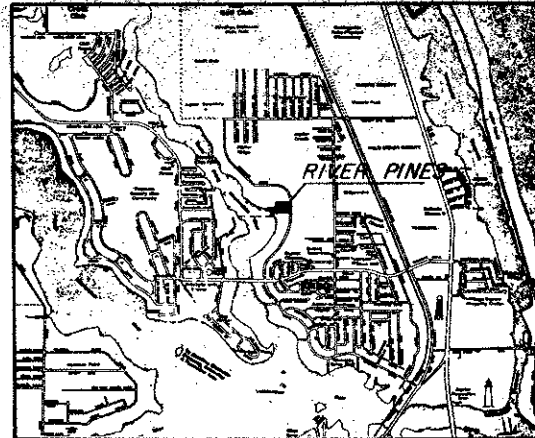


38-15

River Pines

A PORTION OF THE NORTH, EAST QUARTER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1979



VICINITY MAP

DESCRIPTION

A parcel of land in Section 25, Township 40 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of Riverside Drive and the South line of the Northeast quarter of said Section 25, thence N 89°59'07" E, along said South line of the Northeast quarter, a distance of 543 feet, more or less, to the waters of the Loxahatchee River, thence meander Northwesterly along said waters, a distance of 52 feet, more or less, to a line 30.00 feet easterly of and parallel to the westerly line of the Northeast quarter of said Section 25, thence N 00°13'44" W, along said parallel line, a distance of 118 feet, more or less, to the intersection with a line 147.60 feet north of and parallel to the said South line of the Northeast quarter of Section 25, thence S 69°59'07" E, along said parallel line, a distance of 183.00 feet; thence N 00°13'44" W, along the Eastern boundary of Inquesta Pines as recorded in Plat Book 34, Page 84, a distance of 230.59 feet; thence S 89°57'44" E, a distance of 442.75 feet to the intersection with a curve concave to the West, having a radius of 368.27 feet and whose center bears N 89°29'59" E, said curve also being the westerly right-of-way line of said Riverside Drive, thence Southerly along said curve and said westerly right-of-way line, through a central angle of 05°53'05", a distance of 37.00 feet to the point of tangency; thence S 06°23'36" W, along the tangent line of said curve and along the westerly right-of-way line of said Riverside Drive, a distance of 343.21 feet to the POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME BY THESE PRESENTS, GERALD MUSTAPICK ENTERPRISES, INC., A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS RIVER PINES, AND BEING MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE INTEREST IN AND IN LIKE HEREON DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR OTHER PURPOSES.

THE CITY AND TOWNSHIP COMMISSIONERS OF THE CITY OF PALM BEACH AND THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY DEDICATED IN PERPETUITY TO THE RIVER PINES HOME OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, AND STRUCTURES, STAIRS, ETC. SHALL BE LOCATED WITHIN ANY OTHER OR UNOBTAINED EASEMENT.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER THE ADDRESS RIGHTS.

ALL RIGHTS HEREON OF THE CORPORATION ARE CAUSED BY THESE PRESENTS TO BE SIGNED FOR BY THE PRESIDENT AND ATTESTED BY HIS SECRETARY, OR OTHER OFFICER OF THE CORPORATION, SEAL TO BE PLACED HEREON IN ACCORDANCE WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF THIS CORPORATION.

Gerald Mustapick
GERALD MUSTAPICK, PRESIDENT

Patricia M. Gordon

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED GERALD MUSTAPICK AND IRENE E. MUSTAPICK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY TREASURER OF THE G. MUSTAPICK ENTERPRISES, INC., A 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 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 6th DAY OF July 1979.

Louise L. Lusk
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPT 3rd 1981

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, PATRICK M. GORDON, 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 G. MUSTAPICK ENTERPRISES, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

July 6, 1979
DATE
Patrick M. Gordon
PATRICK M. GORDON
ATTORNEY AT LAW, LICENSED IN FLORIDA

PLAT NUMBER
STATE OF FLORIDA
COUNTY OF PALM BEACH
SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST
RIVER PINES
PLAT 1000-064
Patricia M. Gordon

THIS INSTRUMENT PREPARED BY
GORDON, GORDON & PERRELL, INC.
ENGINEERS, PLANNERS AND SURVEYORS
126 INDIAN TOWN ROAD
P. O. BOX 727
JURISTON, FLORIDA 33450

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I 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 (P. R. MUSTAPICK) PERMANENT EVIDENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P. R. MUSTAPICK) PERMANENT CONTROL MONUMENTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEE POSTED WITH THE COUNTY OF PALM BEACH, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE COUNTY OF PALM BEACH, FLORIDA.

Jan H. Brown
JAN H. BROWN
REGISTERED SURVEYOR NO. 2049
STATE OF FLORIDA

APPROVAL

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS S.S.

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ON THIS 19th DAY OF July 1979.

BY *[Signature]*
CHAIRMAN

BY *[Signature]*
CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ON THIS 19th DAY OF July 1979.

BY *[Signature]*
CHAIRMAN

BY *[Signature]*
CLERK

1000-064

River Pines