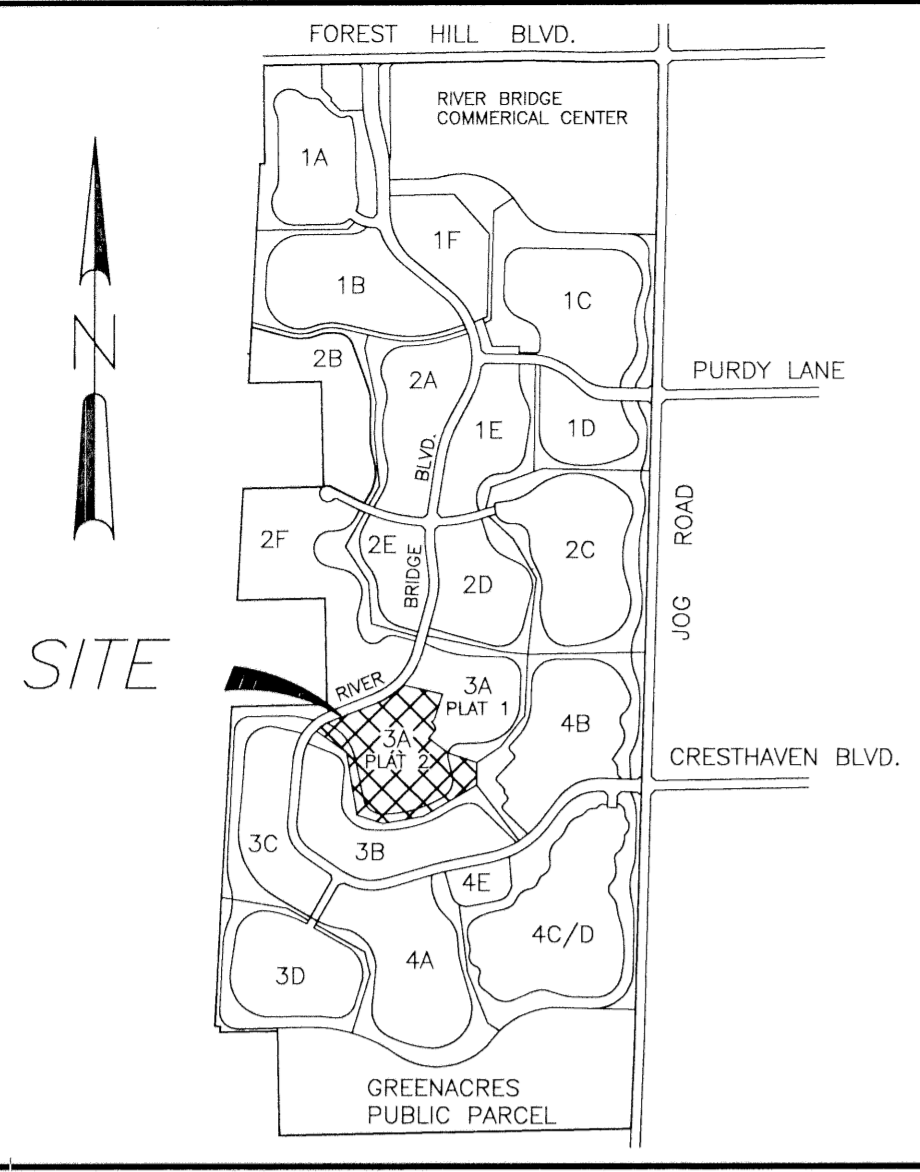


# RIVER BRIDGE P.U.D. PARCEL 3A PLAT 2

BEING A REPLAT OF A PORTION OF PARCEL 3A  
RIVER BRIDGE P.U.D. PHASE 3B, (P.B. 70, PGS. 178 AND 179)  
LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

