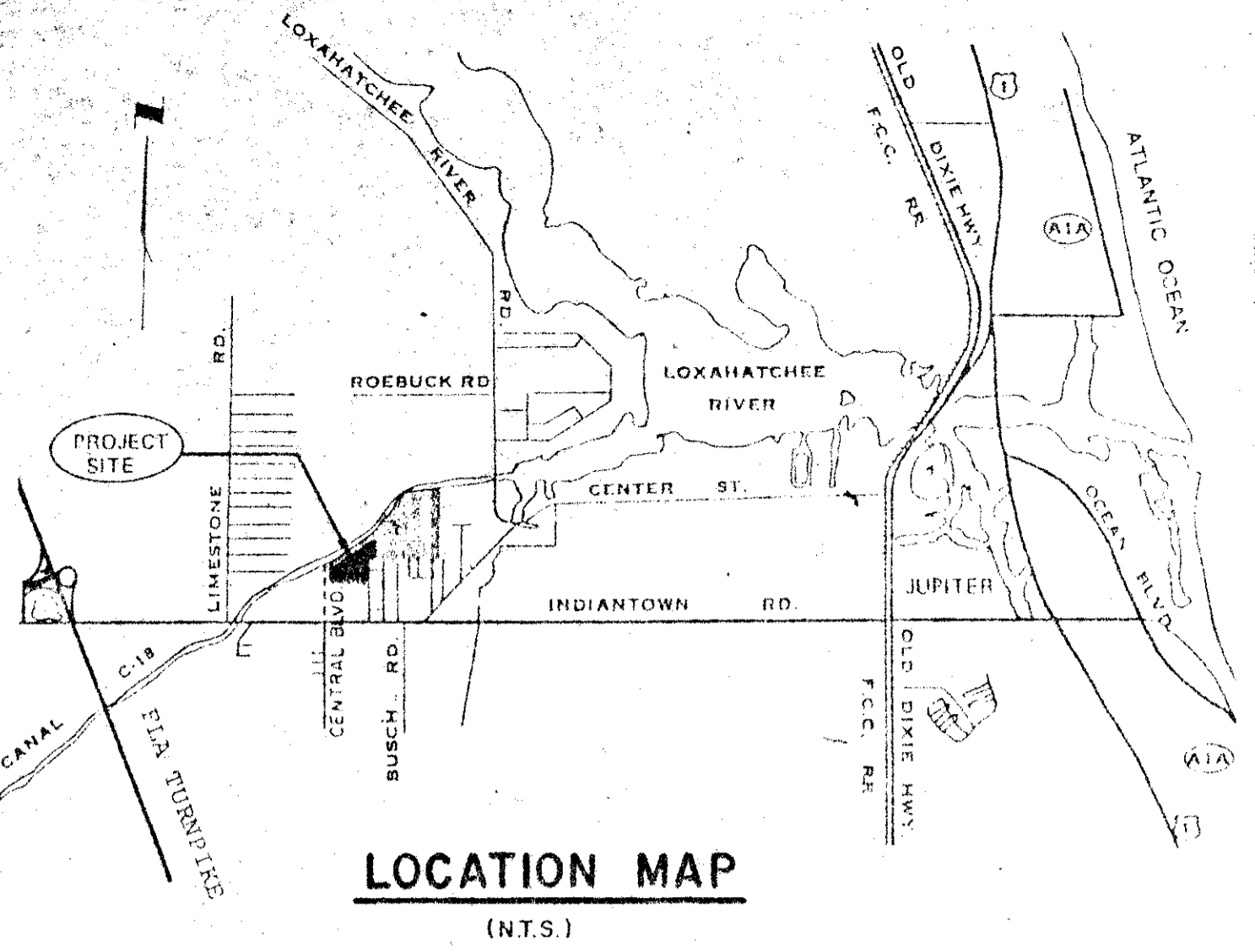


53/171

DRAWING NUMBER

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DRAWING NUMBER



REPLAT OF PLAT NO. 1 OF RIVER WALK
IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SEPT., 1985

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:20 A.M.
this 23rd day of June, 1985
and duly recorded in Plat Book No.
53 on page 171-172
JOHN B. DUNKLE, Clerk, Circuit Court
By: [Signature]

