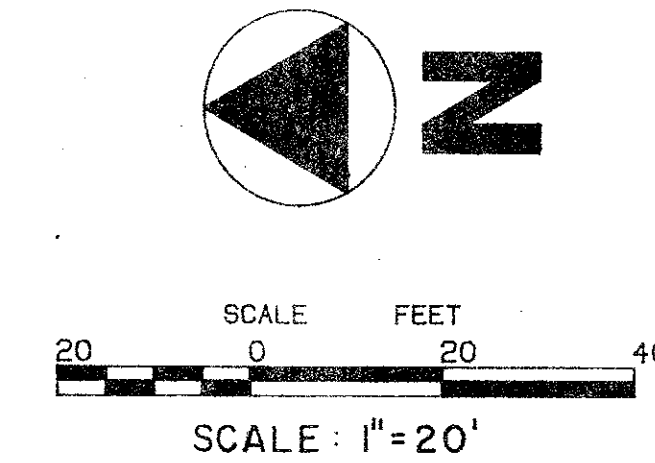


JANUARY 1988

A REPLAT OF TRACT "D" NORTH RIVER PLANTATION

PLAT BOOK 40, PAGES 98 & 99,
LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA



40
2:48 A.
MARCH
59
on page 40
JOHN B. DUNKLE, Clerk
Linda A. Platt

DESCRIPTION

TRACT D, AS SHOWN OF THE PLAT OF NORTH RIVER PLANTATION, RECORDED IN PLAT BOOK 40, PAGES 98 & 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 0.403 AC

DEDICATION

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT NORTH RIVER PLANTATION HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS A REPLAT OF A PORTION OF NORTH RIVER PLANTATION, BEING MORE PARTICULARLY DESCRIBED ABOVE, IS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS:
THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING A.T.V.

2. TRACT:
THE TRACT AS SHOWN HEREON AND DELIMITED BY THE PLAT BOUNDARIES SHALL BE RESERVED TO THE OWNER THEREOF FOR PROPER OR RESIDENTIAL PUSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF JANUARY 1988.

NORTH RIVER PLANTATION HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION

BY: Richard H. Williams
RICHARD H. WILLIAMS, PRESIDENT

ATTEST: Donald D. Doran
DONALD D. DORAN, SECRETARY

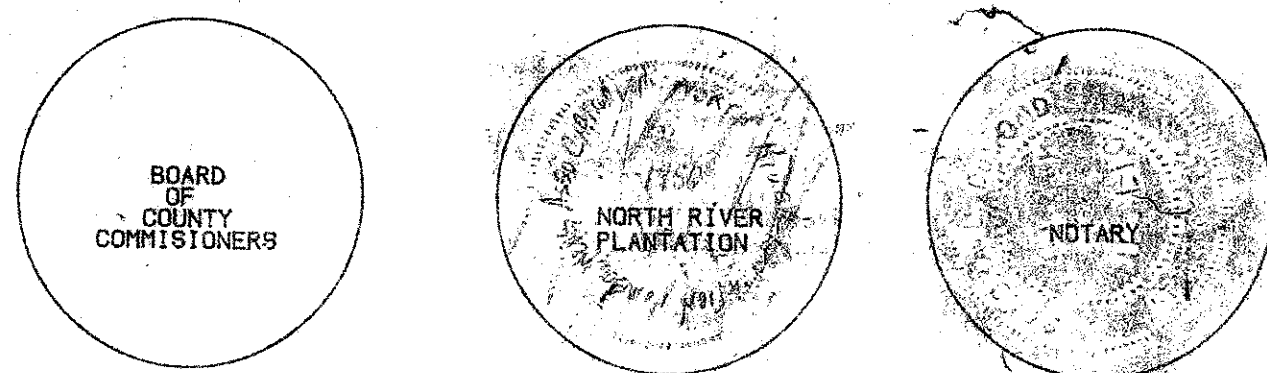
ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

