

NORTH RIVER PLANTATION

JULY, 1980

A SUBDIVISION OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING A PART OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, BEAR S 89°43'58" E ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 646.11 FEET TO THE POINT OF BEGINNING; THENCE BEAR S 00°16'02" W, A DISTANCE OF 426.04 FEET MORE OR LESS TO THE WATERS OF LOKAHATCHER RIVER; THENCE MEANDERING SOUTHERLY ALONG THE WATERS OF THE LOKAHATCHER RIVER TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE BEAR S 89°51'00" E, ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 308.34 FEET MORE OR LESS TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN DEED BOOK 262, PAGE 290, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BEAR S 00°27'01" W, ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 53.64 FEET TO THE WESTERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE AS DESCRIBED IN DEED BOOK 339, PAGE 81, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BEAR N 46°33'35" W, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 131.63 FEET TO THE POINT OF CURVATURE WITH A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 44°49'26"; THENCE BEAR NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 351.41 FEET TO THE POINT OF TANGENCY WITH A LINE BEARING N 00°15'51" E; THENCE BEAR S 87°49'01" E, ALONG A RADIAL LINE A DISTANCE OF 30.0 FEET TO THE CENTERLINE OF RIVERSIDE DRIVE; THENCE BEAR N 00°15'51" E, ALONG SAID CENTERLINE A DISTANCE OF 878.65 FEET TO THE NORTH LINE OF SAID SECTION 25, SAID LINE ALSO BEING THE CENTERLINE OF COUNTY LINE ROAD; THENCE BEAR N 89°43'58" W, ALONG SAID NORTH LINE A DISTANCE OF 646.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF THE SAID SOUTH LINE OF GOVERNMENT LOT 1, AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN DEED BOOK 262, PAGE 290, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEAR N 00°27'01" W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 136.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE AS DESCRIBED IN DEED BOOK 339, PAGE 81, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 139.13 FEET TO THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN DEED BOOK 262, PAGE 290; THENCE BEAR N 89°43'58" W ALONG SAID SOUTH LINE A DISTANCE OF 147.81 FEET TO THE INTERSECTION WITH A CURVE IN SAID EASTERLY RIGHT-OF-WAY, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 370.00 FEET, AND A CENTRAL ANGLE OF 27°41'20"; THENCE BEAR SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 179.82 FEET TO THE POINT OF TANGENCY; THENCE BEAR S 46°33'35" E, ALONG SAID TANGENT A DISTANCE OF 73.91 FEET TO THE POINT OF BEGINNING. THE EAST LINE OF SAID PARCEL BEING COMMON WITH THE WEST LINE OF WENDIMERE HEIGHTS RECORDED IN PLAT BOOK 40, PAGE 243 RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS THAT NORTH RIVER PLANTATION INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON BEING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS NORTH RIVER PLANTATION BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. ROADS:

THAT TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE NORTH RIVER PLANTATION HOME OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

A. A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE AREA DESIGNATED AND SHOWN AS ROADS IS HEREBY DEDICATED TO ALL PERSONS RESIDING UPON THE LANDS WITHIN NORTH RIVER PLANTATION. THE AREAS DESIGNATED AND SHOWN AS ROADS ARE HEREBY DEDICATED TO THE PLANTATION HOME OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTH RIVER PLANTATION HOME OWNERS' ASSOCIATION, INC.

B. NORTH RIVER PLANTATION, INC., A FLORIDA CORPORATION RESERVES UNTO ITSELF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE AREAS DESIGNATED AND SHOWN AS ROADS AND RESERVES THE RIGHT TO GRANT A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO OTHERS UPON THE AREAS DESIGNATED AND SHOWN AS ROADS, AND FURTHER RESERVES THE RIGHT TO USE, ITS SUCCESSORS, ASSIGNS, MORTGAGEES, LICENSEES AND FRANCHISEES TO USE ANY PORTION OF THE AREAS DESIGNATED AND SHOWN AS ROADS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC AND/OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV, AND ANY OTHER PURPOSES WHICH WILL NOT PERMANENTLY AFFECT THE USE OF THE AREAS DESIGNATED AND SHOWN AS ROADS FOR THEIR INTENDED PURPOSES.

