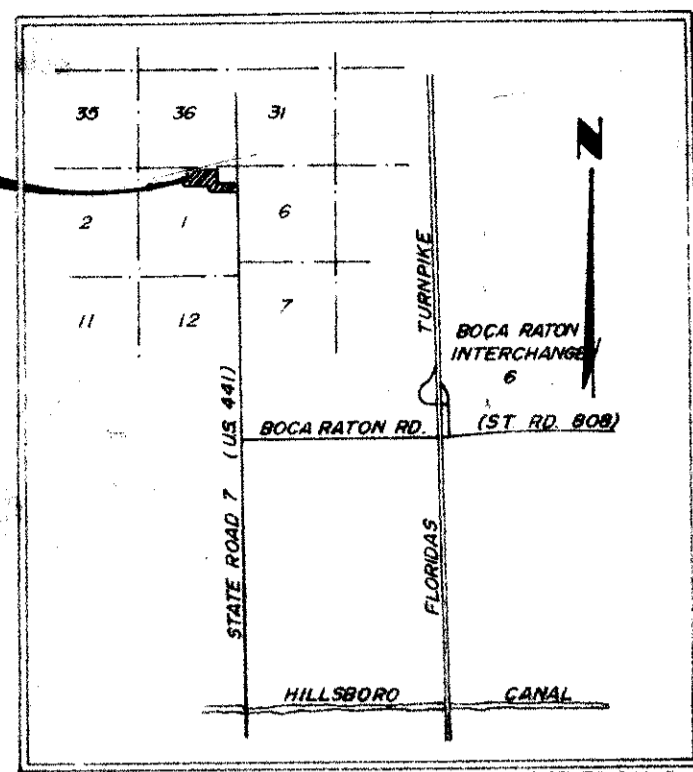


10/10

THIS PLAN

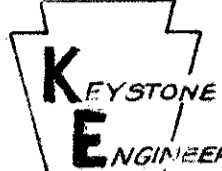
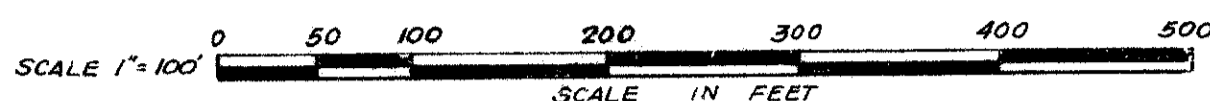


" RIVIERA SECTION ONE " (PUD)

A REPLAT OF PORTIONS OF TRACTS 1,2,3,14,15,16 OF FLORIDA FRUIT LANDS CO. SUBDIVISION NO.2 (1-102) IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA.

101

COUNTY OF PALM BEACH, SS STATE OF FLORIDA THIS PLAN WAS FILED FOR RECORD AT 1:15 PM THIS 7th DAY OF NOVEMBER 1973 AND DULY RECORDED IN PLAT BOOK 50 ON PAGE 101 JOHN B. DUNKLE, CLERK OF CIRCUIT COURT BY Rita Conroy, S.C.



6451 Powerline Road APRIL, 1973 FORT LAUDERDALE, FLORIDA 33309 Order No 18110

68

DEDICATION

Know all men by these presents that MILLERS PLANTATION DEVELOPMENT COMPANY, a Florida Corporation, owners of the lands shown hereon, being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as RIVIERA SECTION 1, being more particularly described hereon have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

- The streets as shown are hereby dedicated to the Board of County Commissioners in fee simple for the perpetual use of the public for proper purposes
- The utility easements and drainage easements as shown are hereby dedicated to the perpetual use for proper purposes of the easements for construction and maintenance of utilities and drainage.
- The canal R/W shown as "LWDD CANAL No. 511" is dedicated to the Lake Worth Drainage District for proper purposes
- The Canal R/W as shown, Not LWDD CANAL No. 511 for drainage purposes and Tracts A, B, C and D for recreational purposes as shown are for the use of the residents of the subdivision and therefore are dedicated in fee simple to Riviera Land Association Inc. organized under land agreements recorded in O.R.B. 2153 of page 421 and are, under such recorded agreement, the perpetual maintenance obligation of said association

In Witness whereof, the said corporation has caused these presents to be signed by its President, HOWARD H. MILLER, and its Assistant Secretary, GARY I. MILLER, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of October, A.D. 1973

ATTEST: HOWARD H. MILLER, PRESIDENT BY: GARY I. MILLER, ASSIST. SECTY

BOARD OF COUNTY COMMISSIONERS

PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record, this 11th day of November, 1973, BY: [Signature] CHAIRMAN

PALM BEACH COUNTY PLANNING COMMISSION

This plat is hereby approved for record, this 11th day of Oct, 1973, BY: [Signature] CHAIRMAN

