

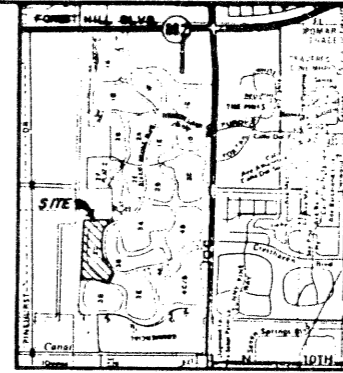
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# RIVER BRIDGE P.U.D. PLAT 3C

A REPLAT OF PARCEL 3C  
RIVER BRIDGE P.U.D. PLAT 3A (PLAT BOOK 69, PAGES 157 THROUGH 158)  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
A PORTION OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

DECEMBER 1992

SHEET 1 OF 2



LOCATION MAP N T S  
SECTION 15 TWP 44 S. RGE 42 E

8

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 1:15 PM, this 18  
day of December, 1992,  
and duly recorded in  
Plat Book No. 70 on  
Pages 6 thru 9.

MILTON T. BAUER  
Clerk Circuit Court  
By Richard L. Croteau



### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the RIVER BRIDGE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as RIVER BRIDGE P.U.D. PLAT 3C, situate in Section 15, Township 44 South, Range 42 East, Greenacres City, Palm Beach County, Florida, being all of PARCEL 3C, RIVER BRIDGE P.U.D. PLAT 3A, according to the plat thereof as recorded in Plat Book 69, pages 157 through 158 of the public records of Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

BEGINNING at the Southerly most corner of River Bridge P.U.D. Parcel 2F, Plat 2, according to the plat thereof, as recorded in Plat Book 69, pages 159 through 160 inclusive, of the public records of Palm Beach County, Florida, said corner being at the intersection of the following two lines which bear, South 12°29'06" East and South 67°59'16" West, and said intersection corner also being the beginning of a curve concave to the Southeast, having a radius of 349.99 feet and from which a radial line bears South 22°00'44" East; Thence Southwesterly along the arc of said curve, subtended by a central angle of 63°04'20", a distance of 385.28 feet to the end of said curve; Thence South 04°54'56" West, a distance of 389.12 feet to the beginning of a curve concave to the Northeast, having a radius of 242.00 feet and from which a radial line bears South 85°05'04" East; Thence Southeasterly along the arc of said curve subtended by a central angle of 60°45'31", a distance of 256.63 feet to the end of said curve; Thence South 55°50'35" East, a distance of 200.49 feet; Thence South 13°05'35" East, a distance of 33.94 feet; Thence South 29°19'25" West, a distance of 289.25 feet; Thence North 60°20'35" West, a distance of 154.85 feet; Thence North 80°24'00" West, a distance of 416.60 feet, to a point which lies on the West line of said section 15, said point being North 02°47'28" East and 814.00 feet distant from the Southwest corner of said section 15; Thence North 02°47'28" East along the West line of said section 15, a distance of 1190.58 feet to a point which lies South 02°47'28" West and 3328.87 feet distant from the Northwest corner of said section 15; Thence departing from said West section line, North 88°54'46" East, a distance of 592.36 feet to the Southwest line of the aforesaid plat of River Bridge P.U.D. Parcel 2F, Plat 2; Thence South 12°29'06" East, a distance of 47.47 feet back to the POINT OF BEGINNING.

The above described parcel of land contains 597,596.441 square feet (13.71893 acres) more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, the access tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the CARIBE ISLE HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for ingress and egress, utilities and drainage. However, RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns shall have the right of access through Tract A, to the drainage easements.
2. Tract B, the landscape buffer tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the CARIBE ISLE HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for landscaping, and other proper purposes.
3. Tract C, the landscape buffer tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscaping, and other proper purposes.
4. The Utility Easements as shown hereon, are hereby dedicated in perpetuity for construction operations, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, by any public utility, cable television or security service. The property owner shall maintain the property on, over, or under which the utility easements are located.
5. The drainage easements as shown hereon, are hereby dedicated to, and shall be the perpetual maintenance obligation of the CARIBE ISLE HOMEOWNER'S ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. However, the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through the drainage easements to the water management easement.
6. The Water Management Easement and 20' Lake Maintenance Easements as shown hereon, are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities.
7. The 4" Well Maintenance and Roof Drainage Easements as shown hereon, are hereby dedicated in perpetuity to the lots which adjoin said easements, for maintenance of and roof drainage for the zero building side of said adjoining lots. The lot owner shall maintain the property on, over, or under which said easements are located.

