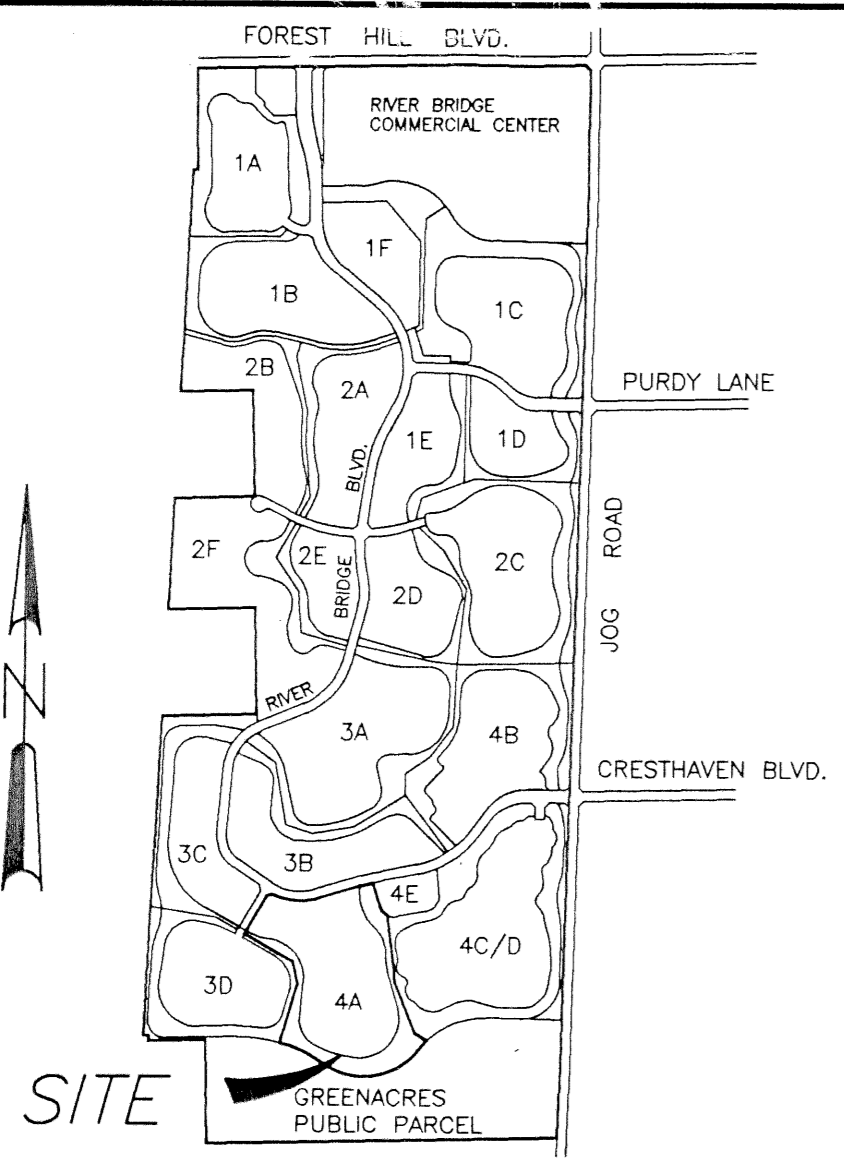


# RIVER BRIDGE P.U.D. PARCEL 4A

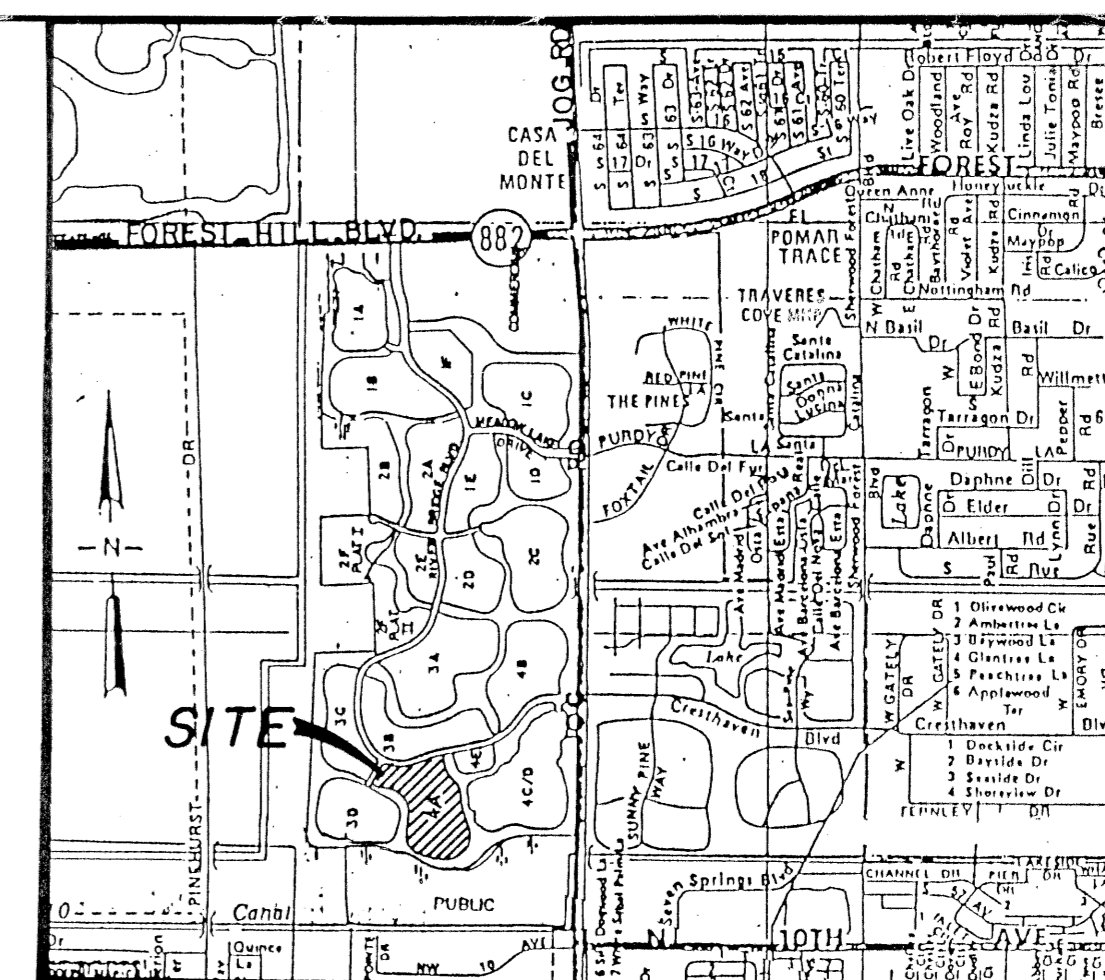
BEING A REPLAT OF PARCEL 4A  
 RIVER BRIDGE P.U.D. PLAT 4C, (P.B. 73, PGS. 112 - 113)  
 LYING IN SECTIONS 15 AND 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

NOVEMBER 1994

SHEET 1 OF 3

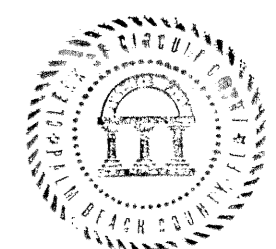


P.U.D. LOCATION MAP N.T.S.



LOCATION MAP n.t.s.  
 SECTIONS 15 & 22, TWP.44S.,RGE.42E.

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for  
 record at 3:00 PM this 22<sup>nd</sup>  
 day of NOVEMBER, 1994,  
 and duly recorded in  
 Plat Book No. 74 on  
 Pages 1 thru 3  
 DOROTHY H. WILKEN  
 Clerk Circuit Court  
 By: *Sigrid A. Standy*



**DEDICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the RIVER BRIDGE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as RIVER BRIDGE P.U.D. PARCEL 4A, situate in Sections 15 and 22, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a replat of Parcel 4A, RIVER BRIDGE P.U.D. PLAT 4C, according to the plat thereof as recorded in Plat Book 73, pages 112 through 113 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEING all of Parcel 4A, of RIVER BRIDGE P.U.D. PLAT 4C, according to the plat thereof as recorded in Plat Book 73, pages 112 through 113 of the public records of Palm Beach County, Florida.

The above described parcel of land contains 822,269.480 square feet (18.87671 acres) more or less.

