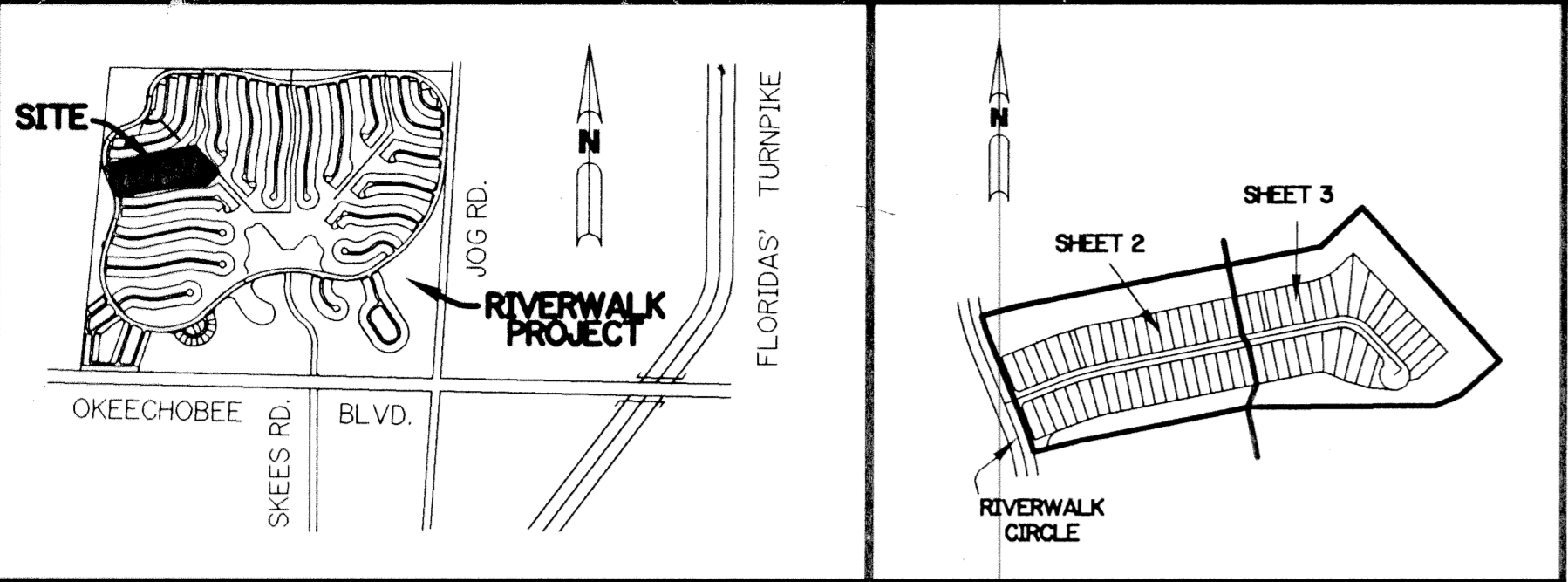


85

# RIVERWALK - PLAT TEN

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 3 MARCH, 1998



### LOCATION SKETCH

### KEY MAP

### 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 TEN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIVERWALK - PLAT NINE AS RECORDED IN PLAT BOOK 82, PAGES 55 THROUGH 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 75°40'11" EAST ALONG THE SOUTH LINE OF SAID RIVERWALK - PLAT NINE, A DISTANCE OF 124.48 FEET; THENCE NORTH 78°55'54" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,017.27 FEET; THENCE NORTH 48°17'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 188.69 FEET; THENCE SOUTH 42°05'55" EAST ALONG THE WEST LINE OF RIVERWALK - PLAT FOUR AS RECORDED IN PLAT BOOK 79, PAGES 34 THROUGH 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 681.60 FEET; THENCE SOUTH 47°54'05" WEST, A DISTANCE OF 172.57 FEET; THENCE SOUTH 66°14'52" WEST, A DISTANCE OF 89.21 FEET; THENCE SOUTH 89°26'45" WEST, A DISTANCE OF 623.52 FEET; THENCE SOUTH 78°36'55" WEST, A DISTANCE OF 564.29 FEET; THENCE SOUTH 79°48'25" WEST, A DISTANCE OF 158.68 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 07°55'19"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE EAST RIGHT OF WAY LINE OF RIVERWALK CIRCLE ACCORDING TO RIVERWALK - PLAT SIX AS RECORDED IN PLAT BOOK 80, PAGES 45 THROUGH 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 89.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°06'54" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 565.00 FEET AND A CENTRAL ANGLE OF 08°41'37"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 85.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.530 ACRES, MORE OR LESS.

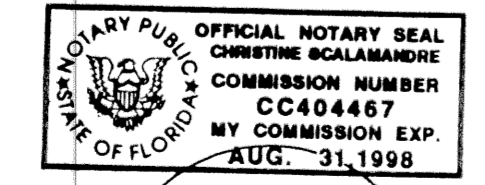
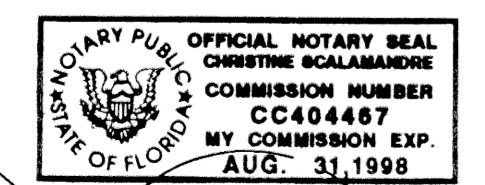
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 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 OVER ALL OF TRACT "A", AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS 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 OBLIGATION OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY 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.
- 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.
- 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.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 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.
- THE RIVERWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE 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 22<sup>nd</sup> DAY OF APRIL, 1998.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION

ATTEST: *Jack B. Owen, Jr.* SECRETARY BY: *William E. Shannon* PRESIDENT



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM E. SHANNON 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 22<sup>nd</sup> DAY OF April, 1998.

