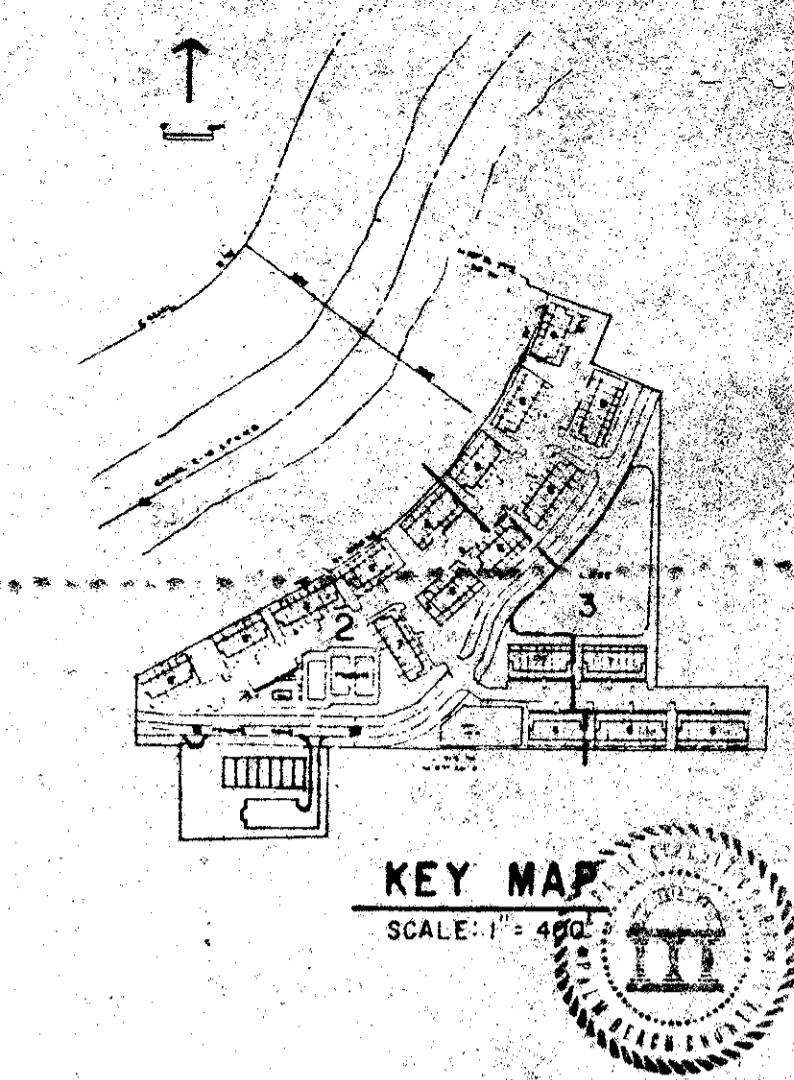
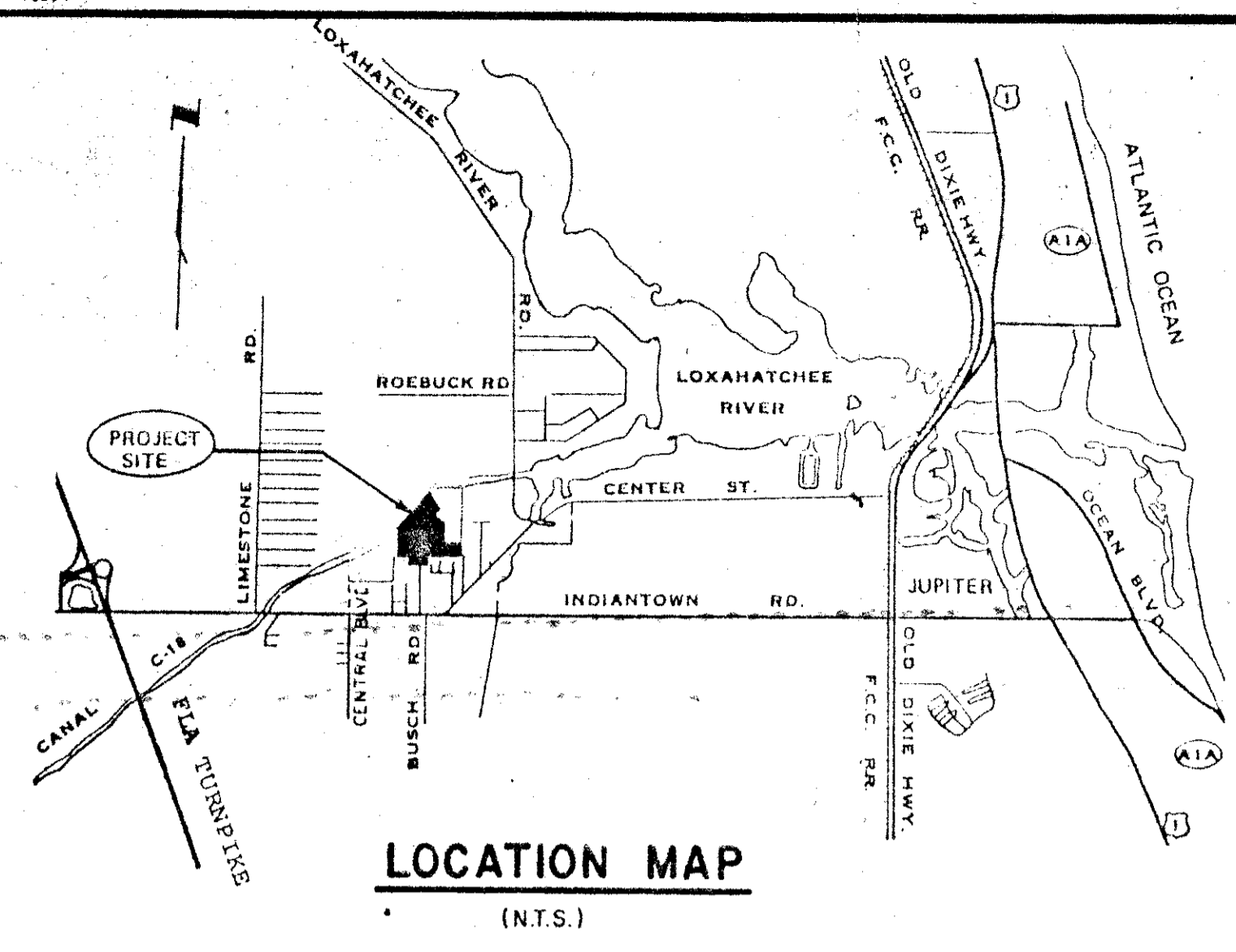