2. EASEMENTS:

A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. WATER MANAGEMENT TRACTS

TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE NORTH RIVER PLANTATION HOME OWNERS' ASSOCIATION, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. RECREATION AREAS

TRACT "B", TRACT "C" AND TRACT "D" AS SHOWN HEREON ARE HEREBY DEDICATED TO NORTH RIVER PLANTATION HOME OWNERS' ASSOCIATION INC. FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF JULY, 1980.

NORTH RIVER PLANTATION, INC.
A CORPORATION OF THE STATE OF FLORIDA

BY: *Herbert W. Biggs*
HERBERT W. BIGGS, PRESIDENT

ATTEST:

Lois Belding
LOIS BELDING, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED HERBERT W. BIGGS AND LOIS BELDING, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NORTH RIVER PLANTATION INC., A CORPORATION, AND 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF JULY, 1980.

MY COMMISSION EXPIRES: 10/24/83 *Patricia A. Fife*

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'s) PERMANENT CONTROL POINTS, WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

Don E. Brown
REGISTERED SURVEYOR NO. 2049
STATE OF FLORIDA

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 3307 AT PAGE 500 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 TO BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF JULY, 1980.

FIRST AMERICAN BANK OF PALM BEACH COUNTY, A CORPORATION OF THE STATE OF FLORIDA

BY: *Robert J. Zammit*
ROBERT J. ZAMMIT, PRESIDENT

ATTEST:

John H. Grieb
JOHN H. GRIEB,
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED ROBERT J. ZAMMIT AND JOHN H. GRIEB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT OF FIRST AMERICAN BANK OF PALM BEACH COUNTY, A CORPORATION, AND 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JULY, 1980.

MY COMMISSION EXPIRES: July 30, 1982 *Janice Eason Curtis*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, THOMAS L. WHITE, 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 NORTH RIVER PLANTATION INC. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Thomas L. White
DATE: July 12, 1980
THOMAS L. WHITE, ATTORNEY

THIS INSTRUMENT PREPARED BY:
GARY RAYMAN
FOR:
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:12 AM on August 1, 1980 and duly recorded in Public Records of Palm Beach County, Florida, Book 3307, Page 492.
40 on page 497-499
KIM B. DUNKLE, Clerk, Circuit Court
John H. Grieb

MORTGAGE HOLDERS' CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3307 AT PAGE 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, W. C. WILKINSON, MARGARET VON BEHREN AND ROGER WILKINSON INDIVIDUALLY, AND RUTH WILKINSON CHRISTENSEN, MARJORIE L. RENFROE AND JOHN E. WILKINSON, JR. AS CO-TRUSTEES OF THE JOHN E. WILKINSON FAMILY TRUST, DO HEREBY SET OUR HANDS AND SEALS THIS 11th DAY OF JULY, 1980.

Ruth Wilkinson Christensen
RUTH WILKINSON CHRISTENSEN
CO-TRUSTEE OF THE JOHN E. WILKINSON FAMILY TRUST
W. C. Wilkinson
W. C. WILKINSON

John E. Wilkinson, Jr.
JOHN E. WILKINSON, JR.
CO-TRUSTEE OF THE JOHN E. WILKINSON FAMILY TRUST
Margaret von Behren
MARGARET VON BEHREN

Marjorie L. Renfro
MARJORIE L. RENFRO
CO-TRUSTEE OF THE JOHN E. WILKINSON FAMILY TRUST
Roger Wilkinson
ROGER WILKINSON

M. J. Gray
WITNESS AS TO ALL
Edith L. Gray
WITNESS AS TO ALL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED W. C. WILKINSON, MARGARET VON BEHREN AND ROGER WILKINSON, INDIVIDUALLY, AND RUTH WILKINSON CHRISTENSEN, MARJORIE L. RENFROE AND JOHN E. WILKINSON, JR., AS CO-TRUSTEES OF THE JOHN E. WILKINSON FAMILY TRUST, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JULY, 1980.

MY COMMISSION EXPIRES: *Janice Eason Curtis*

APPROVAL

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS S.S.

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19th DAY OF August, A.D. 1980.

BY: *Robert J. Zammit*
CHAIRMAN

COUNTY ENGINEER 0280-000

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19th DAY OF August, A.D. 1980.

BY: *Thomas L. White*
ATTORNEY

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

BY: *John B. Dunkle*
DEPUTY CLERK

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD, DELICATAVA AVENUE
JUPITER, FLORIDA 33458 SUWANEE, FLORIDA 33888