

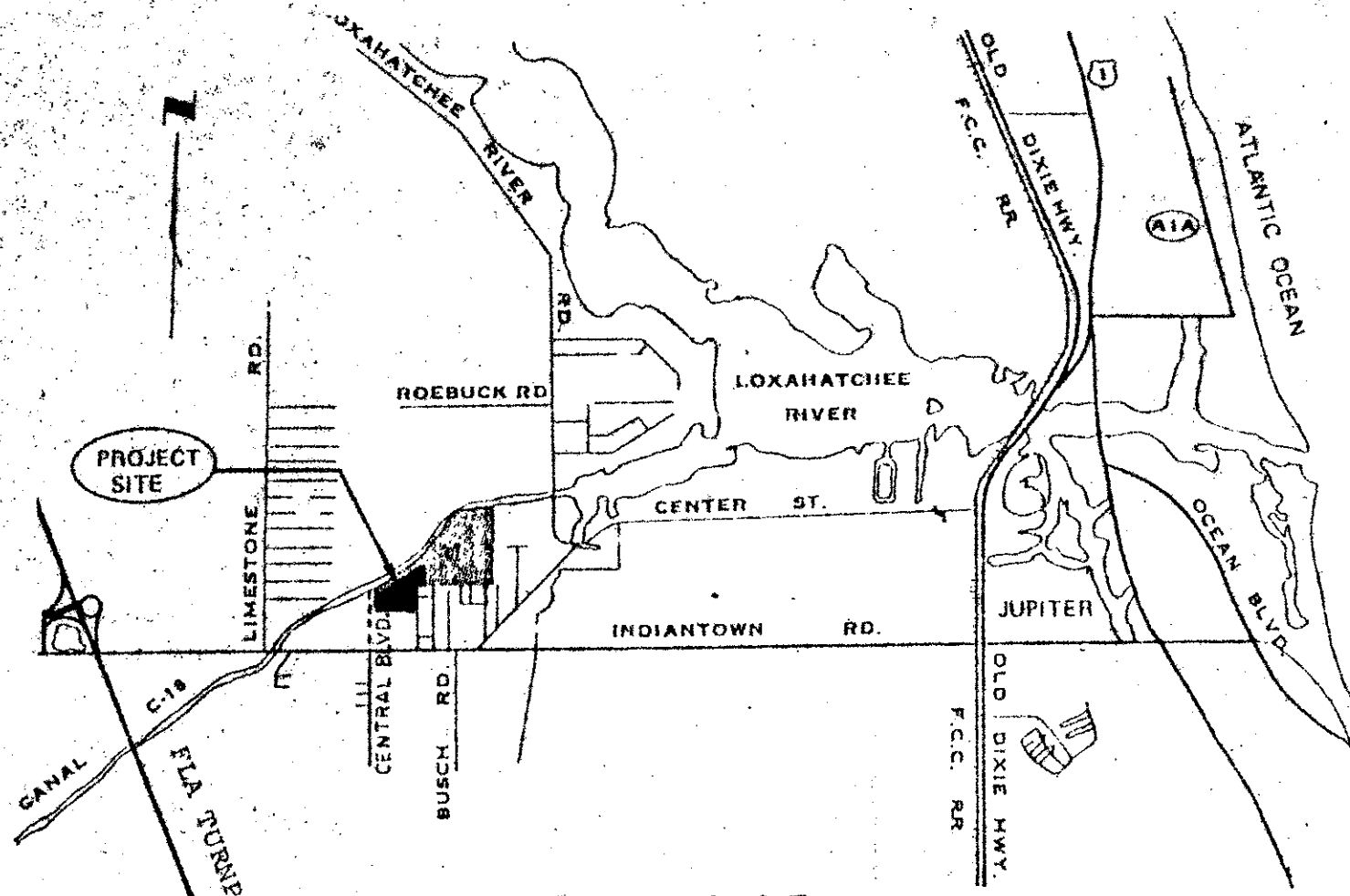
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 07548



LOCATION MAP  
(N.T.S.)

DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS THAT RIVER TRAILS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREIN AND SHOWN AS PLAT 1 OF RIVER WALK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

A CERTAIN 6.73 ACRE PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF CINQUEZ PARK AS RECORDED IN PLAT BOOK 20, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE FROM SAID POINT OF BEGINNING, SOUTH 00°45'30" EAST, ALONG THE WEST LINE OF SAID PLAT OF CINQUEZ PARK, A DISTANCE OF 545.14 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 581.86 FEET; THENCE NORTH 00°00'22" WEST, A DISTANCE OF 334.99 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE CANAL NUMBER 18; THENCE NORTH 59°35'35" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY OF CANAL 18, A DISTANCE OF 715.94 FEET; THENCE SOUTH 01°41'00" EAST, A DISTANCE OF 137.66 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PLAT OF CINQUEZ PARK; THENCE SOUTH 88°19'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 47.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6.73 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) LIMITED ACCESS EASEMENTS (L-A-E.) ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 2) UTILITY EASEMENTS (U-E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE UTILITY ORGANIZATIONS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) DRAINAGE EASEMENTS (D-E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4) TRACT C, IS HEREBY DEDICATED IN PERPETUITY TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND FENCES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5) THE RIGHT-OF-WAY SHOWN HEREON AS TRACT "A" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND THE RESPECTIVE UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6) THE TRACTS SHOWN HEREON AS TRACT "B" AND TRACT "B-1", ARE HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE & UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) THE TRACT SHOWN HEREON AS TRACT "R1" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL USES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8) ALL AREAS WITHIN LANDS DESCRIBED HEREON OTHER THAN THE INDIVIDUAL FEE SIMPLE LOTS OR THE DEDICATED TRACTS, RIGHTS-OF-WAY AND EASEMENTS, ARE COMMON AREAS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

# PLAT NO. 1 OF RIVER WALK

## IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST

### PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MAY, 1984

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN BOURASSA, ITS SOLE GENERAL PARTNER, THIS 11<sup>TH</sup> DAY OF OCT., A.D. 1984.

RIVER TRAILS, LTD.

WITNESS: *[Signature]* BY: *[Signature]*  
JOHN BOURASSA, GENERAL PARTNER

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JOHN BOURASSA, SOLE GENERAL PARTNER OF RIVER TRAILS LIMITED, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF OCTOBER A.D. 1984.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
AT-LARGE

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4041 AT PAGES 1384 THROUGH 1398 AND 4156 PAGES 328 THROUGH 357 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED TO THE UNDERSIGNED SHALL BE SUBORDINATED TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF FIRST AMERICAN BANK AND TRUST, A BANKING INSTITUTION CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12<sup>TH</sup> DAY OF OCTOBER A.D. 1984.

FIRST AMERICAN BANK & TRUST

BY: *[Signature]*

ATTEST: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]*, Vice Pres. and *[Signature]*, Atty in Fee of First American Bank & Trust to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>TH</sup> DAY OF OCTOBER A.D. 1984.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: 4/9/86

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, THE ATTORNEYS TITLE INSURANCE FUND, A TITLE INSURANCE COMPANY, 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 IN RIVER TRAILS, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 1/2/84 BY: *[Signature]*  
Attorney

1984 NOV -1 AM 11:03

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on this 11<sup>th</sup> day of NOVEMBER 1984 and duly recorded in the Book 49 on page 122-123.  
JOHN B. DUNKLE, Clerk Circuit Court  
Palm Beach, Florida

COUNTY APPROVALS

COUNTY ENGINEER

HIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF OCTOBER A.D. 1984.

By: *[Signature]*  
HERBERT F. KAHLERT, ENGINEER  
PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF OCTOBER A.D. 1984.

By: *[Signature]*  
KEN SPILLIAS, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*  
DEPUTY CLERK

NOTES

PERMANENT REFERENCE MONUMENTS (P-R-M.'s) ARE DESIGNATED THUS:

PERMANENT CONTROL POINTS (P-C-P.'s) ARE DESIGNATED THUS:

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF SECTION 3/41/42 BEARING S 87°38'00" W.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

SURVEYOR'S CERTIFICATION

I HEREBY 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 HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P-C-P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1 CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

DATE: OCTOBER 11<sup>th</sup>, 1984 BY: *[Signature]*  
PETER T. KRICK, P.E.  
FLORIDA CERT. NO. 3748

THIS INSTRUMENT WAS PREPARED BY PETER T. KRICK, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS AND PLANNERS, 2300 FLA-MANGO ROAD, WEST PALM BEACH, FLORIDA.

49/130 0412-300

PLAT NO. 1 OF  
RIVER WALK

COUNTY	FIRST AMERICAN	NOTARY	NOTARY	LTD. PARTNERSHIP	SURVEYORS SEAL	Field Book No. R-182 Pg. 43 Design R. Breitenbach Drawn L. BISPOIT Checked	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	Job No. 83-1119 Scale 1" = 40' Date MAY, 1984 Sheet 1 of 2 File No. BE-24957
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