

LOCATION SKETCH

NOT TO SCALE

DEDICATION

DESCRIBED AS FOLLOWS:

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 SIX AND BEING MORE PARTICULARLY

BEGIN AT THE NORTHWEST CORNER OF RIVERWALK - PLAT FOUR AS RECORDED IN PLAT BOOK 79, PAGES 34 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTH LINE OF THE NORTH 415.87 FEET OF SAID SECTION 21; THENCE SOUTH 00°36'55" WEST ALONG THE WEST LINE OF SAID RIVERWALK - PLAT FOUR, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°23'05" WEST, A DISTANCE OF 366.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 85°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 562.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°36'55" WEST, A DISTANCE OF 82.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 471.00 FEET AND A CENTRAL ANGLE OF 63°38'26"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 523.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°15'21" WEST, A DISTANCE OF 139.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 56°19'14"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 372.55 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 565.00 FEET AND A CENTRAL ANGLE OF 35°03'01"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 345.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°06'54" EAST, A DISTANCE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 40°00'00": THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 453.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°53'06" WEST, A DISTANCE OF 526.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 880.00 FEET AND A CENTRAL ANGLE OF 149°03'00"; THENCE SOUTHERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 2.289.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°50'06" EAST, A DISTANCE OF 459.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,570.00 FEET AND A CENTRAL ANGLE OF 13°29'08"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 369.53 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE AND TO A POINT ON THE WEST LINE OF RIVERWALK - TOWN CENTER AS RECORDED IN PLAT BOOK 78, PAGES 177 AND 178 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 27°40'46" EAST ALONG SAID WEST LINE, A DISTANCE OF 70.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 13°29'08" AND WHOSE RADIUS POINT BEARS SOUTH 27°40'46" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 353.05 FEET TO A POINT OF TANGENCY: THENCE SOUTH 48°50'06" WEST, A DISTANCE OF 459.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 51°16'50": THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 850.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 19°12'01" WEST, A DISTANCE OF 574.89 FEET; THENCE SOUTH 01°14'43" WEST, A DISTANCE OF 74.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, SAID RIGHT OF WAY LINE BEING THE NORTH LINE OF THE SOUTH 200 FEET OF SAID SECTION 21; THENCE NORTH 88°45'17" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 881.81 FEET TO THE WEST LINE OF SAID SECTION 21: THENCE NORTH 05°21'07" EAST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 955.76 FEET; THENCE NORTH 52°36'42" EAST, A DISTANCE OF 336.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 41°02'32" AND WHOSE RADIUS POINT BEARS NORTH 66°50'34" EAST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 687.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 17°53'06" EAST, A DISTANCE OF 44.33 FEET: THENCE NORTH 72°06'54" WEST, A DISTANCE OF 24.00 FEET; THENCE NORTH 17°53'06" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 72°06'54" EAST, A DISTANCE OF 24.00 FEET; THENCE NORTH 17°53'06" EAST, A DISTANCE OF 392.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 40°00'00"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 397.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°06'54" WEST, A DISTANCE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 35°03'01"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 394.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 56°19'14"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 451.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°15'21" EAST, A DISTANCE OF 139.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 391.00 FEET AND A CENTRAL ANGLE OF 63°38'26"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 434.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°36'55" EAST, A DISTANCE OF 82.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 85°00'00": THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 680.94 FEET TO A POINT OF TANGENCY AND A POINT LYING 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 366.94 FEET TO THE POINT OF

CONTAINING 31.340 ACRES, MORE OR LESS.

BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES 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 "J", 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 "L3", 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
- 4. THE 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 UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 6. 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.

NOTARY NOTARY RIVERWALK OF RIVERWALK OF RIVERWALK OF THE PALM BEACHES THE PALM BEACHES RIVERWALK OF THE PALM BEACHES THE PALM BEACHES DEVELOPMENT COMPANY, INC. DEVELOPMENT
ACOMBANYALINGTARY SEAL HOMEOWNERS ASSOCIATION, INC. ASSOCIATION, INC. COMMISSION NUMBER

RIVERWALK - PLAT SIX

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 8

JUNE, 1997

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 AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9350 AT PAGE 594 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ________, 1997.

> A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA BY: JAMES SUCREMENT BRY BELLEMING TITLE: U.CE PRESIDENT

FIRST BANK OF FLORIDA

MARK Medeiras Willean & Shamon WILLIAM E. SHANNON ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

FRANK D BEFORE ME PERSONALLY APPEARED BRUEGGE MAN, WHO IS PERSONALLY KNOWN TO ME. OR HAS PRODUCED

IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PLES OF FIRST BANK OF FLORIDA, 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 30TH DAY OF TUNE 4-3-98 MY COMMISSION EXPIRES:

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

VECELLIO & GROGAN, INC. A WEST VIRGINIA CORPORATION

MICHELLE MARCHESE

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR., AND John L. TAYLON 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 LST DAY OF

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

QUNTY OF PALM BEACH) **STATE OF FLORIDA** his Plat was filed for record at Are duly recorded in Plat Book No. DOROTHY H. WILKEN, Clerk of Circuit Court

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: AMERICAN TITLE OF THE SOUTHEAST, INC.

ITS GENERAL PARTNER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

BOARD OF SUPERVISORS

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 WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS PETER L. PIMENTEL, SECRETARY

CITY APPROVALS

CITY OF WEST PALM BEACH COUNTY OF PALM BEACH STATE OF FLORIDA

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

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: 7-2-97

PROFESSIONAL LAND SURVEYOR LICENSE NO.4213 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 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, EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE
- 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. INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES

7. THE LIFT STATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION CONSTRUCTION,

8. THE 7 FOOT AND THE 3.5 FOOT DRAINAGE AND WALL EASEMENTS, AS SHOWN HEREON, ARE 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 MAINTENENCE 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.

9. THE BELL SOUTH EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES.

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,

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION ha Blew Son JACK B. OWEN, JR. **PRESIDENT** SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

MAINTENANCE, AND RELATED PURPOSES.

THIS 30 DAY OF JUPE . 1997.

BEFORE ME PERSONALLY APPEARED ROBERT S. KAIRALLA AND JACK B. OWEN, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED ______ 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 304 DAY OF

august 31,1998 MY COMMISSION EXPIRES:

Christine Scalamandne PRINT NOTARY NAME. HERE

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 30th DAY OF JUNE 1997.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: Charles H Mathamay, Pus CHARLES H. HATHAWAY, PRESIDENT WITNESS: William & Shannon WITNESS: Christine Scalamandre

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _________ 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 H DAY OF JUNE, 1997.

FIRST BANK

OF FLORIDA

NANCYE C. MYLES

[] Personally Known [] Other L.D.

My Comm Exp. 7/01/98

My Comm Exp. 7/01/98
NOTARY Subject Sounded By Service Ins

No. CC377447

NOTARY

FOR

GROGAN, INC.

VECELLIO &

August 31, 1998 MY COMMISSION EXPIRES:

VECELLIQ &

GROGAN, INC.

CHRISTINE SCALAMAN

<u>__CC40</u>4467 MY COMMISSION Christine Scalamandee NOTARY NAME:

MICHELLE MARCHESE MY COMMISSION # CC 361143 EXPIRES: April 3, 1998 Bended Thru Notary Public Underwriter

NOTARY FOR

FIRST BANK

OF FLORIDA

SURVEYOR

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

CITY OF WEST PALM BEACH

SHEET 1 OF 8