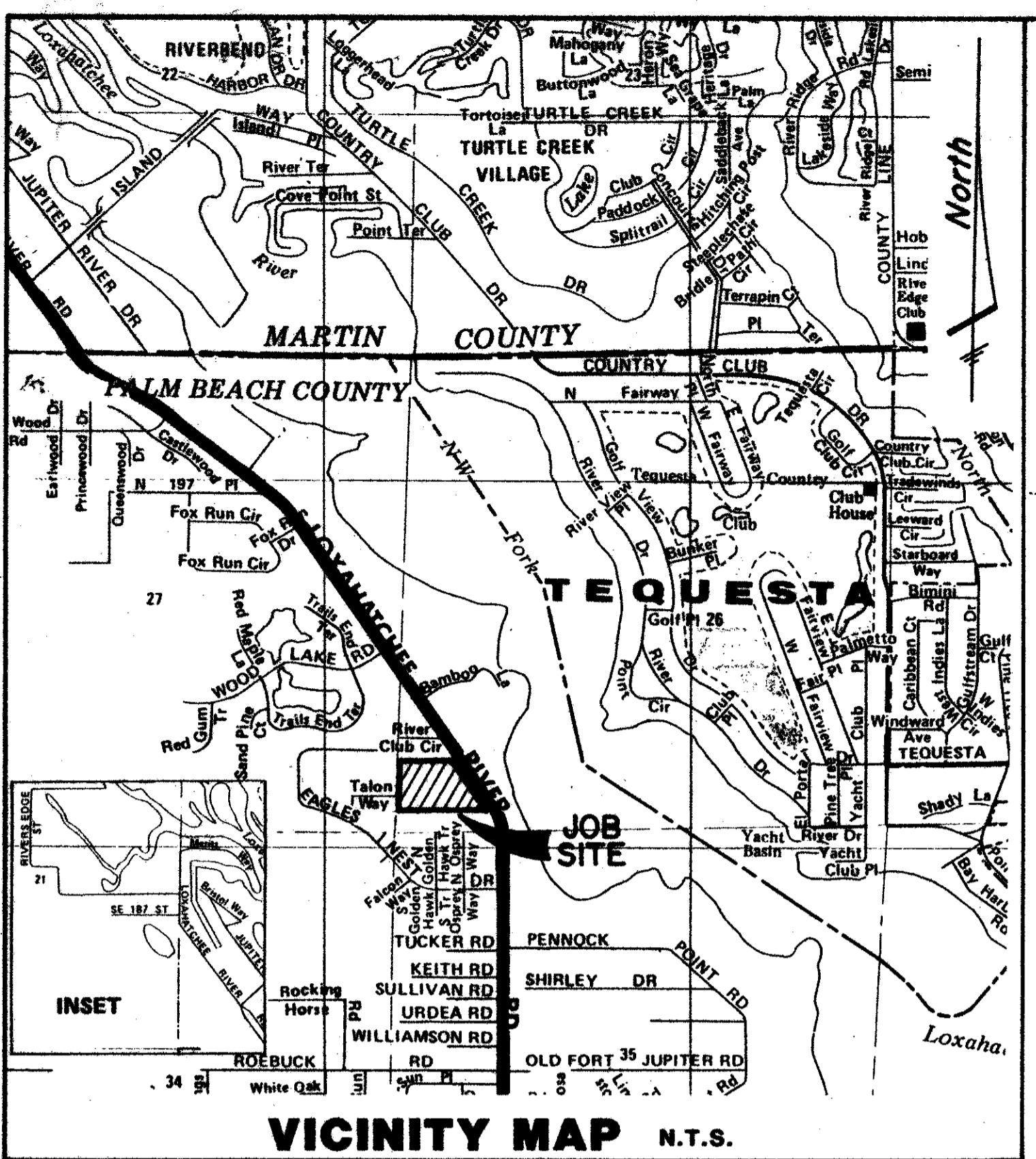


PLAT OF RIVER ISLE

BEING A PORTION OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. OCTOBER, 1987



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT ANGSTROM CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS RIVER ISLE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 400 FEET OF THE SOUTH 800 FEET OF GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF LOXAHATCHEE RIVER ROAD.

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

- STREETS**
 - THE STREET AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
 - THAT TRACT SHOWN AS ADDITIONAL RIGHT-OF-WAY FOR LOXAHATCHEE RIVER ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS**
 - UTILITY AND DRAINAGE EASEMENTS** - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, CABLE TELEVISION SYSTEMS AND DRAINAGE WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - LIMITED ACCESS EASEMENTS** - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - F P & L EASEMENT** - THE F P & L EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY FOR PERPETUAL USE OF THE COMPANY FOR PROPER PURPOSES.
 - LANDSCAPE EASEMENTS** - THE LANDSCAPE EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE RIVER ISLE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS:**
 - THE WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO RIVER ISLES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SOLE OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF July, 1988.