SEAL  
RIVER BRIDGE CORPORATION

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
CITY OF GREENACRES

The entry feature easement, as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the CARIBE ISLE HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for an entry feature, and other proper purposes.

In witness whereof, the RIVER BRIDGE CORPORATION has caused these presents to be signed and sealed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 18 day of December, 1992.

RIVER BRIDGE CORPORATION, a Delaware Corporation

By: Richard L. Croteau Attest: Laura L. Brewer  
Richard L. Croteau, Vice President Laura L. Brewer, Assistant Secretary

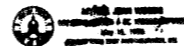
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Richard L. Croteau and Laura L. Brewer, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively of the above named RIVER BRIDGE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary 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 of said corporation.

Witness my hand and official seal, this 18 day of December, 1992.

My commission expires 5-15-96  
Mary Jean Work  
Notary Public  
State of Florida



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

UNIVERSAL LAND TITLE, INC., a title insurance corporation duly licensed in the state of Florida, does hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to RIVER BRIDGE CORPORATION, a Delaware corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon, and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

UNIVERSAL LAND TITLE, INC.

By: Stacy L. R...  
Senior Title Officer - Title Examiner  
Date: 12/18/92

This instrument was prepared under the responsible direction of Roger A. Hagler, P.L.S., in the office of Petsche & Associates, Inc., 2581 Metrocentre Blvd., Suite 6, West Palm Beach, FL 33407.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; That said survey complies with chapter 211H-6 of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set and that permanent control points (P.C.P.s) will be set under guarantees posted for the required improvements, as required by law; That the survey data complies with all the requirements of chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Greenacres, Florida.

This 18 day of DEC., 1992.

PETSCHÉ & ASSOCIATES, INC.  
Roger A. Hagler  
Roger A. Hagler  
Professional Land Surveyor  
Florida certificate No. 4544

### SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544.
- denotes Permanent Reference Monument found, Numbered as noted.
- denotes Permanent Control Point, LB (Licensed Business) # 4574.

1. Bearings shown hereon are based upon RIVER BRIDGE P.U.D. PLAT 3A on an assumed bearing of N02°47'28"E on the west line of Section 15, Township 44 South, Range 42 East.
2. Lines which intersect curves are radial to those curves unless otherwise noted.
3. Building Setback Lines shall be as required by P.U.D. agreement, City of Greenacres, Florida.
4. Where Utility and Drainage Easements cross, Drainage Easements take precedence.
5. Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
6. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

### APPROVALS

This plat is hereby approved for record this 21 day of December, 1992.

By: James J. ...  
Mayor

By: Sandra K. Hill  
Sandra K. Hill, Deputy City Clerk

By: Rosemarie C. Fallon  
Rosemarie C. Fallon  
Planning and Development Director

### P.U.D. TABULAR DATA

62 single family lots	6.9202 acres
Water management easement	3.4461 acres
Private road	1.1941 acres
Landscape buffer	2.1995 acres
Total plat area	13.7189 acres
Overall density	4.52 D/U per acre

PETSCHÉ & ASSOCIATES, INC.  
Professional Engineers - Land Surveyors - Development Consultants - Testing Services  
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 648-3800  
6780 Overseas Highway, Suite 7, Marathon, Florida 33850 (305) 443-5700

RIVER BRIDGE P.U.D. PLAT 3C

SECTION 15, TOWNSHIP 44S., RANGE 42E.  
CITY OF GREENACRES, FLORIDA

Drawn by: Date: SCALE: TYPED NUMBER SHEET OF  
M.E.H. JUNE 1992 NONE 92-042 1 OF 2  
Designed by: Checked by: P.A.H.

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