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
KNOW ALL MEN BY THESE PRESENTS THAT RIVER TRAILS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREIN AND SHOWN AS REPLAT OF PLAT NO. 1 OF RIVER WALK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION
A CERTAIN 6.65 ACRE PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF CINQUEZ PARK AS RECORDED IN PLAT BOOK 20, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE FROM SAID POINT OF BEGINNING, SOUTH 00°45'30" EAST, ALONG THE WEST LINE OF SAID PLAT OF CINQUEZ PARK, A DISTANCE OF 548.51 FEET; THENCE SOUTH 88°40'25" WEST, A DISTANCE OF 375.53 FEET; THENCE NORTH 00°00'22" WEST, A DISTANCE OF 335.68 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE CANAL NUMBER 18; THENCE NORTH 59°36'02" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY OF CANAL 18, A DISTANCE OF 706.40 FEET; THENCE SOUTH 01°41'00" EAST, A DISTANCE OF 134.74 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PLAT OF CINQUEZ PARK; THENCE SOUTH 88°19'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 47.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 6.65 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) LIMITED ACCESS EASEMENTS (L.A.E.) ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2) UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE UTILITY ORGANIZATIONS WITHOUT RECOURSE TO PALM BEACH COUNTY.
3) DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
4) TRACT C, IS HEREBY DEDICATED IN PERPETUITY TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND FENCES WITHOUT RECOURSE TO PALM BEACH COUNTY.
5) THE RIGHT-OF-WAY SHOWN HEREON AS TRACT "A" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND THE RESPECTIVE UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
6) THE TRACTS SHOWN HEREON AS TRACT "B" AND TRACT "B-1", ARE HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE & UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
7) THE TRACT SHOWN HEREON AS TRACT "B-1" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL USES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
8) ALL AREAS WITHIN LANDS DESCRIBED HEREON OTHER THAN THE INDIVIDUAL FEE SIMPLE LOTS OR THE DEDICATED TRACTS, RIGHTS-OF-WAY AND EASEMENTS, ARE COMMON AREAS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN BOURASSA, ITS SOLE GENERAL PARTNER, THIS 27 DAY OF May, A.D. 1985.

WITNESS: [Signature]
BY: JOHN BOURASSA, GENERAL PARTNER

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN BOURASSA, SOLE GENERAL PARTNER OF RIVER TRAILS LIMITED, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN BOURASSA, SOLE GENERAL PARTNER OF RIVER TRAILS LIMITED, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4641 AT PAGES 1584 THROUGH 1588 AND 4151 PAGES 228 THROUGH 257 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED TO THE UNDERSIGNED SHALL BE SUBORDINATED TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF FIRST AMERICAN BANK AND TRUST, A BANKING INSTITUTION CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF May, A.D. 1985.

FIRST AMERICAN BANK & TRUST
BY: [Signature] VICE PRESIDENT

Table with columns for COUNTY, FIRST AMERICAN, NOTARY, NOTARY, LTD. PARTNERSHIP, SURVEYORS' SEAL, and a grid for Field Book No., Design, Drawn, Checked, and PUD NAME.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED [Signatures] AND [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED [Signatures] AND [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED [Signatures] AND [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND I HAVE FOUND THEM TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT.

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
RE: THE ATTORNEY TITLE INSURANCE FUND, A TITLE INSURANCE COMPANY, INCORPORATED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS HELD BY RIVER TRAILS, LTD. THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT WE FIND ALL THE CONDITIONS ARE SHOWN AND ALL PAID AND CORRECT.

Handwritten notes and stamps including 'SUBDIVISION \* Riverwalks Plat 1', 'BOOK 53 PAGE 171', 'FLOOD ZONE B FLOOD MAP # 1250', 'QUAD # 28 ZONING', 'SE ZIP CODE', 'PUD NAME', and a date stamp '3/4/82'.

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June, A.D. 1985.
BY: [Signature] KAREN T. MARCUS, CHAIR
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June, A.D. 1985.
BY: [Signature] HERBERT P. KAHLERT, ENGINEER
PALM BEACH COUNTY, FLORIDA

ATTEST: JOHN B. DUNKLE, Clerk
BY: [Signature] KATHRYN S. MILLER
DEPUTY CLERK

NOTES
PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED F.R.M.
PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: @
BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF SECTION 3/41/42 BEARING S 87°38'53" N.
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TALL OR SHEDS PLACED ON DRAINAGE EASEMENTS.
IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

SURVEYOR'S CERTIFICATION 0412-001
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1 CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
DATE: 5-29-86 BY: [Signature] WILLIAM R. CHASE, P.L.S.
FLORIDA CERT. NO. 4061

THIS INSTRUMENT WAS PREPARED BY WILLIAM R. CHASE, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS AND PLANNERS, 2500 FLA-MANGO ROAD, WEST PALM BEACH, FLORIDA.

REPLAT OF PLAT NO. 1 OF RIVER WALK
ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH - FLORIDA
Job No. 85-142
Date SEPT., 1985
Sheet 1 of 2
File BF-2395-D