

# EAGLE TRACE AT RIVER BRIDGE P.U.D.

BEING A REPLAT OF TRACT 14, BLOCK 21, THE PALM BEACH FARMS CO., PLAT NO. 3., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AND A PORTION OF RIVER BRIDGE P.U.D. PLAT 3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 8 AND 9, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AND IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA  
JANUARY 2004  
SHEET 1 OF 2 SHEETS

0013-012  
2004-0176621  
151

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE TRACE AT RIVER BRIDGE, LLC, A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ALFRED G. DAHL, A SINGLE MAN, OWNERS OF THE LAND SHOWN HEREIN AS EAGLE TRACE AT RIVER BRIDGE P.U.D., BEING ALL OF TRACT 14, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS AND A PORTION OF RIVER BRIDGE P.U.D. PLAT 3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 8 AND 9, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AND IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, OF RIVER BRIDGE P.U.D. PARCEL 2F PLAT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGES 159 AND 160, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RIVER BRIDGE BOULEVARD, AS SAME IS SHOWN ON THE PLAT OF RIVER BRIDGE P.U.D. PLAT 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGES 157 AND 158, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 349.89 FEET AND A RADIAL BEARING AT THIS POINT OF SOUTH 22 DEGREES 00 MINUTES 44 SECONDS WEST, THENCE SOUTHERLY FROM ALONG THE ARC OF SAID CURVE AND LONG SAID NORTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 58 MINUTES 00 SECONDS, A DISTANCE OF 189.16 FEET; THENCE NORTH 16 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.20 FEET TO A POINT IN A LINE 60.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID RIVER BRIDGE P.U.D. PLAT 3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 8 AND 9, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, THENCE SOUTH 88 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 169.89 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH A LINE 40.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID RIVER BRIDGE P.U.D. PLAT 3C, THENCE SOUTH 88 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 255.28 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 15; THENCE NORTH 02 DEGREES 47 MINUTES 28 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 701.94 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF RIVER BRIDGE P.U.D. PARCEL 2F PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGES 146 AND 147, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, THENCE NORTH 88 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RIVER BRIDGE P.U.D. PARCEL 2F PLAT 1, A DISTANCE OF 302.82 FEET TO THE SOUTH LINE OF LOT 45 OF SAID RIVER BRIDGE P.U.D. PARCEL 2F PLAT 1; THENCE CONTINUE NORTH 88 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 39, 40 AND 41 OF SAID RIVER BRIDGE P.U.D. PARCEL 2F PLAT 2, A DISTANCE OF 154.30 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID RIVER BRIDGE P.U.D. PARCEL 2F PLAT 2, A DISTANCE OF 700.47 FEET TO AN INTERSECTION WITH A LINE 40.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID RIVER BRIDGE P.U.D. PLAT 3C, THENCE NORTH 88 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 6.67 FEET, THENCE SOUTH 12 DEGREES 29 MINUTES 08 SECONDS EAST, A DISTANCE OF 0.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 411,238 SQUARE FEET OR 9.441 ACRES MORE OR LESS  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL PURPOSES RESERVING THE RIGHT TO FUTURE SUBDIVISION MEETINGS, EASEMENTS, ORDINANCES AND RESERVATIONS THEN IN FORCE.

TRACT "A-1" AS SHOWN HEREON, IS HEREBY RESERVED FOR EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE TWELVE FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EAGLE TRACE AT RIVER BRIDGE 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 GREENACRES.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

IN WITNESS WHEREOF, EAGLE TRACE AT RIVER BRIDGE, LLC, AND RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF 2004.

EAGLE TRACE AT RIVER BRIDGE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: Erika Gemmati (SIGN), Andrew P. Mack (PRINT), Andrew P. Mack (PRESIDENT)

WITNESS: David Magaro (SIGN), David Magaro (PRINT)

RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION  
WITNESS: Kimilita Abrams (SIGN), Frank Simon (PRINT), Frank Simon (PRESIDENT)

WITNESS: Mary Ann Leone (SIGN), Mary Ann Leone (PRINT)

IN WITNESS WHEREOF, ALFRED G. DAHL, A SINGLE MAN, DO HEREUNTO SET MY HAND AND SEAL THIS DAY OF MARCH, 2004.

WITNESS: Alfred G. Dahl (SIGN), Alfred G. Dahl (PRINT)

WITNESS: Jonathan S. Call (SIGN), Jonathan S. Call (PRINT), Andrew Mack (SIGN), Andrew Mack (PRINT)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ANDREW P. MACK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EAGLE TRACE AT RIVER BRIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF March, 2004.

MY COMMISSION EXPIRES: 4/1/04  
Notary Public State of Florida  
Gina L. Gillette  
Commission No. CC 924700

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FRANK SIMON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT 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 DAY OF March, 2004.