NOVEMBER 1994

SHEET 1 OF 2



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

### 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 3A PLAT 2, situate in Section 15, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a replat of a portion of Parcel 3A, RIVER BRIDGE P.U.D. PHASE 3B, according to the plat thereof, as recorded in Plat Book 70, pages 178 and 179 of the Public Records of Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of RIVER BRIDGE P.U.D. PARCEL 3A PLAT 1, according to the Plat thereof, recorded in Plat Book 71, pages 154 and 155 of the Public Records of Palm Beach County, Florida; Thence along the Southerly limits of said RIVER BRIDGE P.U.D. PARCEL 3A PLAT 1, for the following nine courses, first bearing South 77°15'55" East, a distance of 252.36 feet; Thence South 17°45'25" West, a distance of 167.59 feet; Thence South 45°26'13" West a distance of 22.00 feet to a point on the arc of a curve, concave to the Southwest, having a radius of 201.22 feet and from which a radial line bears South 45°26'13" West; Thence Southeast along the arc of said curve, subtended by a central angle of 07°35'23", an arc distance of 26.65 feet the end of said curve, also being a point of compound curvature and the beginning of a curve concave to the West, having a radius of 30.00 feet and from which a radial line bears South 53°01'36" West; Thence Southeast along the arc of said curve, subtended by a central angle of reverse curvature and the beginning of a curve concave to the Southeast, having a radius of 217.00 feet and from which a radial line bears South 46°31'41" East; Thence Southwesterly along the arc of said curve, subtended by a central angle of 14°37'09", an arc distance of 55.37 feet; Thence departing said curve, South 61°08'51" East, a distance of 22.00 feet; Thence South 53°04'03" East, a distance of 128.55 feet; Thence South 71°20'19" East, a distance of 188.37 feet to the Westerly line of RIVER BRIDGE P.U.D. PLAT 4B, according to the plat thereof, recorded in plat book 67, pages 26 and 27, of the aforesaid public records; Thence along the Westerly limits of said RIVER BRIDGE P.U.D. PLAT 4B, South 00°00'00" East, a distance of 138.00 feet to the Northerly limits of RIVER BRIDGE P.U.D. PLAT 3B, according to the plat thereof, recorded in plat book 70, pages 31 and 32, of the aforesaid public records; Thence along the said Northerly limits of RIVER BRIDGE P.U.D. PLAT 3B for the following five courses, first bearing South 59°04'00" West a distance of 385.00 feet; Thence South 80°38'00" West, a distance of 258.17 feet; Thence North 72°14'00" West, a distance of 171.13 feet; Thence North 09°31'00" West, a distance of 395.00 feet; Thence North 55°04'00" West, a distance of 230.75 feet to a point on the arc of a curve, concave to the Southeast, having a radius of 289.99 feet and from which a radial line bears South 45°12'32" East, said curve also being the easterly right-of-way line of River Bridge Boulevard according to River Bridge P.U.D. Plat 3A, recorded in plat book 69, pages 157 through 158 of the aforesaid public records; Thence Northeasterly along the arc of said curve, subtended by a central angle of 23°11'48", an arc distance of 117.41 feet to the end of said curve; Thence continue along said Easterly right-of-way line for the remaining courses, first bearing North 67°59'16" East, a distance of 302.79 feet to the beginning of a curve, concave to the Northwest, having a radius of 480.00 feet and from which a radial line bears North 22°00'44" West; Thence Northeasterly along the arc of said curve, subtended by a central angle of 23°25'42", an arc distance of 196.27 feet back to the POINT OF BEGINNING.

The above described parcel of land contains 496,942.443 square feet (11.4082 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 EGRET NEST HOMEOWNER S' 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. The drainage easements, as shown hereon, are hereby dedicated to, and shall be the perpetual maintenance obligation of the EGRET NEST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. However, 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 tract.
4. The Water Management Tract and 20' Lake Maintenance Easement, as shown hereon, were 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. PHASE 3B, as recorded in Plat Book 70, pages 178 and 179 of the Public Records of Palm Beach County, Florida and are not hereby rededicated by this replat.

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

### 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 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 15<sup>th</sup> day of November 1994.

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

SEAL  
RIVER BRIDGE CORPORATION

SEAL  
NOTARY PUBLIC

### 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 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, KORNFELD & DEL RUSSO, P.A.