COUNTY ENGINEER

This plat is hereby found to meet all requisite state and county laws and ordinances BY: [Signature] COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: [Signature] DEPUTY CLERK

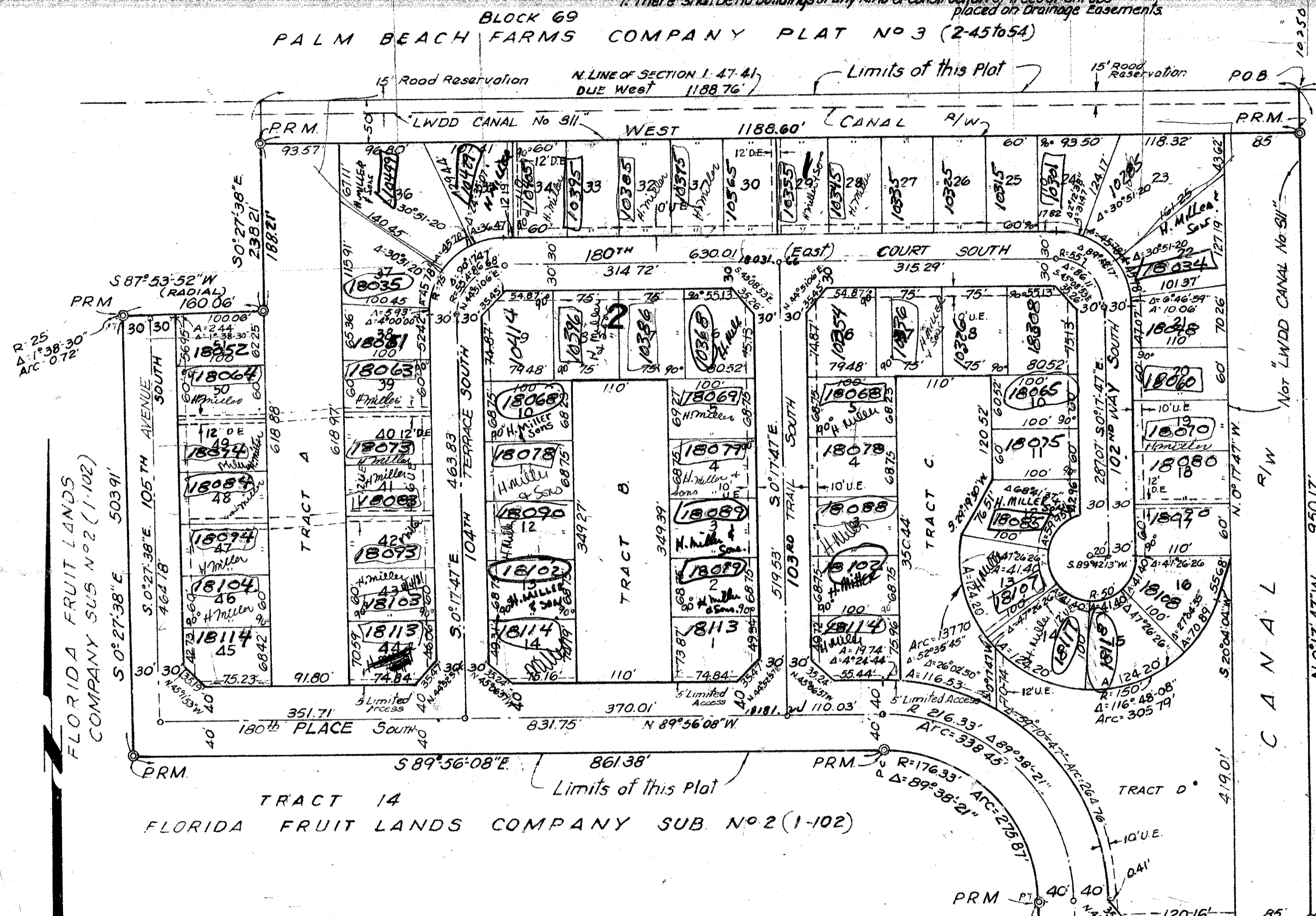
TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH, SS [Signature] (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 [Signature] that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct.