MY COMMISSION EXPIRES: 6-19-07  
Notary Public State of Florida  
Orlando J. Spado  
Commission No. DD 224467

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ALFRED G. DAHL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF March, 2004.

MY COMMISSION EXPIRES: June 19, 2007  
Notary Public State of Florida  
Orlando J. Spado  
Commission No. DD 224467

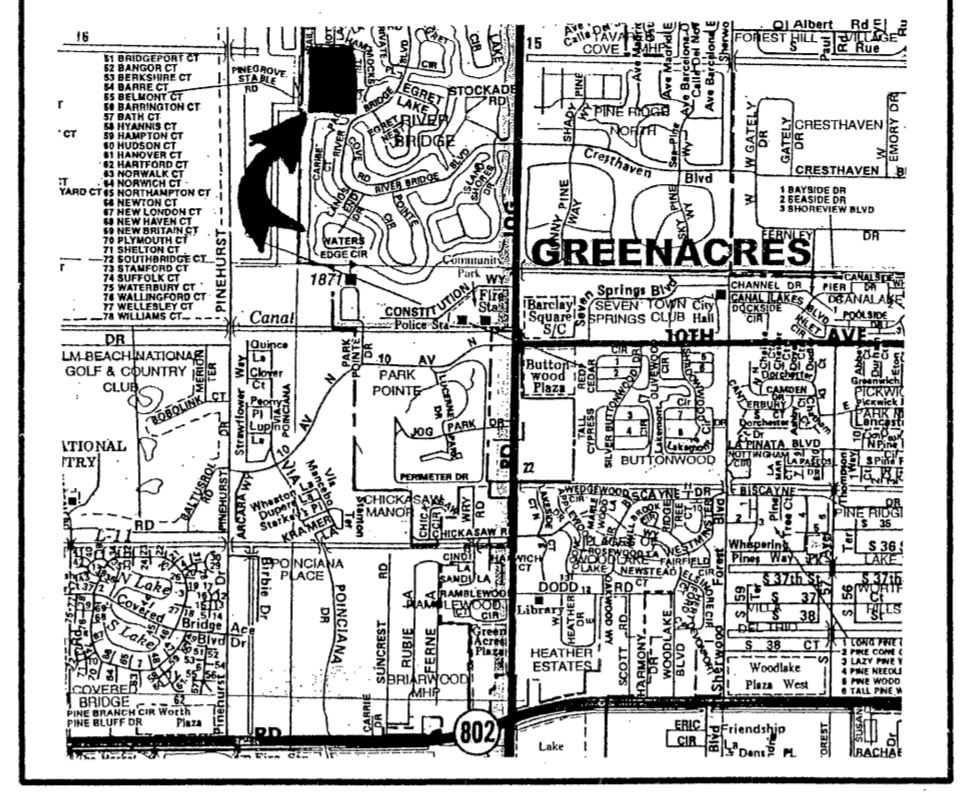
### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON. DATED THIS DAY OF MARCH, 2004.

EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC.  
BY: Andrew Mack (SIGN), Andrew Mack (PRINT), Andrew Mack (PRESIDENT)

WITNESS: Erika Gemmati (SIGN), Erika Gemmati (PRINT)

WITNESS: David Magaro (SIGN), David Magaro (PRINT)



LOCATION MAP  
NOT TO SCALE

### NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1980 ADJUSTMENT). WEST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HAVING A BEARING OF NORTH 02 DEGREES 47 MINUTES 28 SECONDS EAST.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:  
(N.R.) - NON RADIAL  
(R.F.) - RADIAL TO FRONT LOT LINE  
(R.F.) - RADIAL TO REAR LOT LINE
- 4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
- = DENOTES SET PERMANENT CONTROL POINT (P.C.P.) P.L.S. #2297 UNLESS OTHERWISE NOTED

### LEGEND:

P.O.C.	=	POINT OF BEGINNING
P.O.B.	=	POINT OF BEGINNING
P.B.	=	PLAT BOOK
P.G.(S)	=	PAGE(S)
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.C.P.	=	PERMANENT CONTROL POINT
O.R.B.	=	OFFICIAL RECORD BOOK
U.E.	=	UTILITY EASEMENT
P.U.D.	=	PLANNED UNIT DEVELOPMENT
SQ. FT.	=	SQUARE FEET
Q.	=	CENTERLINE
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE
+	=	PALM BEACH COUNTY SURVEY DEPARTMENT BRASS DISK IN CONCRETE
CA	=	CENTRAL ANGLE (DELTA)
R	=	RADIUS
A	=	LENGTH OF ARC
N.R.	=	NOT RADIAL
R.F.	=	RADIAL TO FRONT