*Aug. 31, 1998*  
MY COMMISSION EXPIRES: *Christine Scalomandee*  
NOTARY PUBLIC - STATE OF FLORIDA  
*Christine Scalomandee*  
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 22<sup>nd</sup> DAY OF April, 1998.

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

WITNESS: *Christine Scalomandee* BY: *Charles H. Hathaway, Jr.*  
*Christine Scalomandee* CHARLES H. HATHAWAY, PRESIDENT  
*William E. Shannon*  
WITNESS: *William E. Shannon*

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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF April, 1998.

*CC404467*  
MY COMMISSION EXPIRES: *Christine Scalomandee*  
*Aug. 31, 1998* NOTARY PUBLIC - STATE OF FLORIDA  
*Christine Scalomandee*  
PRINT NOTARY NAME HERE

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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6<sup>th</sup> DAY OF APRIL, 1998.

FIRST BANK OF FLORIDA  
A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA

WITNESS: *Frank D. Bruegge* BY: *Frank D. Bruegge*  
*Frank D. Bruegge* FRANK D. BRUEGGE, JR.  
PRINT NAME: *Frank D. Bruegge, Jr.*  
TITLE: *Vice President*

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *FRANK BRUEGGE, JR.* 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 SENIOR VICE PRESIDENT 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 SUCH INSTRUMENT WAS EXECUTED 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 6<sup>th</sup> DAY OF April, 1998.

*Angela*  
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME

### 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 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 6<sup>th</sup> DAY OF April, 1998.

VECELLIO & GROGAN, INC.  
A WEST VIRGINIA CORPORATION

ATTEST: *John L. Taylor* ASSISTANT SECRETARY BY: *Leo A. Vecellio, Jr.*  
LEO A. VECELLIO, JR.  
PRESIDENT

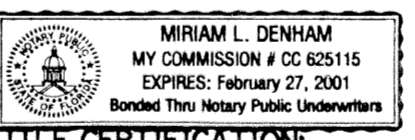
### ACKNOWLEDGEMENT:

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 AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF 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 6<sup>th</sup> DAY OF April, 1998.

*2/27/01*  
MY COMMISSION EXPIRES: *Miriam L. Denham*  
NOTARY PUBLIC - STATE OF FLORIDA  
*Miriam L. Denham*  
PRINT NOTARY NAME HERE



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 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

DATE: *4/2/98* BY: *William E. Shannon, Pres.*  
WILLIAM E. SHANNON, PRESIDENT

### CITY SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *V. S. M.* DATE: *3/3/98*

VINCENT J. NOEL, PSM  
FLORIDA SURVEYOR AND MAPPER, REG # 4169

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 1:49 p.m. )  
this day of September 1998 )  
and duly recorded in Plat Book No. 83 )  
of page 85-87 )  
DOROTHY H. WILKEN, Clerk of Circuit Court )  
Dorothy H. Wilken )

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT SHOWN HEREON; AND HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT; AND HEREBY ACKNOWLEDGES THAT THE DISTRICT'S EXISTING FLOWAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 9459, PAGE 664, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 31<sup>st</sup> DAY OF May, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: *William L. Kerslake*  
WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS

ATTEST: *Peter L. Pimentel*  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

### 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 THIS 21<sup>st</sup> DAY OF September, 1998.

BY: *Nancy M. Graham*  
NANCY M. GRAHAM, MAYOR

APPROVED: *9/11/98*  
CITY PLANNING BOARD

BY: *William M. Moss*  
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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENT, 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: *4/2/98* BY: *Perry C. White*  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR \* MAPPER  
LICENSE NO. 4213  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIVERWALK - PLAT ONE.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST PALM BEACH.
- NO BUILDINGS NOR ANY PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY EASEMENTS, DRAINAGE EASEMENTS OR LAKE MAINTENANCE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
- 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.
- "NOTICE": THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDEN IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
PLANNERS, SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA LB 6674

SUBDIVISION # *Riverwalk #10*  
BOOK # *85* PAGE # *85*  
FLOOD ZONE - *FLOOD MAP # -*  
QUAD # - *ZONING -*  
SE - *ZIP CODE -*  
PUD NAME *City of West Palm Beach*

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.

NOTARY FOR RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.

NOTARY FOR RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.

VECELLIO & GROGAN, INC.

NOTARY FOR VECELLIO & GROGAN, INC.

OFFICIAL FIRST BANK OF FLORIDA INCORPORATED 1914

NOTARY FOR FIRST BANK OF FLORIDA

SURVEYOR

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

CITY OF WEST PALM BEACH

CITY OF WEST PALM BEACH SURVEYOR