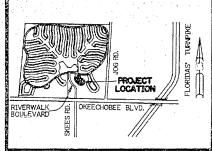
COUNTY OF PALM BEACH)

nd duly recorded in Piel Book No. 8 2

OCROTHY H. WILKEN, Clerky Circuit Court



LOCATION SKETCH

NOT TO SCALE

DEDICATION

KNOW ALL MON BY THESE PRESENTS THAT RIVERWALK OF THE PALM BEACHES DEVELOPHENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "PRISTRAKE" PLAT A DONE. BEING A REPLAT OF TRACT FOR RIVERWALK — PLAT ONE, PLAT BOOK 74, PAGES 137 THROUGH 146, INCLUSIVE, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 21, TOWNSHIP AS SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.316 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- HEREBY DEDICATE AS FOLLOWS:

 1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWHERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTLINES AND DISTRICE FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE PURPOSE OF THE PURPOSE OF PARAMETERS AND TO THE EGRIFFED ALL MAINTENANCE OF UNDERSON OF STREET AND INGRESS—EGRESS EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO MORTHER PALM EACH COUNTY IMPROVED THE DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES. AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SUID INGRESS—EGRESS EASEMENT BEING THE PERFETULAL MAINTENANCE RESPONSIBILITY OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHING RECOURSE TO SUCCESSORS AND/OR ASSIGNS, WITHING RECOURSE TO SUCCESSORS AND/OR ASSIGNS, WITHING RECOURSE TO THE CITY OF WEST PALM BEACH.
- 2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREDY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 3. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETURY TO RIVERWALK OF THE PALM BEACHES HOWEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIONS, FOR STORMWARE MANAGEMENT, DRAINAGE AND IRRICATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN FRAM. BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY NO ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21, DAY OF ANTI-198.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION

BY Ribart E. Sheare, U.P. WINESS: Willia & Sham VICE PRESIDEN

JACK B. OWEN, JR. SECRETARY

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBS, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA



















RIVERWALK - PLAT A-ONE

A PARCEL OF LAND BEING A REPLAT OF TRACT "B" OF RIVERWALK - PLAT ONE. PLAT BOOK 74, PAGES 137 THROUGH 146, INCLUSIVE, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH. PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

APRIL, 1998

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE AND UAC BEFORE ME PERSONALLY APPEARED RICHARD E. GREINE AND MACH B. OHEN, T. WHO ARE PERSONALLY IN NOWN TO ME, OR HAVE PRODUCED.

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AS UND EXCEUTED THE FORECOING INSTRUMENT AS PESIDENT AND EFFORE MERCH TARRIEN THE PESIDENT AND EFFORE MERCH THAT THEY SECURITED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACROWLEDGED TO AND REFORE METHAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIDED TO THE FORECOING INSTRUMENT IS SHE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFICED TO SAID INSTRUMENT IS THE REGULAR CORPORATE AUTHORITY, AND THAT TA SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 12 DAY OF OPEN

aug. 31, 1998 NY COMMISSION EXPIRES: Motary Public - STATE OF FLORIDA Christine Scalamandae

ACCEPTANCE OF RESERVATIONS:

RIVERWALK OF THE PALM BEACHES HOWEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AD HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ALL. DAT OF LOCAL 1988.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY Charles N. Hathamay President WITNESS: Chintain featurendes Christine Sealemandes WITNESS: William C. Vinney

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN

BEFORE WE PERSONALLLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY ANOWN.

TO ME, OR HAD PROBUGED.

AS DERTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE PERSONING.

INSTRUMENT AS PRESIDENT OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION,

NC., A FLORIDA NOT FOR PROCITI CORPORATION, AND SEVERALLY ACONOMICEDED TO AND

BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION,

AND THAT THE SEAL AFFENDED TO THE FOREOGOING 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

WITHESS MY HAND AND OFFICIAL SEAL THIS 2/5+ DAY OF OPE !!

aug. 31,1998 MY COMMISSION EXPIRES:

Christine Scalamondae

MORTGAGEE'S CONSENT:

STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, AS MODIFIED BY AN AGREEMENT, UPOH THE PROPERTY DESCRIBED HEREON AND DOES HEREBY, OND ID AND CONSENT TO THE CONTENT OF THE LAND DESCRIBED HIS AND DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ARENDED AND RESTRED MORTGAGE AND SCURITY AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORD SOFT AND AGREES THAT ITS ARENDED AND RESTRED MORTGAGE AND SCURITY AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORD SOFT AND AGREES THAT ITS ARENDED AND RESTRED TO THE DEDICATION SHOWN FIRE OF PLAN BEACH COUNTY, FLORIDA, SAULL, BE SERROGENATED TO THE DEDICATION SHOWN