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

1. Tract A, the access tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the SOUTH COVE HOMEOWNERS' ASSOCIATION INC., its successors and assigns, for ingress and egress, utilities and drainage. However, RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through Tract A, to the drainage easements.
2. The Utility Easements as shown hereon, are hereby dedicated in perpetuity for construction operations, 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.
3. Water Management Tract 2, as shown hereon, was previously dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to RIVER BRIDGE P.U.D. PLAT 4A, as recorded in Plat Book 73, pages 112 through 113 of the Public Records of Palm Beach County, Florida and is not hereby rededicated by this replat.
4. The 20 foot Lake Maintenance Easement, as shown hereon, was previously dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to RIVER BRIDGE P.U.D. PLAT 4C, as recorded in Plat Book 73, pages 112 through 113 of the Public Records of Palm Beach County, Florida and is not hereby rededicated by this replat.
5. The Drainage Easements as shown hereon, are hereby dedicated in perpetuity to, and shall be the perpetual maintenance obligation of the SOUTH COVE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. The RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through the drainage easements to the water management easement.
6. The 4' Wall Maintenance and Roof Drainage Easements as shown hereon, are hereby dedicated in perpetuity to the lots which adjoin said easements, for maintenance of and roof drainage for the zero building side of said adjoining lots. The lot owner shall maintain the property on, over, or under which said easements are located.

In witness whereof, the RIVER BRIDGE CORPORATION has caused these presents to be signed and sealed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 15 day of NOVEMBER, 1994.

RIVER BRIDGE CORPORATION, a Delaware Corporation

By: *Ivan M. Chosnek*  
 Ivan M. Chosnek, Vice President

Attest: *Hal R. Bradford*  
 Hal R. Bradford, Assistant Secretary

SEAL  
 RIVER BRIDGE CORPORATION

SEAL  
 NOTARY PUBLIC

SEAL  
 PROFESSIONAL  
 LAND SURVEYOR

SEAL  
 CITY OF GREENACRES

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek and Hal R. Bradford, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively of the above named RIVER BRIDGE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and 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 15<sup>th</sup> day of November, 1994.

My commission expires 5-15-96  
*Myrna Jean White*  
 Notary Public  
 State of Florida

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I GARY L. KORNFIELD, 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 is vested in RIVER BRIDGE CORPORATION, a Delaware corporation, 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, KORNFIELD, & DEL RUSSO P.A.

By: *Gary L. Kornfield*  
 Gary L. Kornfield, Attorney

Dated: 11/15/94

**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 61G17 (formerly 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 15 day of Nov., 1994.

PETSCH & 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, Numbered as noted.
- denotes Permanent Control Point, LB (Licensed Business) # 4574.

1. Bearings shown hereon are based upon RIVER BRIDGE P.U.D. PLAT 4C on an assumed bearing of S88°16'01"E on the south line of Section 15, Township 44 South, Range 42 East.
2. Lines which intersect curves are non-radial to those curves unless otherwise noted.
3. Building Setback Lines shall be as approved by the City of Greenacres, Florida.
4. Where Utility and Drainage Easements cross, Drainage Easements take precedence.
5. 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.
6. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

This instrument was prepared under the responsible direction of Roger A. Hagler, P.L.S., in the offices of Petsche & Associates, Inc., 2581 Metrocentre Blvd., Suite 6, West Palm Beach, FL 33407.

**APPROVALS**

This plat is hereby approved for record this 21<sup>st</sup> day of NOVEMBER, 1994.

By: *Samuel Ferrari*  
 Samuel Ferrari, Mayor

By: *Wadie Atallah*  
 Wadie Atallah, City Engineer

By: *Sandra K. Hill*  
 Sandra K. Hill, City Clerk

By: *Rosemarie C. Fallon*  
 Rosemarie C. Fallon,  
 Planning and Development Director

**P.U.D. TABULAR DATA**

67 single family lots	-----	12.8394 acres
Water Management Tract 2	-----	4.8663 acres
Private road	-----	1.1710 acres
Total plat area	-----	18.8767 acres
Overall density	-----	3.55 DU per acre

SUBDIVISION \* River Bridge Parcel 4A  
 BOOK 73  
 FLOOD ZONE -  
 QUAD # -  
 SE -  
 PUD NAME C / GREENACRES  
 15/22/44/2

**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

**RIVER BRIDGE P.U.D. PARCEL 4A**  
 SECTIONS 15 & 22, TWP. 44S., RGE 42E.  
 CITY OF GREENACRES, FLORIDA

Drawn by: D.W.OSLUND	Date: SEPT. 1994	SCALE: NONE	JOB NUMBER: 94-015	SHEET OF 1 OF 3
Designed by:	Checked by: R.A.HAGLER			