By: Charles W. Whaley
CHARLES W. WHALEY, PRESIDENT

WITNESS: Barbara C Klein WITNESS: Saughn Scavo

BEFORE ME PERSONALLY APPEARED CHARLES W. WHALEY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SOLE OFFICER OF ANGSTROM CORPORATION, AND ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 1988.

MY COMMISSION EXPIRES: December 31, 1991

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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 RECORD BOOK 5462 AT PAGE 1682 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 Senior Vice President AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF July, 1988.

COMMUNITY SAVINGS, F.A.
A CORPORATION OF THE STATE OF FLORIDA

By: Carl J. Howard Jr.

ATTEST: Walter E. Reinhardt

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Cecil F. Howard Jr. AND Michael E. Reinhardt TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President AND VICE PRESIDENT OF COMMUNITY SAVINGS, F.A., A CORPORATION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 1988.

MY COMMISSION EXPIRES: JAN. 28, 1989

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5432 AT PAGE 1727 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, EDWIN E. PATTERSON, DO HEREUNTO SET MY HAND THIS 19th DAY OF July, 1988.

WITNESS: Saughn Scavo Edwin E. Patterson
EDWIN E. PATTERSON

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWIN E. PATTERSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF July, 1988.

MY COMMISSION EXPIRES: December 31, 1991

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY N. DAVERSA, 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 THE TITLE TO THE PROPERTY IS VESTED TO ANGSTROM CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Jeffrey N. Daversa JAN. 12, 1989
ATTORNEY-AT-LAW LICENSED IN FLORIDA

JEFFREY N. DAVERSA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED TO RECORD THIS DAY OF Feb, 1989
By: Carol J. Elmouist
CAROL J. ELMQUIST, CHAIRMAN

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

By: John B. Dunkle
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF Feb, 1989
By: Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO 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 AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Francis Gryta
FRANCIS GRYTA
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4351

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M)
- = DENOTES PERM CONTROL POINT (P.C.P)
- (R.) = DENOTES RADIAL LINE
- (N.R.) = DENOTES NON-RADIAL LINE
- U.E. = DENOTES UTILITY EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS FOR WATER AND SEWER.
- ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
- THE WEST LINE OF SECTION 26 IS ASSUMED TO BEAR NORTH 0° 52' 00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NOTICE:

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 PREPARED BY:

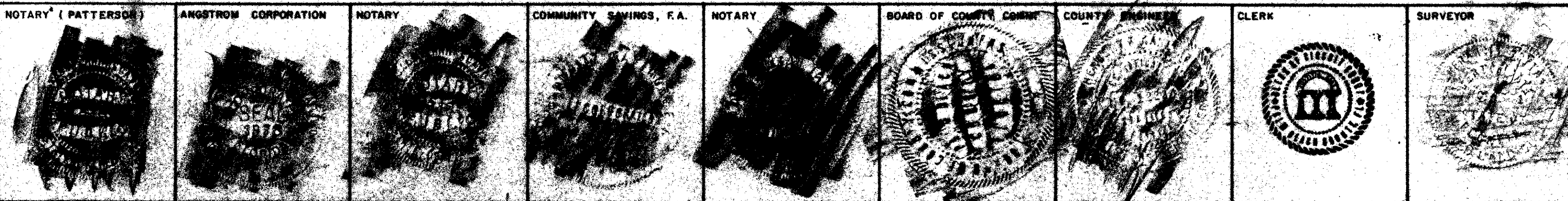
FRANCIS GRYTA
WALLACE SURVEYING CORPORATION
9176 ALTERNATE A-1-A
LAKE PARK, FLORIDA 33403

TURNOUT REQUIRED
SIDEWALK REQUIRED

PLAT OF RIVER ISLE

JUPITER, FLORIDA
WALLACE SURVEYING CORPORATION
9176 ALTERNATE A-1-A LAKE PARK, FLORIDA 33403

FILED: J.P. JOB NO: 87-1346 P.B. PG.
OFFICE: R.N.R. DATE: OCTOBER, 1987 DWG. NO: 87-1346
CVD: REF. SHEET 1 OF 2



Division - River Isle
BOOK 62
PAGE 1068
COUNTY 42-5
R.S. 33468
TRZ 16
26/10/142