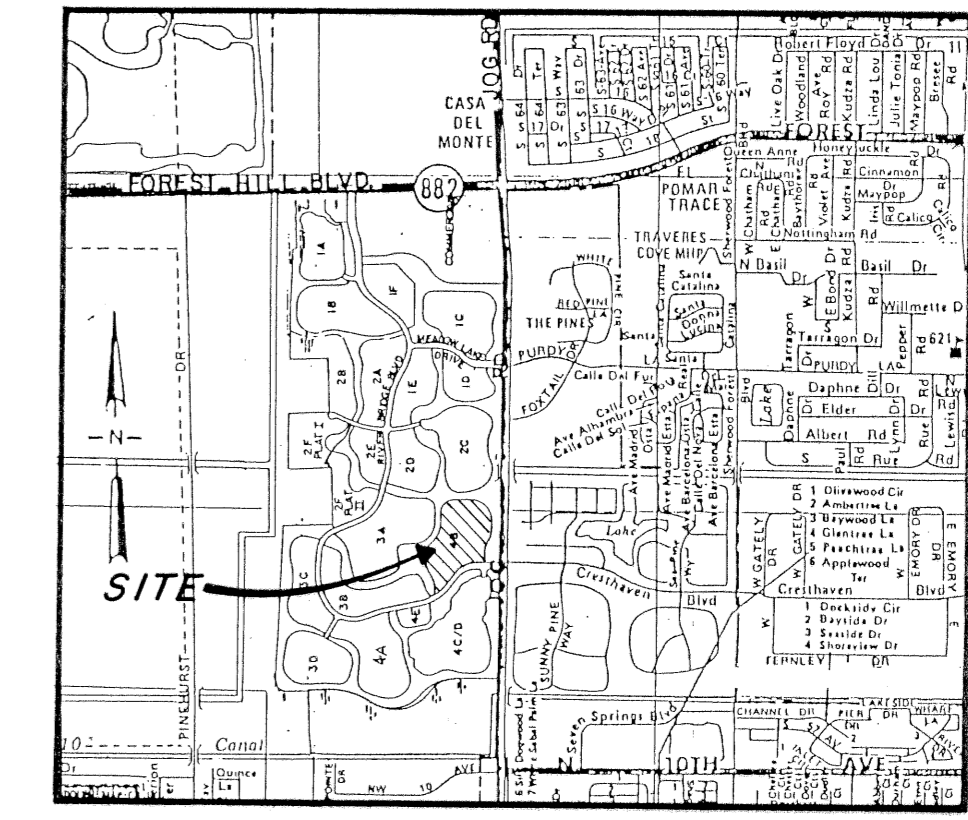


STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 4:47, this 3 day of JUNE, 1996, and duly recorded in Plat Book No. 77 on Pages 94 thru 95.

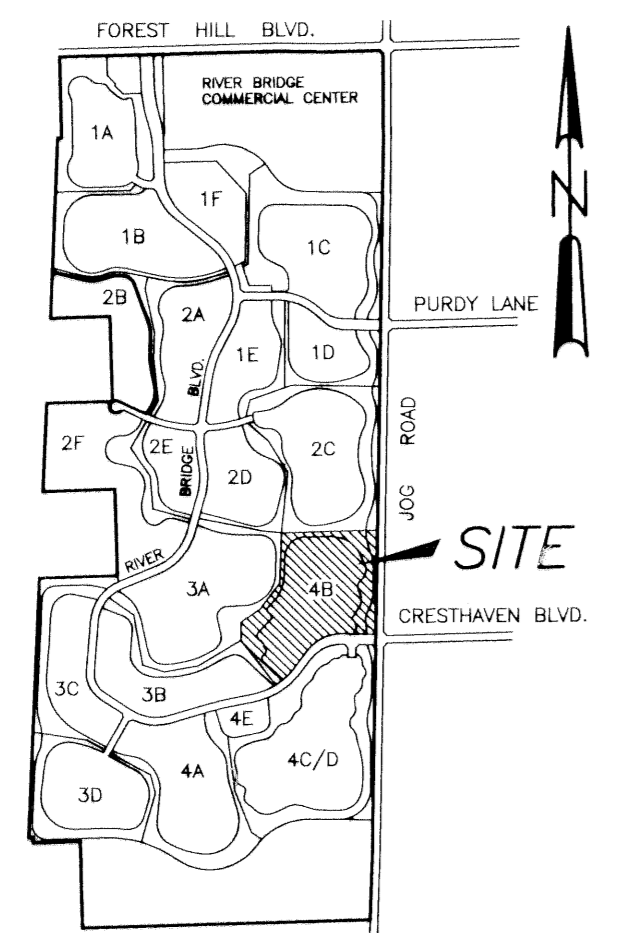
DOROTHY H. WILKEN  
Clerk Circuit Court  
By Leigh A. Standley  
D.C.