### NOTES: COORDINATES, BEARINGS, & DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1980 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000232  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
THIS INSTRUMENT PREPARED BY PAUL J. FOTORNY, P.S.M. 2297, STATE OF FLORIDA  
DAILEY-FOTORNY, INC.  
5050 10th AVENUE NORTH, SUITE B  
LAKE WORTH, FLORIDA 33463

TABULAR DATA  
EAGLE TRACE AT RIVER BRIDGE, LLC  
TOTAL AREA: 9.441 ACRES  
TOTAL DWELLING UNITS: 40  
DENSITY: 4.24 UNITS PER ACRE

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
RIVER BRIDGE PROPERTY OWNERS 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 AND SHOWN HEREON. DATED THIS DAY OF MARCH, 2004.

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC.  
BY: Frank Simon (SIGN), Frank Simon (PRINT), Frank Simon (PRESIDENT)  
WITNESS: Kimilita Abrams (SIGN), Kimilita Abrams (PRINT)  
WITNESS: Mary Ann Leone (SIGN), Mary Ann Leone (PRINT)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FRANK SIMON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC. 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 DAY OF March, 2004.

MY COMMISSION EXPIRES: 6-19-07  
Notary Public State of Florida  
Orlando J. Spado  
Commission No. DD 224467

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ANDREW MACK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC. 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 DAY OF March, 2004.

MY COMMISSION EXPIRES: 4/1/04  
Notary Public State of Florida  
Gina L. Gillette  
Commission No. CC 924700

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, KENNETH M. KALEEL, (A DULY LICENSED ATTORNEY 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 EAGLE TRACE AT RIVER BRIDGE, LLC, RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC. AND ALFRED G. DAHL, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 3-2-04  
KENNETH M. KALEEL, ATTORNEY AT LAW  
LICENSED IN FLORIDA

### CITY OF GREENACRES APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF MARCH, 2004.  
BY: Samuel J. Ferreri, Mayor  
BY: Wade A. Talanek, City Engineer  
BY: Sandra K. Hill, City Clerk

### CITY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.  
EWING AND SHIRLEY, INC.  
6295 LAKE WORTH ROAD, SUITE 13  
LAKE WORTH, FLORIDA 33463  
L.B. 3752  
BY: Kent W. Ewing, Jr., Professional Surveyor and Mapper  
State of Florida No. 3884  
DATE: 3-19-04

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 11:39 AM THIS DAY OF April, A.D., 2004 AND DULY RECORDED IN PLAT BOOK 101 ON PAGES 151 AND 152.

DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
By: [Signature] DC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 1843 AT PAGE 1039 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF MARCH, 2004.

FIDELITY FEDERAL BANK & TRUST  
A FLORIDA CORPORATION  
WITNESS: Steve Eassa (SIGN), Steve Eassa (PRINT), Steve Eassa (FIRST VICE PRESIDENT)  
WITNESS: David Magaro (SIGN), David Magaro (PRINT)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STEVE EASSA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF FIDELITY FEDERAL BANK & TRUST 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 DAY OF March, 2004.

MY COMMISSION EXPIRES: 4/1/04  
Notary Public State of Florida  
Gina L. Gillette  
Commission No. CC 924700

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 1843 AT PAGE 1039 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF MARCH, 2004.

BUILDERS FUNDING, LLC  
A FLORIDA CORPORATION  
WITNESS: Andrew Mack (SIGN), Andrew Mack (PRINT), Andrew Mack (PRESIDENT)  
WITNESS: George Henderson Jr (SIGN), George Henderson Jr (PRINT)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED KYLE MEYER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BUILDERS FUNDING, LLC 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 DAY OF March, 2004.

MY COMMISSION EXPIRES: June 19, 2007  
Notary Public State of Florida  
Orlando J. Spado  
Commission No. DD 224467

### SURVEYOR & MAPPER'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. 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES CITY COUNCIL, 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 GREENACRES, FLORIDA.

PAUL J. FOTORNY, P.S.M.  
DAILEY-FOTORNY, INC., L.B. No. 1376  
LICENSE No. 2297  
STATE OF FLORIDA

Corporate seals for EAGLE TRACE AT RIVER BRIDGE, LLC; NOTARY; RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC.; NOTARY; FIDELITY FEDERAL BANK & TRUST; NOTARY; BUILDERS FUNDING, LLC; NOTARY; EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS ASSOCIATION, INC.; NOTARY; CITY OF GREENACRES; CITY SURVEYOR; LAND SURVEYOR; Dailey-Fotorny, inc. land surveyors - planners 5050 10th Avenue North Suite B - Lake Worth FL 33463-2062 Phone: 561-965-8787 Fax: 561-965-8963