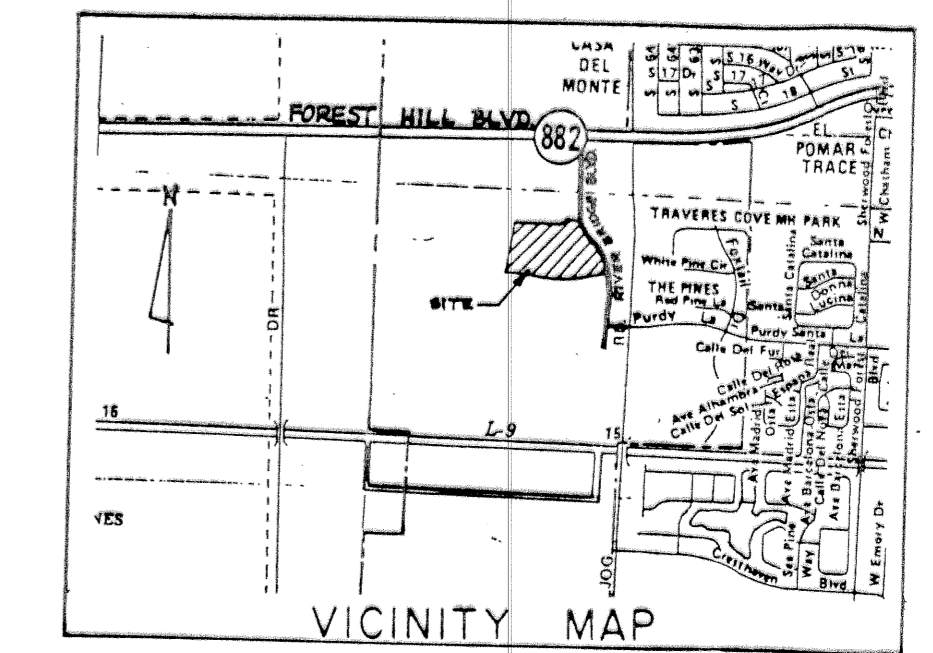


REPLAT OF LOTS 41 THROUGH 78 AND 87 THROUGH 112 OF A REPLAT OF THE LANDINGS AT RIVER BRIDGE

BEING A REPLAT OF A PORTION OF "A REPLAT OF THE LANDINGS AT RIVER BRIDGE", (P.B. 55, PGS. 75 AND 76) LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
MARCH 1994 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:41 PM this 28 day of MARCH, 1994, and duly recorded in Plat Book No. 72A thru 88.
Dorothy H. W. [Signature]
MELTON T. BAUER
Clerk Circuit Court
By: [Signature] D.S.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that NORMAN AND ELINOR BELFER and, THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC., the owners of the land shown hereon as "REPLAT OF LOTS 41 THROUGH 78 AND 87 THROUGH 112 OF A REPLAT OF THE LANDINGS AT RIVER BRIDGE", situate in Section 15, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a replat of a portion of, "A REPLAT OF THE LANDINGS AT RIVER BRIDGE", according to the plat thereof, as recorded in Plat Book 55, pages 75 and 76 of the public records of Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

BEING all of Lots 41 through 78 and Lots 87 through 112, together with, the "Limited Common Areas" abutting and attached to each of the above described fee simple lots as bounded by the linear projection of the 65.00' lot boundary lines through said "Limited Common Areas", all being within "A REPLAT OF THE LANDINGS AT RIVER BRIDGE", according to the plat thereof, as recorded in Plat Book 55, pages 75 and 76 of the public records of Palm Beach County, Florida.

The above described parcels of land contain 134,225.676 square feet (3.0814 acres) more or less.

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

- The "Limited Common Areas", as shown hereon, are hereby re-dedicated to THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of elevated wood decks, and shall be the perpetual maintenance obligation of said association. Exclusive right of use of said "Limited Common Areas" is hereby granted to the fee simple owner of that portion of the "Limited Common Areas" abutting and attached to each fee simple lot and bounded by the linear projection of the 67.00' lot boundary lines through said "Limited Common Areas".
- The "3' Fire Access Easement", as shown hereon, was previously dedicated to, over and across the rear of said "Limited Common Area" to the CITY OF GREENACRES, for Fire Protection Access by "A REPLAT OF THE LANDINGS AT RIVER BRIDGE", as recorded at Plat Book 55, pages 75 and 76 of the Public Records of Palm Beach County, Florida, and is not hereby rededicated by this replat.

In witness whereof, NORMAN C. BELFER AND ELINOR BELFER, has caused these presents to be signed and sealed by themselves and by their authority do hereunto set their hands and seals this 1 day of MARCH, 1994.