Subscribed and sworn to before me this 11th day of Oct, 1973, at the City of PLANTATION, county of Broward, State of Florida. My commission expires: 1977

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

FLORIDA FRUIT LANDS COMPANY SUB. NO. 2 (1-102) TRACT 3



DESCRIPTION

A portion of "Florida Fruit Lands Company's" Subdivision No. 2, of Section 1, Township 47 South, Range 41 East, according to the plat thereof recorded in Plat Book 1 at Page 102 of the Public Records of Palm Beach County, Florida, being more particularly described as follows: Commence at the Northeast Corner of Section 1, Township 47 South, Range 41 East and run on an Assumed bearing of Due West along the North line of said Section 1, for 1333.75 feet to the Point of Beginning; thence continue due West along the last described course for 1188.76 feet; thence continue S 0°27'38"E for 238.21 feet; thence run S 82°53'52"W for 160.06 feet, said course being Radial to the next described curve; thence run South along a circular curve to the right, having a radius of 25 feet and a central angle of 1°38'30" for an arc distance of 0.72 feet to a Point of Tangency; thence run S 0°27'38"E for 103.91 feet; thence run S 89°56'08"E for 861.38 feet to a Point of Curvature; thence run Easterly, southeasterly and southerly along a circular curve to the right having a radius of 176.33 feet and a central angle of 89°38'21" for an arc distance of 275.87 feet to a Point of Tangency; thence run S 0°17'47"E for 114.75 feet; thence run S 89°56'12"E for 40 feet; thence run S 0°17'47"E for 100 feet; thence run S 89°56'12"E along a line parallel to and 300 feet south of as measured at right angles to the North line of Tracts 14 and 3 respectively of aforesaid "Florida Fruit Lands Company's Subdivision No. 2" of Section 1, Township 47 South, Range 41 East for 1531.84 feet to a Point of Intersection with the westerly right-of-way line of State Road No. 7; thence run N 0°07'00"W along the said westerly right-of-way line of State Road No. 7 for 100.0 feet; thence run N 89°56'12"W along a line parallel to and 200 feet south of as measured at right angles to the aforesaid North line of Tract 3, for 1262.15 feet; thence run N 0°17'47"W along the west line of Tracts 3, 2 and 1, respectively, of said Florida Fruit Lands Company's Subdivision No. 2 for 95017 feet to the Point of Beginning, less rights-of-way of record. Said lands lying and being in Palm Beach County, Florida.

PUD LAND USE SCHEDULE

Approved overall PUD density 55 DU

- Portion of TRACT RB1, contained in this Plat
 - A Single family residential lots - 202± Acres
 - B Recreation Areas - 4319± Acres
 - C Gross Area of TRACT RB1, contained in this Plat - 24,519 Acres
 - D Number of lots - 63
 - E Density - 2.65 DU
- Platted areas to be allocated to other tracts for density purposes - 2,955± Acres
- Gross area of lands platted - 27,474± Acres

ACKNOWLEDGEMENT

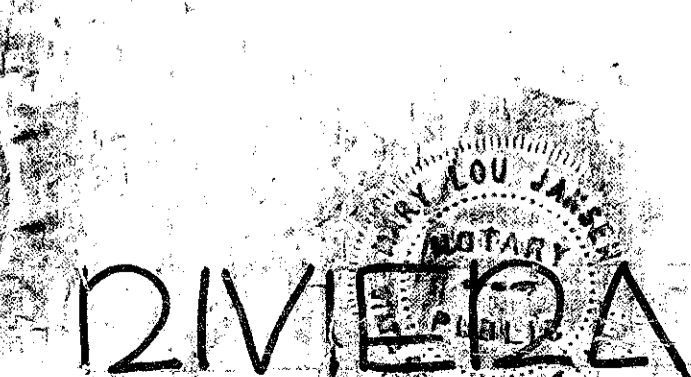
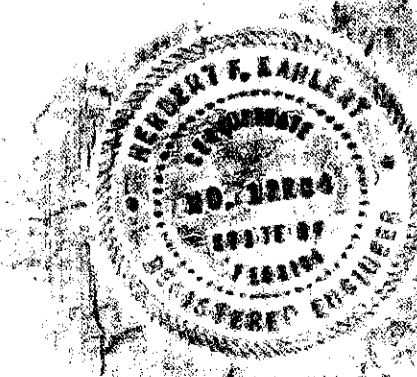
Before me personally appeared Howard H. Miller, SS President, and Gary I. Miller, Assistant Secretary, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed. WITNESS my hand and official seal this 12th day of Oct, A.D. 1973

NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon as RIVIERA SECTION 1 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.s) permanent control points will be set under the guarantees posted with fidelity and Deeds Co. of Miami for the required improvements and further that the survey complies with all the requirements of Chapter 177 Florida statutes, as amended, and ordinances of Palm Beach County, Florida

Subscribed and sworn to before me this 11th day of Oct, 1973, at the city of PLANTATION, county of Broward, State of Florida. My commission expires: 1976



30/101
0303308

RIVIERA SECTION ONE PUD PREPARED BY: MARION BUEB 6451 POWERLINE RD. FORT LAUDERDALE, FLORIDA