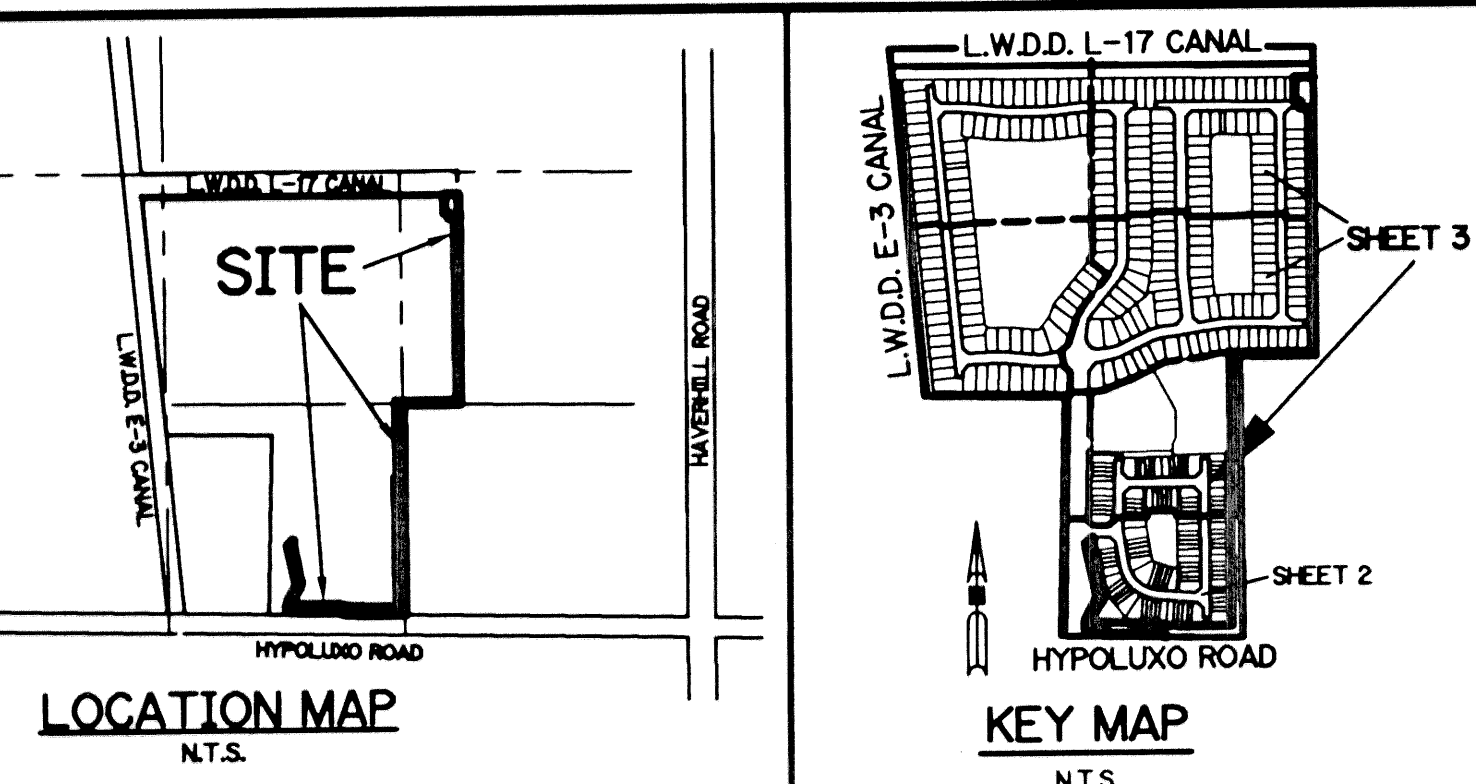


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 8:45 P.M.  
This day of SEPT 2001  
and duly returned to Plat Book No. 92  
on page 8-10  
REGISTERED SURVEYOR, State of Florida  
by Wilbur F. Divine

# NYE PLANNED UNIT DEVELOPMENT

## RIVERMILL-PLAT NO. 2

BEING A REPLAT OF LOT 41 AND TRACT "BT2", RIVERMILL AS RECORDED IN PLAT BOOK 88, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
SHEET 1 OF 3 MAY, 2001



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS RIVERMILL - PLAT NO. 2, A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF LOT 41 AND TRACT "BT2", RIVERMILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 3.147 ACRES, MORE OR LESS.

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

- TRACT "BT2A", AS SHOWN HEREON, IS HEREBY RESERVED FOR RIVERMILL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE RIVERMILL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER CENTEX REAL ESTATE CORPORATION, THIS 3 DAY OF August, 2001.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
LICENSED TO DO BUSINESS IN FLORIDA  
BY: CENTEX REAL ESTATE CORPORATION,  
MANAGING GENERAL PARTNER, LICENSED TO DO BUSINESS  
IN FLORIDA.

BY: David Abrams  
DAVID ABRAMS, ~~President~~ Division Manager

ATTEST: Ivy M. Seitzman  
IVY M. SEITZMAN, SECRETARY

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID ABRAMS AND IVY M. SEITZMAN WHO ARE PERSONALLY KNOWN TO ME OR WHOSE PRODUCTION AS ~~MANAGING PARTNER~~ ~~SECRETARY~~ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION MANAGER AND SECRETARY, RESPECTIVELY OF CENTEX REAL ESTATE CORPORATION, MANAGING GENERAL PARTNER, 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 IS 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 3 DAY OF August, 2001.

NOTARY PUBLIC: Enka Etchison

PRINT NAME: Enka Etchison

MY COMMISSION EXPIRES: March 17, 2002

**ACCEPTANCE OF RESERVATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
RIVERMILL HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS SHOWN AND STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3 DAY OF August, 2001.

RIVERMILL HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: David Abrams  
DAVID ABRAMS, PRESIDENT

WITNESS: Ivy M. Seitzman

PRINT NAME: Ivy M. Seitzman

WITNESS: Enka Etchison

PRINT NAME: Enka Etchison

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR WHOSE PRODUCTION AS ~~MANAGING PARTNER~~ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERMILL HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH 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 3 DAY OF August, 2001.

NOTARY PUBLIC: Ivy M. Seitzman

PRINT NAME: Ivy M. Seitzman

MY COMMISSION EXPIRES: February 19, 2002

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

METROPOLITAN TITLE AND GUARANTY COMPANY

BY: Rebecca R. Winters  
REBECCA R. WINTERS, EXECUTIVE VICE PRESIDENT

DATE: 8-6-01

**COUNTY ENGINEER**  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 12 DAY OF Sept, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George F. Webb  
GEORGE F. WEBB, P.E.  
COUNTY ENGINEER

**SITE PLAN DATA**

ZONING PETITION NO.	PDD/TR 98-56
TOTAL AREA	3.147 ACRES
TOTAL DWELLING UNITS	1
DENSITY	0.318 DU/ACRE
OPEN SPACE	2.978 ACRES

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-45-42 BEING S89°00'24"E (GRID).
  - NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
  - "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
  - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
  - COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000034481  
S 89°00'24" E (PLAT BEARING)  
S 89°00'24" E (GRID BEARING) (PLAT = GRID)

**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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY.

BY: Wilbur F. Divine  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4196, STATE OF FLORIDA

DATE: 8/9/01

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA  
LB6674