LOCATION MAP n.t.s.  
SECTION 15, TWP. 44S., RGE. 42E.

# RIVER BRIDGE P.U.D. PARCEL 4B

BEING A REPLAT OF RIVER BRIDGE P.U.D. PLAT 4B  
OF THE RIVER BRIDGE P.U.D., (P.B. 67, PGS. 26 AND 27)  
LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.  
JUNE 1996 SHEET 1 OF 2



P.U.D. LOCATION MAP n.t.s.  
SECTION 15, TWP. 44S., RGE. 42E.  
DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the RIVER BRIDGE VILLAGE APARTMENTS, L.P., by FOCUS RIVER BRIDGE, L.L.C., general partner, licensed to do business in the State of Florida, the owners of the land shown hereon as RIVER BRIDGE P.U.D. PARCEL 4B, situate in Section 15, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida,

Being all of "RIVER BRIDGE P.U.D. PLAT 4B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Plat Boundary containing 17.66435 acres more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Parcel 4B as shown hereon, is hereby reserved in perpetuity to and shall be the perpetual maintenance obligation of RIVER BRIDGE VILLAGE APARTMENTS, L.P., its successors and assigns, for multi-family dwellings and other related purposes.
- Water Management Tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities.
- The 20 foot Lake Maintenance Easement as shown hereon, is hereby dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities. The property owner shall maintain the property on, over or under which the easement is located.
- The Drainage Easements as shown hereon, are hereby reserved in perpetuity to, and shall be the perpetual maintenance obligation of the RIVER BRIDGE VILLAGE APARTMENTS, L.P., its successors and assigns, for the construction and maintenance of drainage facilities.
- The 24 foot Lake Maintenance Access Easement, as shown hereon, is hereby dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, for ingress/egress to the 20 foot Lake Maintenance Easement, for the construction and maintenance of the Water Management Tract. The property owner shall maintain the property on, over, or under said easement.
- The Water/Sewer Utility Easements as shown, hereon are hereby dedicated in perpetuity to the Palm Beach County Board of County Commissioners for construction, operation, maintenance, inspection, replacement and repair of water and sewer utilities and appurtenances. The property owner shall maintain the property on, over, or under which the utility easements are located.
- All other Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction, operation, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, by any public utility, cable television or security service. The property owner shall maintain the property on, over, or under which the utility easements are located.

In witness whereof, the RIVER BRIDGE VILLAGE APARTMENTS, L.P. has caused these presents to be signed and sealed by their general partner and their seal to be affixed hereto by and with the authority of their Board of Directors, this 28 day of MAY, 1996.

RIVER BRIDGE VILLAGE APARTMENTS, L.P.,  
by FOCUS RIVER BRIDGE, L.L.C., general partner,  
By: Eduard de Guardiola  
Eduard de Guardiola, Manager

Attest: Payson S. Pelt

SEAL  
RIVER BRIDGE VILLAGE APARTMENTS, L.P.

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
CITY OF GREENACRES

### ACKNOWLEDGEMENT

STATE OF GEORGIA  
COUNTY OF COBB

BEFORE ME personally appeared Eduard de Guardiola, to me well known and known to be the individual described in and who executed the foregoing instrument as Manager of the above named RIVER BRIDGE VILLAGE APARTMENTS, L.P., by FOCUS RIVER BRIDGE, L.L.C., general partner, and severally acknowledged to and before me that he executed such instrument as Manager of said general partnership, and that his seal affixed to the foregoing instrument is the seal of said partnership and that it was affixed to said instrument by due and regular authority and that said instrument is the free act of said part nership.