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

Dated: 11/14/94

### 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 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.

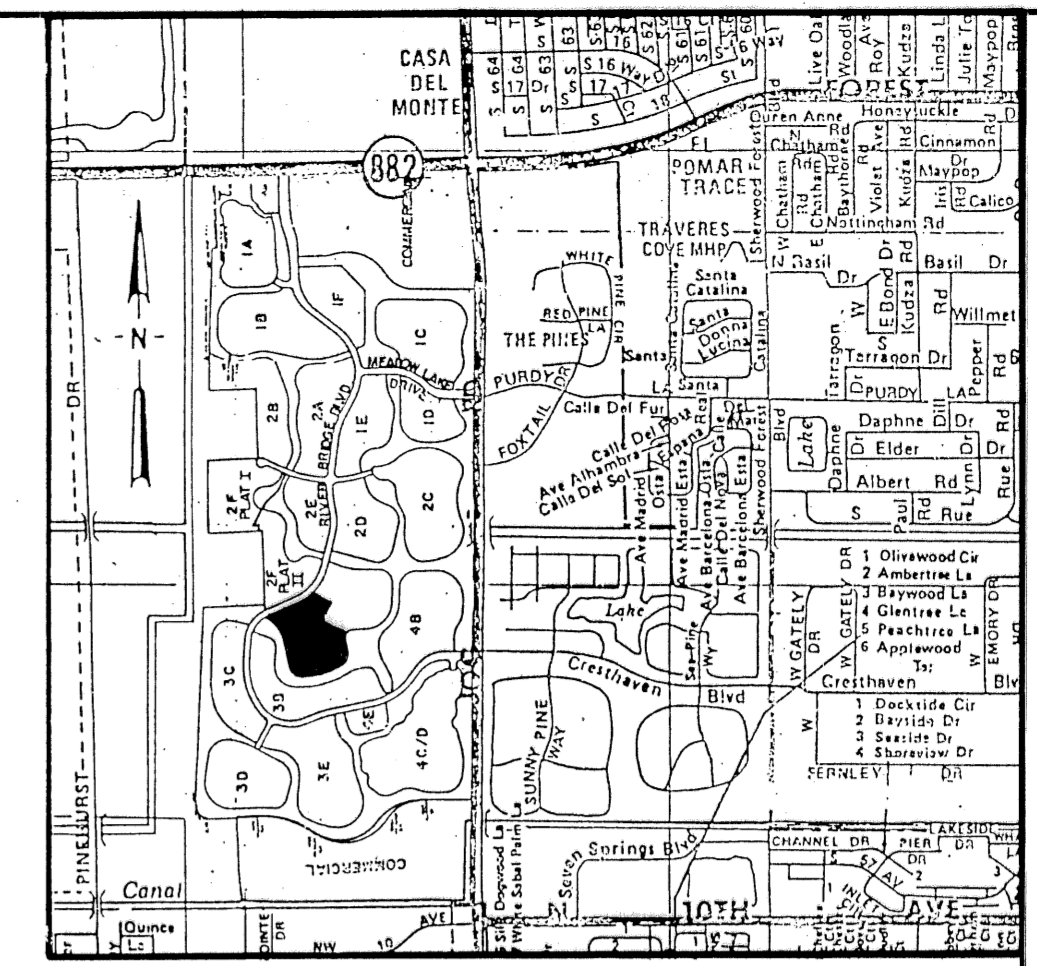
This 15 day of Nov., 1994.

PETSCH & ASSOCIATES, INC.  
*Roger A. Hagler*  
Roger A. Hagler  
Professional Land Surveyor  
Florida certificate No. 4544

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.

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
CITY OF GREENACRES



LOCATION MAP N.T.S.  
SECTION 15, TOWNSHIP 44S., RANGE 42E.

### SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544.
  - denotes Permanent Reference Monument found, PLS (Professional Land Surveyor) # 4544.
  - denotes Permanent Control Point, LB (Licensed Business) # 4574.
1. Bearings shown hereon are based upon RIVER BRIDGE P.U.D. PHASE 3B on an assumed bearing of N02°47'28"E on the west line of Section 15, Township 44 South, Range 42 East.
  2. Lines which intersect the curves are 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.

### APPROVALS

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

By: *Samuel J. ...*  
Samuel J. ..., 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

35 single family lots	8.2725 acres
Water management tract	2.3458 acres
Private road	0.7899 acres
Total plat area	11.4082 acres

**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 3A PLAT 2**

**SECTION 15, TOWNSHIP 44S., RANGE 42E.**  
**CITY OF GREENACRES, FLORIDA**

Drawn by: D.W.O./M.E.H.	Date: SEPT. 1994	SCALE: NONE	JOB NUMBER: 93015-1	SHEET 1 OF 2
Designed by:	Checked by: R. HAGLER			

SUBDIVISION: River Bridge P.U.D. Parcel 3A  
BOOK 73 PLAT 2  
FLOOR: 7  
QUAD: A  
SE  
RIVER BRIDGE P.U.D. CODE  
C/Greenacres

