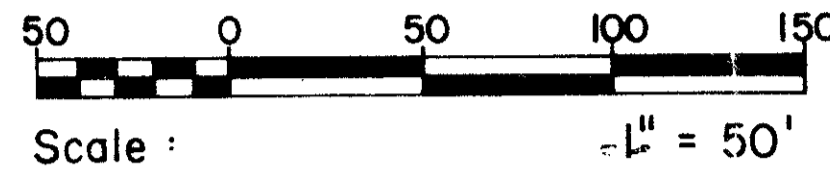


RIVERSIDE ACRES

101

A SUBDIVISION OF PART OF GOVERNMENT LOT 5
SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42
EAST, PALM BEACH COUNTY, FLORIDA.



DECEMBER 1976

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EUGENE BIE, 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 TO ROBERT F. HOLSTEN, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Eugene F. Bie
ATTORNEY AT LAW
LICENSED IN FLORIDA

CURVE DATA

① R= 25.00' Δ= 62°10'55" A= 27.13' C= 25.82'	② R= 50.00' Δ= 17°15'51" A= 15.34' C= 15.28'	③ R= 50.00' Δ= 124°32'22" A= 108.68' C= 88.51'
④ R= 50.00' Δ= 25°20'45" A= 22.12' C= 21.94'	⑤ R= 50.00' Δ= 75°01'57" A= 65.48' C= 60.90'	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT F. HOLSTEN, TRUSTEE, OWNER OF THE LAND HEREON, BEING A PORTION OF GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RIVERSIDE ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, PROCEED N 00°00'00" E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 800.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'00" E ALONG SAID WEST LINE OF GOVERNMENT LOT 5, A DISTANCE OF 462.22 FEET; THENCE N 89°56'29" E ALONG A LINE THAT IS PARALLEL TO AND 65 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 441.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOXAHATCHEE RIVER ROAD AS USED AND MAINTAINED; THENCE S 33°13'33" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 539.05 FEET; THENCE S 89°05'12" W ALONG A LINE THAT IS PARALLEL TO AND 800 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 737.01 FEET TO THE POINT OF BEGINNING.

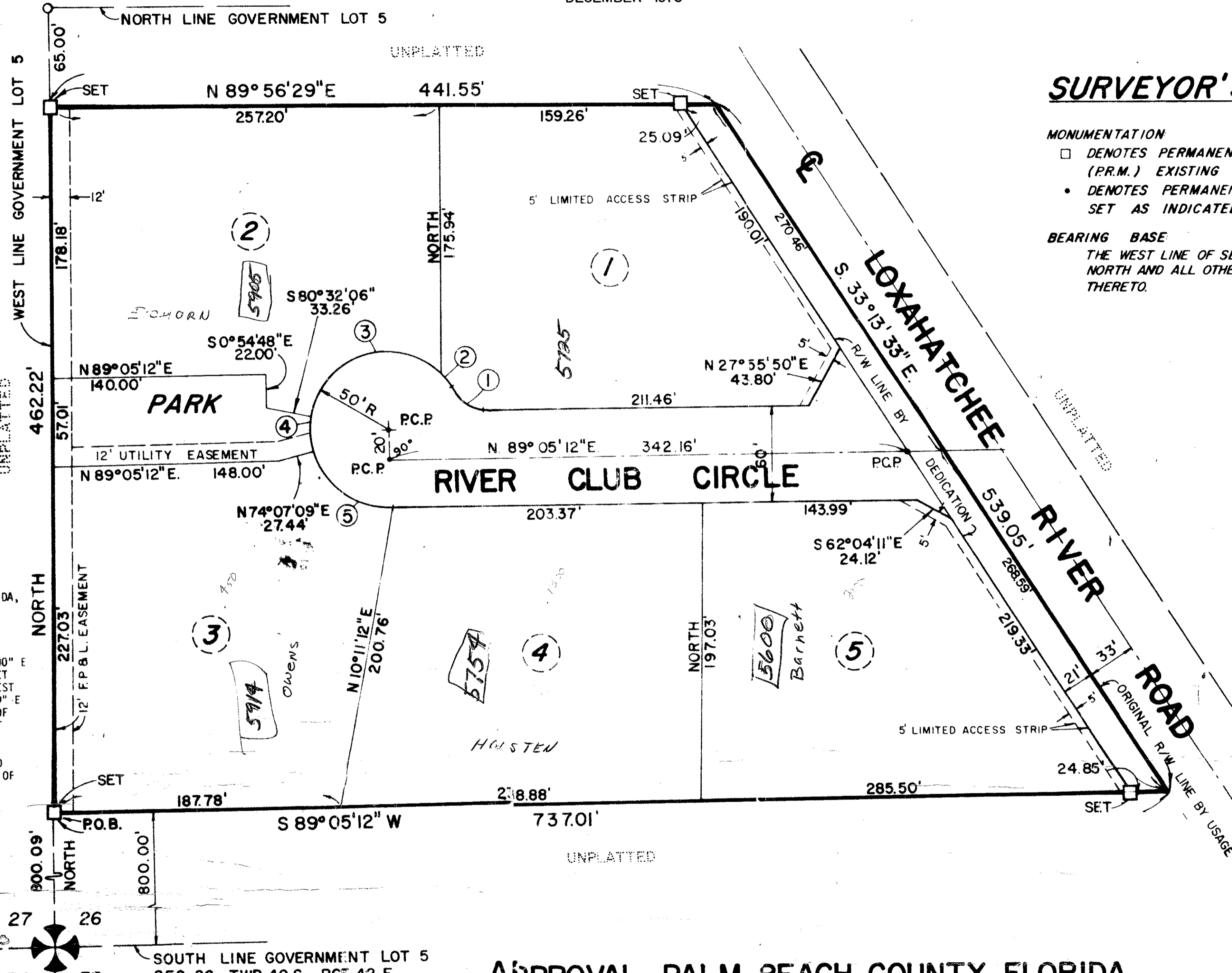
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE, AS FOLLOWS:

- STREETS:**
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:**
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. NO BUILDINGS SHALL BE CONSTRUCTED ON UTILITY EASEMENTS.
- PARK AREA:**
THAT PARK AREA AS SHOWN IS HEREBY DEDICATED TO THE RIVERSIDE ACRES PROPERTY OWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- LIMITED ACCESS STRIPS:**
THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, ROBERT F. HOLSTEN, TRUSTEE, DO HERETO SET MY HAND AND SEAL THIS 30th DAY OF DECEMBER, A.D. 1976.

Robert F. Holsten
ROBERT F. HOLSTEN, TRUSTEE

Margaret J. Feltner
WITNESS



SURVEYOR'S NOTES

- MONUMENTATION**
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) EXISTING OR SET AS INDICATED.
 - DENOTES PERMANENT CONTROL POINT (P.C.P.) SET AS INDICATED
- BEARING BASE**
THE WEST LINE OF SECTION 26 ASSUMED DUE NORTH AND ALL OTHER BEARING ARE RELATIVE THERETO.

CONSENT OF MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2237 PAGE 1348 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 ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF DECEMBER, A.D. 1976.

FIRST MARINE NATIONAL BANK & TRUST CO. OF JUPITER-TELEPHONE

ATTEST: *W. H. H. H.*
SECRETARY
BY: *Carlton S. Lucius*
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Carlton S. Lucius* AND *W. H. H. H.* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED FIRST MARINE NATIONAL BANK & TRUST CO. OF JUPITER-TELEPHONE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF SAID INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT TO SAID CONSENT OF MORTGAGE HOLDER BY ME AND REGULAR CORPORATE AUTHORITY, SAID CONSENT OF MORTGAGE HOLDER IS THE FREEDOM OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF DECEMBER, A.D. 1976.

Margaret J. Feltner
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES July 1, 1977

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS DAY OF DECEMBER, A.D. 1976.

BY: *W. H. H. H.*
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUIREMENTS OF STATE AND COUNTY LAWS AND ORDINANCES.

BY: *W. H. H. H.*
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT F. HOLSTEN, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF DECEMBER, A.D. 1976.

Margaret J. Feltner
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES July 1, 1977

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

1000-141
32/101
26/40/42

Lindahl & Browning, Inc.
Engineers-Planners-Surveyors
P.O. Box 727, Jupiter, Florida 33458

RIVERSIDE ACRES