In witness whereof the said corporation [143 caused the single-frequency of the said to be afficial error of the hard the said to be afficial error of the hard the said to be afficial error of the said to be afficial error of the said to be said to be

A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA BY Front Program

4/20/88 PRINT NAME TOUTH PRINT BRUECEMAK TITLE VICE PRESIDENT

ACKNOWLED-BENENT:

BEFORE ME PERSONALLY APPEARED TEAMING THE FORECTEMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DIDDID NOT TAKE AN OATH AND WHO EXECUTED THE FORECOME INSTRUMENT AS WILL'S TEATH OF FIRST BANK OF FLORIDA, A FEDERALLY CHARTERED ASSOCIATION OR FOR THE DIDDING THE LAWS OF THE UNITED STATES OF AMERICA, AND ASSOCIATION OR FOR THE PERSONAL OF THE WILL'S THE CONTRACT OF THE CORPORATION THAT THE SELECTION OF THE CORPORATION OF THAT THE SELECTION AND THAT IT WAS AFFIXED TO SAID 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.

WITHESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF April Lacey & Say NOTARY PUBLIC - STATE OF FLORIDA Tracey A. Lay

MORTGAGEE'S CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN ADD CONSENT TO THE DEBICATION OF THE LAND DESCRIBED IN ASID DEDICATION BY THE OWNER THEREOF AND ACRES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8551, PAGE 173. IN THE PUBLIC RECORDS OF PALM BEACH SOUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

VECELLIO & GROGAN, INC. BY Seo A Vecellio, Je

ACKNOWLEDGEMENT:

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR., AND JOHN L. TAYO, 2 WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED
DENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING
DESTRAINENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF VECELLIO & GROGAN, INC., A WEST VIRGINIA CORPORATION, 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 TORTHMENT 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 27 TH DAY OF APRIL Jeh 27, 2001 MY COMMISSION EXPIRES:

MILLAM L. DENHAM

PRESIDENT

TITLE CERTIFICATION

WE, AMERICAN TITLE OF THE FALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STRATE OF FLORIDA DO HEBBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEBBOOL DESCRIBLED PROPERTY. THAT WE FIND THE TITLE TO THE PROPERTY SYSTED TO RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.; THAT THE LIBERDIT TAXES HAVE BEEN PRICE, AND THAT ALL MORTICAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERBURATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER MORTGAGES OF RECORD.

> AMERICAN TITLE OF THE PALM BEACHES, LTD. BY: AMERICAN TITLE OF THE SOUTHEAST, INC. ITS GENERAL PARTNER

BY: Willie & Sham a Pres. WILLIAM E. SHANNON, PRESIDEN

NORTHERN PALM BEACH COUNTY

IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE ORLIGATION ON ON LIDEAT THE LANDS OF WATERS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEJING INCURRED BY, SAID DISTRICT ON THIS FILE.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT Ellerant Tenlote

ATTEST: Pety Demantel WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

5/19/98 CITY PLANNING BOA

CITY APPROVALS

CITY OF WEST PALM REACH COUNTY OF PALM BEACH STATE OF FLORIDA

DATE: MAY 5, 1998

THE PLAT, AS SHOWN HEREON HAS BEEN APPROVED BY THE CITY COMMISSION

BY: 7 lacy M. Graham MAYOR

APPROVED: BY: William Min Moss, Chairman

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND THIS IS TO CERTIFY THAT THE PLAT SHOWN FERCON IS A TRICE AND CONRECT REPRESENTATION OF A SURVEY MADE LINDER IN RESPONSIBLE, DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEGGE AND BRILEF, THAT PERMANENT REFERENCE MONUMENTS (PRIMS") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL PROINTS (P.P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEAUTH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF TH€ CITY OF WEST PALM BEACH.

DATE: 4-28-98

PERRY C WHITE PROFESSIONAL SURVEYOR & MAPPER LICENSE NO.4213

SURVEYOR'S NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIVERWALK - PLAT ONE.

3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE HOTED.

4. THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK PESIDENTIA PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST

5. NO DUILDINGS NOR ANY PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY EASEMENTS, DRAINAGE EASEMENTS OR LAVE MAINTENANCE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.

6. THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL

7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.

8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CARLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUICH CONSTRUCTION, INSTALLATION, MAINTSNANCE OR OPERATION OF CAPLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS CT. DONER PUBLIC UTILITY.

SHEET 1 OF 2