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# PLAT NO. 2 OF RIVER WALK

IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
AND REPLAT OF LOTS 46, 47 80 & 81 OF CINQUEZ PARK (P.B. 20 PAGE 81)  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3  
AUGUST 1985



170  
A-S-6  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat is filed for record at 1:58 P.M.  
this 13th day of FEBRUARY  
1986  
and duly recorded in Plat Book No.  
59 on page 170, 171, 172  
JOHN DUNKLE, Clerk, Circuit Court  
By: [Signature] D.C.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Know all men by these presents that River Trails, Ltd., a Florida Limited Partnership, owner of the lands described herein and shown as Plat 2 of River Walk, and being more particularly described as follows:

DESCRIPTION  
A parcel of land in Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Plat of Cinquez Park as recorded in Plat Book 20 at Page 81, Public Records of Palm Beach County, Florida; thence (bearings cited herein are assumed and are based on the North line of said Section 3 bearing South 87°38'53" West) along the North line of said Cinquez Park, North 88°19'00" East, a distance of 47.00 feet to the POINT OF BEGINNING; thence North 01°41'00" West, a distance of 134.29 feet; to a point on the South right-of-way line of Canal No. 18; thence North 59°38'02" East, along said South right-of-way line, a distance of 400.84 feet to a point of curvature of a curve concave to the Northwest, having a radius of 1040.50 feet, and a central angle of 41°25'52"; thence northeasterly along the arc of said curve, being also the said South right-of-way line of Canal No. 18, a distance of 752.39 feet to a point of tangency; thence North 18°12'10" East, a distance of 18.58 feet; thence South 74°47'50" East, a distance of 122.00 feet; thence South 18°12'10" West, a distance of 18.58 feet; to a point of curvature of a curve concave to the Northwest, having a radius of 1162.50 feet, and a central angle of 3°01'37"; thence southwesterly along the arc of said curve, a distance of 61.42 feet; thence South 68°46'13" East, a distance of 25.28 feet; thence South 65°14'47" East, a distance of 81.50 feet; thence South 77°54'15" East, a distance of 42.22 feet; thence South 00°08'00" West, a distance of 611.02 feet; thence North 88°19'00" East, a distance of 231.17 feet to a point of intersection with the West line of the East One Half (E 1/2), of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 3; thence South 00°02'05" West, along said West line of the (E 1/2), of the (NE 1/4), of the (NE 1/4) of Section 3, a distance of 120.05 feet, to a point of intersection with the North line of CINQUEZ PARK 2ND ADDITION, as recorded in Plat Book 21, Page 20 of the Public Records of Palm Beach County, Florida; thence along said North line and the North line of the aforementioned Cinquez Park as recorded in Plat Book 20, Page 81 of said Public Records, South 88°19'00" West, a distance of 861.71 feet to a point of intersection with the West right-of-way line of Cinquez Park Road East, as shown on said Plat of Cinquez Park; thence along said West right-of-way line South 01°10'00" East, a distance of 174.46 feet to a point of intersection with the North right-of-way line of Pine Street as shown on said Plat of Cinquez Park; thence along said North right-of-way line South 86°08'30" West, a distance of 299.96 feet to a point of intersection with the East right-of-way line as shown on said Plat of Cinquez Park; thence along said East right-of-way line North 01°10'00" West, a distance of 185.84 feet to a point of intersection with the aforementioned North line of said Cinquez Park; thence along said North line South 88°19'00" West, a distance of 107.15 feet to the POINT OF BEGINNING.

