

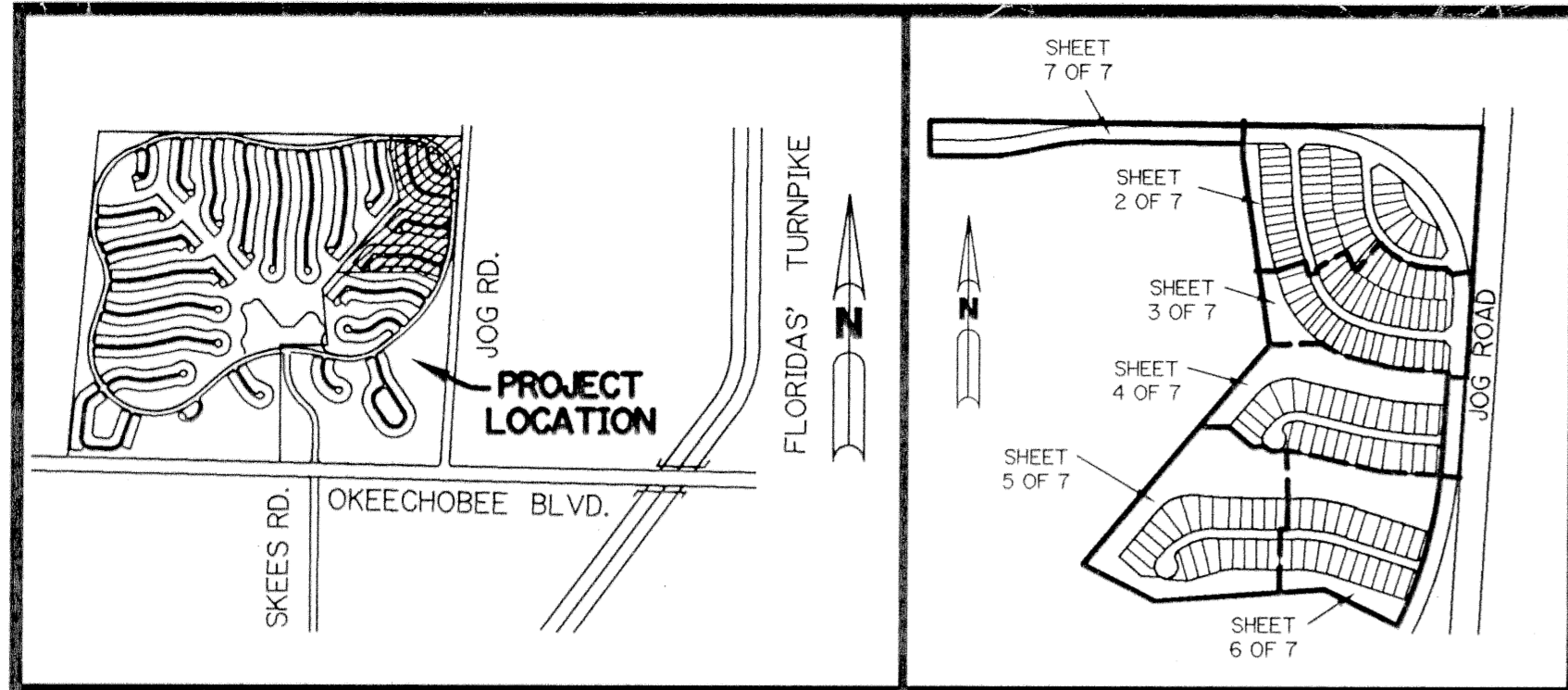
CITY OF PALM BEACH, FLORIDA... THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE P.S.M. 4190 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA



RIVERWALK - PLAT TWO

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 7 SEPTEMBER, 1995



LOCATION SKETCH NOT TO SCALE

KEY MAP NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RIVERWALK PLAT TWO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 03°27'16" WEST ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 419.35 FEET; THENCE NORTH 86°32'44" WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 03°27'16" WEST, ALONG A LINE 60.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1053.31 FEET TO A POINT ON THE NORTH LINE OF RIVERWALK - PLAT ONE AS RECORDED IN PLAT BOOK 74, PAGES 137 THROUGH 146, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE ALONG THE BOUNDARY OF SAID RIVERWALK - PLAT ONE, THROUGH THE FOLLOWING COURSES, NORTH 86°32'44" WEST, A DISTANCE 80.00 FEET; THENCE SOUTH 03°27'16" WEST, ALONG A LINE 140.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 338.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1900.00 FEET AND A CENTRAL ANGLE OF 22°25'10"; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 743.46 FEET; THENCE NORTH 64°07'34" WEST, A DISTANCE OF 349.38 FEET; THENCE SOUTH 86°04'57" WEST, A DISTANCE OF 721.01 FEET; THENCE NORTH 63°08'45" WEST, A DISTANCE OF 342.30 FEET; THENCE NORTH 40°22'11" EAST, A DISTANCE OF 1216.82 FEET; THENCE NORTH 08°32'29" WEST, A DISTANCE OF 783.49 FEET; THENCE NORTH 00°36'55" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 89°23'05" WEST, A DISTANCE OF 594.67 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1055.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°02'42", A DISTANCE OF 221.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°34'13" WEST, A DISTANCE OF 124.42 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 945.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°02'42", A DISTANCE OF 198.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°23'05" WEST, A DISTANCE OF 198.19 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2535.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'19", A DISTANCE OF 102.73 FEET; THENCE NORTH 02°56'13" EAST, A DISTANCE OF 148.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 415.87 FEET OF SAID SECTION 21; THENCE SOUTH 89°23'05" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2445.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.878 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", AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACTS "B" THROUGH "P", AS SHOWN HEREON, ARE DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. TRACT "L2", AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
4. THE 20 FOOT DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, DRAINAGE AND IRRIGATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
5. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION CONSTRUCTION, MAINTENANCE, AND RELATED PURPOSES.
6. THE CIVIC SITE, SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CIVIC SITE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
7. THE 7 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR REAR YARD DRAINAGE PURPOSES AND CONSTRUCTION OF A COMMON WALL. THE MAINTENANCE OF ALL DRAINAGE AND WALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
8. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