By: [Signature] NORMAN C. BELFER
 By: [Signature] ELINOR BELFER
 Witness: [Signature] Name: ROGER A. HAGLER
 Witness: [Signature] Name: ROGER A. HAGLER

In witness whereof, THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC., has caused these presents to be signed and sealed by themselves and respective officers and their hand and/or corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 1 day of MARCH, 1994.

THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC.
 By: [Signature] CHARLES KLAMKIN, President
 Attest: [Signature] ELIZABETH STERLING, Secretary

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN C. BELFER and ELINOR BELFER, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Owners of the land shown hereon, and severally acknowledged to and before me that they executed such instrument by due and regular authority and that said instrument is the free act of said individuals.

Witness my hand and official seal, this 1 day of MARCH, 1994.

My commission expires 06.17.1996
[Signature]
Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared CHARLES KLAMKIN and ELIZABETH STERLING, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary respectfully of the above named THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as President and Secretary 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 of said corporation.

Witness my hand and official seal, this 1 day of MARCH, 1994.

My commission expires _____
[Signature]
Notary Public
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I GARY L. KORNFELD, an Attorney, duly licensed to practice law 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 shown hereon as Lots 41 through 78 and Lots 87 through 112 is vested to NORMAN C. BELFER and ELINOR BELFER and the title to the property shown hereon as Limited Common Area adjacent to Lots 41 through 78 and Lots 87 through 112 is vested to THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC., that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KNEEN, WIENER, KORNFELD, & DeI RUSSO P.A.
 By: [Signature]
 Gary L. Kornfeld, Attorney
 3/1/94

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

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) and permanent control points (P.C.P.s) have been set 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 1 day of MARCH, 1994.

PETSCH & ASSOCIATES, INC.
 [Signature]
 Roger 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, Numbered as noted.
- denotes Permanent Control Point, LB (Licensed Business) # 4574.

- Bearings shown hereon are based upon A REPLAT OF THE LANDINGS AT RIVER BRIDGE P.U.D. on an assumed bearing of S02°47'28"W on the west line of Section 15, Township 44 South, Range 42 East.
- Lines which intersect curves are radial to those curves unless otherwise noted.
- Building Setback Lines shall be as required by P.U.D. agreement, 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.
- The exclusive intent of this replat is to reconfigure only the fee simple lots and associated limited common areas described in order to provide adequate lot depth for buildings.
- 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 21 day of MARCH, 1994.

By: [Signature] Mayor
 By: [Signature] Wadie Atallah, City Engineer
 By: [Signature] Sondra K. Hill, City Clerk
 By: [Signature] Rosemarie C. Fallon, Planning and Development Director

P.U.D. TABULAR DATA

Residential Townhouse lots	2.6582 acres
Limited Common Area	0.4232 acres
Total plat area	3.0814 acres

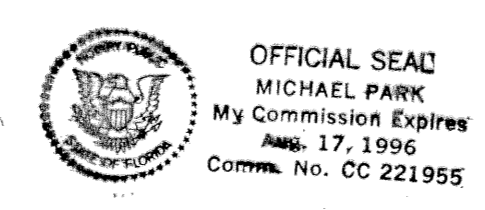
SUBDIVISION * Landmap @ Riverbridge
 BOOK 72 PAGE 84
 FLOOD ZONE - FLOOD MAP # -
 ZONING -
 QUAD # -
 SE - ZIP CODE -
 PUD NAME c/Greenacres

TAZ 339

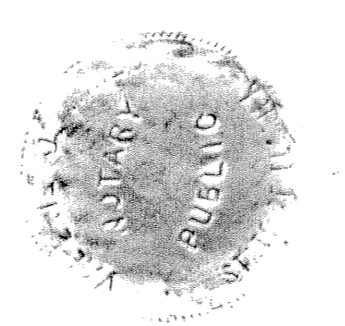
SEAL
THE LANDINGS AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC.



SEAL
NOTARY PUBLIC



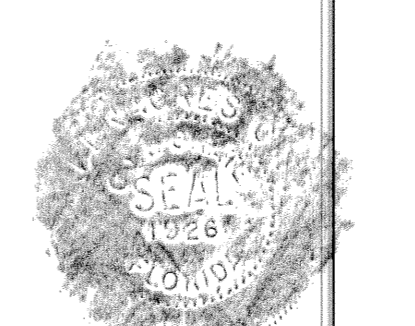
SEAL
NOTARY PUBLIC



SEAL
PROFESSIONAL LAND SURVEYOR



SEAL
CITY OF GREENACRES



PETSCH & 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

REPLAT OF LOTS 41 THROUGH 78 AND 87 THROUGH 112 OF A REPLAT OF THE LANDINGS AT RIVER BRIDGE SECTION 15, TOWNSHIP 44S., RANGE 42E. CITY OF GREENACRES, FLORIDA

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
M.E.H.	FEB. 1994	NONE	93-046-2	1	2
Designed by:	Checked by:				
R. HAGLER	R. HAGLER				