CONTAINING 13.73 Acres, more or less.

- 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.
- 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.
- Drainage Easements (D.E.) and the Lake Tract "W" 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. Lake Tract "W" is also a drainage easement.
- 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.
- The street shown hereon as Tract "A" is hereby dedicated to the River Walk Homeowners Association, Inc., its successors or assigns, for private road purposes, and for utility and drainage facilities and is the perpetual maintenance obligation of said Association and the respective utilities without recourse to Palm Beach County.

- The Tract shown hereon as Tract "B" is hereby dedicated to the River Walk Homeowners Association, Inc., its successors or assigns, for ingress, egress, drainage & utilities and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.
- The tract shown hereon as Tract "K-2" is hereby dedicated to the Riverwalk 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.
- Common areas are all areas within lands described hereon except Tract "W", the individual fee simple lots, and the dedicated tracts, rights-of-way and easements. The common areas are 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.

IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed by John Bourassa, its sole general partner, this 16 day of January, A.D. 1986.

WITNESS: [Signature]  
RIVER TRAILS, LTD.  
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 16 day of January, A.D. 1986.  
My Commission Expires: [Date]  
[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 insofar as the owner thereof and agrees that its mortgages which are recorded in Official Record Book 4041 at Pages 136 through 139 and 4156 Pages 228 through 237 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 Vice President and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 16 day of January, A.D. 1986.

FIRST AMERICAN BANK & TRUST  
BY: [Signature]  
Barbara H. Vincent, Vice President

ATTEST:  
John H. Fuller, Vice President

COUNTY	FIRST AMERICAN	NOTARY	NOTARY	SURVEYORS' SEAL
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ACNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Barbara H. Vincent and John H. Fuller, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of First American Bank & Trust, a corporation, and they 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 true act and deed of said Corporation.

WITNESS my hand and official seal this 16 day of January, A.D. 1986.

My Commission Expires: [Date]

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: January 16, 1986  
By: [Signature]  
Fred Cohen, Esquire  
Cohen, Scherer & Cohn

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 11th day of February, A.D. 1986.  
By: [Signature]  
Karen J. Marcus, Chair  
Board of County Commissioners

COUNTY ENGINEER  
This plat is hereby approved for record this 11th day of February, A.D. 1986.  
By: [Signature]  
Herbert F. Kahler, Engineer  
Palm Beach County, Florida

ATTEST: JOHN B. DUNKLE, Clerk  
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°38'53" 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. Approval of landscaping on utility easements shall be only with the approval of all utilities occupying same.

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.

All ties to block boundaries are at right angles to the front or side lines of said blocks and tied to centerlines of ingress and egress Tracts, Street Tracts, and/or easements. Radial lines as noted, all others non radial.

52/170  
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL 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: [Date] BY: [Signature]  
WILLIAM R. CHASE, P.L.S.  
FLORIDA CERT. NO. 4051

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

Field Book No. R-184 Pg. 38	ROBERT E. OWEN & ASSOCIATES, INC.	Job No. 83-1119
Design W. CHASE	ENGINEERS · PLANNERS · SURVEYORS	Scale
Drawn L. BISPOTT	WEST PALM BEACH FLORIDA	Date 8/16/85
Checked P.T. KRICK	PLAT NO. 2 OF RIVER WALK	Sheet 1 of 3
		File No. 8F-2395-B