- 9. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
10. RIVERWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
11. THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND LAKE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF SEPTEMBER, 1995.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION
ATTEST: Jack B. Owen, Jr., Secretary; Robert S. Kairalla, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT S. KAIRALLA AND JACK B. OWEN, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA 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 25th DAY OF September, 1995.
Notary Public - State of Florida: Regina S. Hushower, Karen S. Hushower

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH
RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25th DAY OF SEPT., 1995.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Charles H. Hathaway, Pres.

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 25th DAY OF September, 1995.
Notary Public - State of Florida: Regina S. Hushower, Karen S. Hushower

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8551, PAGE 146 AND OFFICIAL RECORD BOOK 8551, PAGE 177, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF September, 1995.

VECELLIO & GROGAN, INC. A WEST VIRGINIA CORPORATION
ATTEST: Leo A. Vecellio, Jr., Senior Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR., AND JOHN L. TAYLOR WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, VECELLIO & GROGAN, INC., A WEST VIRGINIA 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 26th DAY OF September, 1995.
Notary Public - State of Florida: Karen S. Hushower

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, AS MODIFIED BY AN AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8824 AT PAGE 1977 AND ITS MODIFICATION AND SPREADING AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8751 AT PAGE 1200, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF SEPT., 1995.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA
WITNESS: Nancy J. Bruno, William E. Shannon

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN M. AHRENHOLZ, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA 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 26th DAY OF September, 1995.
Notary Public - State of Florida: Tracy A. Lay

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH
WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., 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 TO RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD. BY: Harvey Scholl, President

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OR WATERS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY: William L. Kerslake, President Board of Supervisors

CITY APPROVALS:

CITY OF WEST PALM BEACH COUNTY OF PALM BEACH STATE OF FLORIDA
APPROVED: City Planning Board

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 30th DAY OF October, 1995.

BY: Nancy M. Graham, Mayor; William M. Moss, Chairman

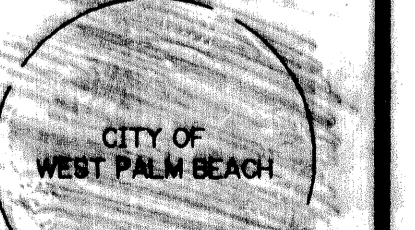
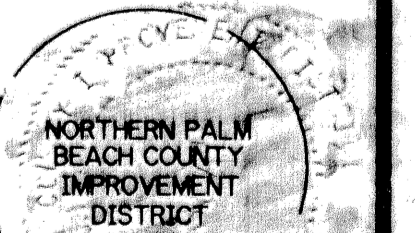
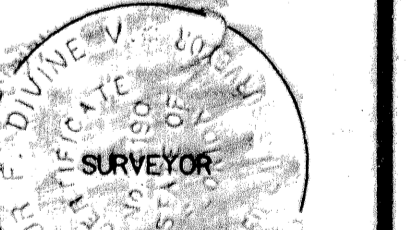
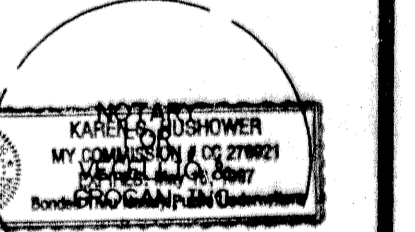
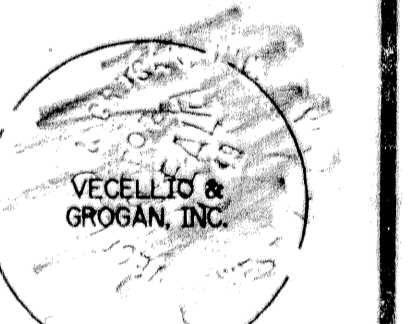
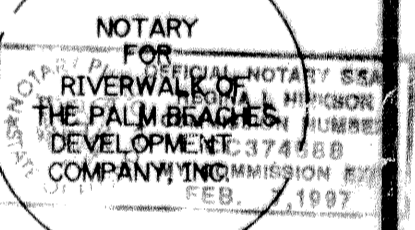
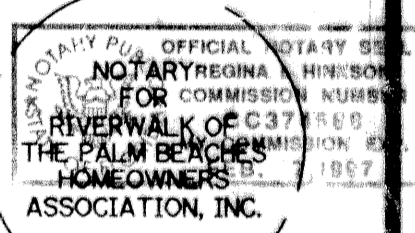
SURVEYOR'S CERTIFICATE:

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.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH 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 THE CITY OF WEST PALM BEACH.

DATE: 9/25/95
WILBUR F. DIVINE PROFESSIONAL LAND SURVEYOR LICENSE NO. 4190 STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°45'40" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST PALM BEACH.
5. NO BUILDINGS NOR ANY PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY EASEMENTS, DRAINAGE EASEMENTS OR LAKE MAINTENANCE EASEMENTS.
6. THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.



SUBDIVISION: RIVERWALK BOOK 76 PAGE 30 FLOOD MAP: FLOOD ZONE: ZONING: ZIP CODE: PUD NAME: CITY OF WEST PALM BEACH