Witness my hand and official seal, this 28 day of MAY, 1996.

My commission expires APRIL 30, 2000  
Yvonne S. Byrle  
Notary Public  
State of Georgia

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

SOUTHTRUST BANK OF GEORGIA, N.A., a national banking association, hereby certifies that it is a holder of a mortgage upon the property hereon described and does hereby join in and consent to the dedication of said lands by the owner thereof, as shown hereon, and agrees that its mortgage which is described in official record book 8990 at page 840 of the public records of Palm Beach, Florida, shall be subordinated to said dedication.

SOUTHTRUST BANK OF GEORGIA N.A., a national banking association

By: William D. Fitch  
William D. Fitch, Group Vice President

Attest: Timothy J. Smith

### ACKNOWLEDGEMENT

STATE OF GEORGIA  
COUNTY OF GWINETTE

BEFORE ME personally appeared William D. Fitch, to me well known and known to be the individual described in and who executed the foregoing instrument as Group Vice President of the above named SOUTHTRUST BANK OF GEORGIA, N.A., and severally acknowledged to and before me that they executed such instrument as Group Vice President said banking association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular authority and that said instrument is the free act of said banking association.

Witness my hand and official seal, this 28 day of MAY, 1996.

My commission expires 10/13/99  
Bonnie Patten  
Notary Public  
State of Georgia

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

CHICAGO TITLE INSURANCE COMPANY, a duly licensed title company to practice in the state of Florida, does hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested in RIVER BRIDGE VILLAGE APARTMENTS, L.P., a Georgia Limited Partnership, that the current taxes have been paid, that the property is encumbered by the mortgage shown hereon, and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

CHICAGO TITLE INSURANCE COMPANY

By: Herbert G. Swan Res. V.P.  
Herbert G. Swan

Dated: 5-16-96

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; That said survey complies with chapter 21HH-6 of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set and that permanent control points (P.C.P.s) will be set under guarantees posted for the required improvements, as required by law; That the survey data complies with all the requirements of chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Greenacres, Florida.

This 28 day of MAY, 1996.

PETSCHKE & ASSOCIATES, INC.  
Roger A. Hagler  
Roger A. Hagler  
Professional Land Surveyor  
Florida certificate No. 4544

### SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544.
  - denotes Permanent Reference Monument found, PLS 4544, unless otherwise noted.
  - denotes Permanent Control Point, LB (Licensed Business) # 4574.
- Bearings shown hereon are based upon an assumed bearing of North 01°19'38" East, and are referenced to the North-South quarter section line of Section 15, Township 44 South, Range 42 East and are given for the sole purpose of delineating angles only.
  - Lines which intersect curves are radial to those curves unless otherwise noted.
  - Building Setback Lines shall be as approved by the City of Greenacres, Florida.
  - Where Utility and Drainage Easements cross, Drainage Easements take precedence.
  - Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
  - NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

### APPROVALS

This plat is hereby approved for record this 27 day of JUNE, 1996.

By: Samuel Ferreri, Mayor  
By: Wadie Atallah,  
Engineering, Planning & Building Director  
By: Sondra K. Hill  
Sondra K. Hill, City Clerk

### P.U.D. TABULAR DATA

Multi-family units	244
Multi-family development	12.7079 acres
Lake	4.9565 acres
Total plat area	17.6643 acres

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PETSCHKE & ASSOCIATES, INC., 2581 METROCENTRE BLVD., SUITE 6, WEST PALM BEACH, FL 33407.

**PETSCHKE & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants - Testing Services  
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800  
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788  
1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

RIVER BRIDGE P.U.D. PARCEL 4B  
SECTION 15, TOWNSHIP 44S., RANGE 42E.  
CITY OF GREENACRES, FLORIDA

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
R. HAGLER	MAY 1996	1" = 60'	900401PLDWG	1	OF 2
Designed by:	Checked by:				
R. HAGLER	R. HAGLER				

TAB 339

SUBDIVISION: Riverbridge  
BOOK: 77 PAGE: 94  
FLOOD ZONE: \_\_\_\_\_ FLOOD MAP: \_\_\_\_\_  
QUAD: \_\_\_\_\_ ZONING: \_\_\_\_\_  
SE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
PUD NAME: City of Greenacres

