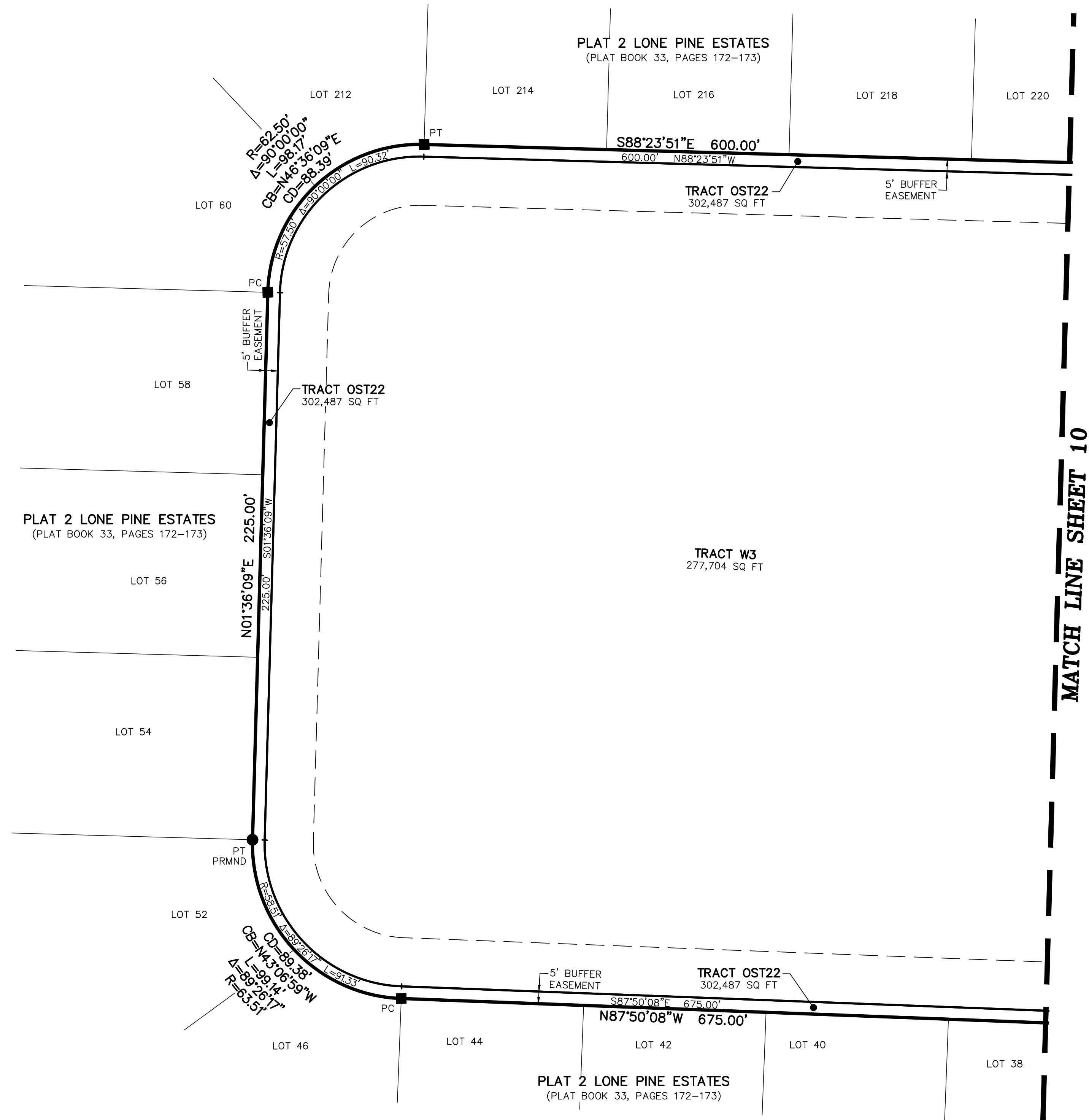
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SHEET 13 OF 13



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