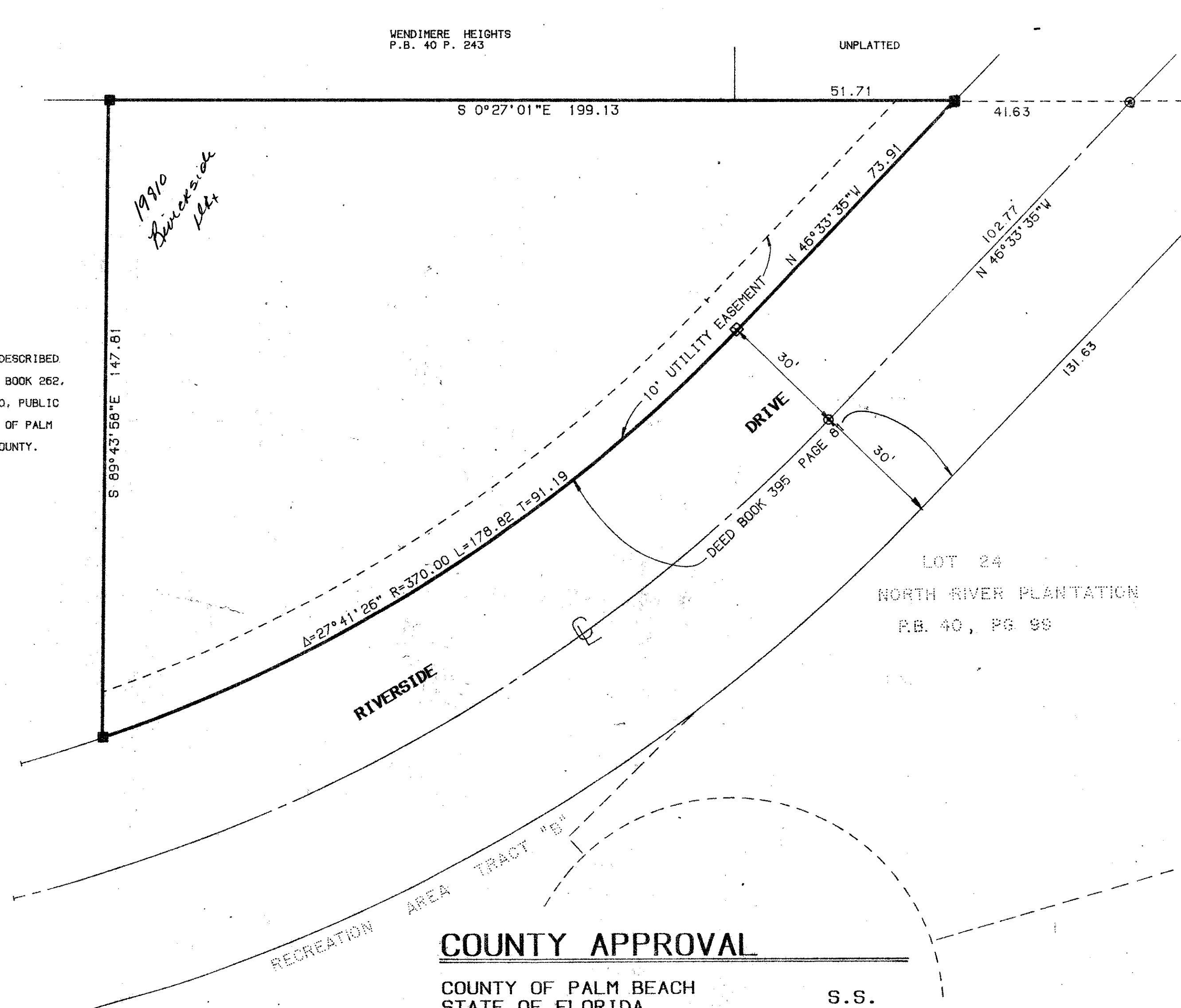
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD H. WILLIAMS, PRESIDENT & DONALD D. DORAN, SECRETARY, AS OFFICERS OF NORTH RIVER PLANTATION HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF January, 1988.

MY COMMISSION EXPIRES: Aug 8, 1988
Sandra L. Dumond
NOTARY PUBLIC



PARCEL DESCRIBED IN DEED BOOK 262, PAGE 290, PUBLIC RECORDS OF PALM BEACH COUNTY.



TITLE CERTIFICATION

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

I, PETER L. BRETON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED TO NORTH RIVER PLANTATION HOMEOWNERS ASSOCIATION INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

DATED THIS 21st DAY OF JANUARY, 1988.

Peter L. Breton
PETER L. BRETON
MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.
9th FLOOR, BARNETT CENTRE
625 NORTH FLAGLER DRIVE
WEST PALM BEACH, FLORIDA 33402
(305) 659-7500

SURVEYOR'S CERTIFICATION

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

I, VINCENT J. NOEL, DO 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

COUNTY APPROVAL

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF March, A.D. 1988.

BY: Carol Roberts
CAROL ROBERTS, CHAIR

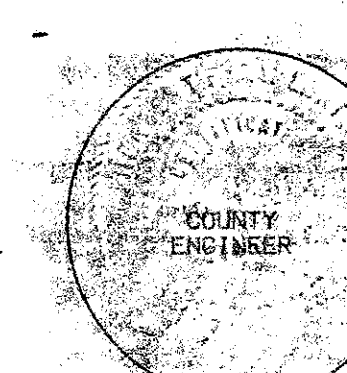
ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

BY: Rick A. Compton
DEPUTY CLERK
THIS PLAT IS APPROVED FOR RECORD THIS 8 DAY OF March, A.D. 1988.

BY: H.F. Kahlert
H.F. KAHLERT, P.E., COUNTY ENGINEER

○ = SET PERMANENT CONTROL POINT (P.C.P.)
■ = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) # 959 (PER NORTH RIVER PLANTATION P.B. 40, PGS. 98-99)
□ = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
BEARING BASE: THE CENTERLINE OF RIVERSIDE DRIVE IS TAKEN TO BEAR N.46°33'35"W. AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NOTE: 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. THE PURPOSE OF THIS PLAT IS TO DELETE ALL REFERENCE TO THE PROPERTY DEPICTED AS BEING "RECREATION TRACT".



Vincent J. Noel
VINCENT J. NOEL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 269
North River Plantation 59/40

LINDAHL, BROWNING, FERRARI & HELLSTROM
Consulting Engineers, Planners & Surveyors
BLDG. 5000, SUITE 104 10 CENTRAL PARKWAY
210 JUPITER LAKES BLVD. SUITE 420
JUPITER, FL 33468 STUART, FL 33497

1 1

7-29-88
BOOK 59
PAGE 25
PUD MAP
TAZ 5
RS 1068
33458