

## RIVERWALK - PLAT SIX -

A PARCEL OF LAND LYING IN SECTION 21. TOWNSHIP 43 SOUTH RANGE 42 EAST, CITY OF WEST PALM BEACH. PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

JUNE, 1997



COUNTY OF PALM BEACH ) 68 his Plat was filed for record at 2:40 P.M his st day of Dr can her and duly recorded in Plat Book No. 51 on page 14-1-14-7 DOROTHY H, WILKEN, Glock of Charl Count

PRC-31-1997 2:40em 97-467899

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY INPROVEIGENT DISTRICT

or William Konta 12-8-97 ATTEST: Peter Remented

WILLIAM L. KERSLAKE, FREGIDENT BOARD OF SUPERVISORS

PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS CITY APPROVALS

## CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM SEATH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE CEPTERS TO DEDICATE, CONTAINED ON THIS PLAT THIS DAY OF Licensia, 1997.

BY: Deceyon Scalar

APPROVED: Delentin 16,

BY: NILLIAM M. MOSS. CHATEMAN SURVEYOR'S CURTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE CADER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY IS ACCURATE TO THE EEST OF MY KNOWLEDGE AND BELIEF; THAT PERGAMENT REPRENCE WORMENTS CPTRIMST) HAVE BEEN PI "CED AS RECORDED BY LAW, JAD, FRITTER. THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS ANEXODED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH.

DATE: 7-2-97

PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA

## SURVEYOR'S NOTES:

- 1, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2, BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 18\*45'40" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
- 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 4. THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANSED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST
- NO GUILDINGS NOR ANY PERVANENT STRUCTURES SHALL BE PLACED CLUTILITY EASEMENTS, PRAINAGE EASEMENTS OR LANG MAINTENANCE EASEMENTS, CAUST DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- 6. THE PLANTING OF TRIES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
- 8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, FROUZED HOWEVER, THAT NO SUICH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHINE, GAS OR OTHER PUBLIC UTILITY.

THIS INSTRUMENT PREFICED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

AND THE PROPERTY OF THE PROPER

LOCATION STETCH KEY MAP ACKNOWLEDGENENT:

NTS

STATE OF FLORIDA COUNTY OF PALM BEACH

august 31, 1998

STATE OF FLORIDA COUNTY OF PALM BEACH

WITNESS: Willia E.Sham

ACKNOWLEDGEMENT:

Quast 31, 1998

STATE OF FLORIDA

VECELLIO & GROGAN, INC.

MORTGAGEE'S CONSENT:

WILLIAM E. SHANHOW

WITNESS: Chember Calamander

ACCEPTANCE OF RESERVATIONS:

COUNTY OF PAIN BEACH

BEFORE ME PERSONALLY APPEARED ROBERT S. KAIRALLA AND JACK B. OWEN, JR.

WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PROCUCED

JOHN JACK B. OWEN, JR.

AND WHO EXECUTED THE FOREIGOINS INSTRUMENT AS PRESIDENT AND SECRETARY
RESPECTIVELY OF RIVERWALK OF THE PAIN BEACHES DEVELOPMENT COMPANY.

THAT THEY DECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION,
AND THAT THE SEAL APPINED TO THE FOREIGOING INSTRUMENT IS THE COPPORATE
SEAL OF SAID CORPORATION AND THAT IT WAS AFFIRED TO SAID INSTRUMENT

SEAL OF SAID CORPORATION AND THAT IT WAS AFFIRED TO SAID INSTRUMENT

SHE DECLAY BEGGLAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT

THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF June

RIVERWALK OF THE PALM BEACHES HOLEOWINERS ASSOCIATION, INC., HEREBY

ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OXLIGATIONS FOR SAME AS STATED HEREON DATED THIS 20TH DAY OF JULY E

RIVERNALK OF THE PALM BEACHES HONEOWHERS ASSOCIATION, INC.

THE UI DERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, AS MODIFIED BY AN AGREEMENT, 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 AMENDED AND RESTATED IN ACRTICAGE AND SECURITY AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9350 AT PAGE 594 OF THE FUEL IC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SURRIGHATED TO THE DEDICATION SHOWN

WITNESS MY HAND AND OFFICIAL SEAL THIS 300 DAY OF June

Marchine Sealamandre

Christine Sealamandee

BTT Sales H. Mathaman he CHAPLES H. HATHAWAY, PRESIDENT!

MOTARY PUBLIC - STATE OF FLORIDA

FIRST BASIC OF FLORIDA

NNEFRANK D. PROGREGAT TITLE: VICE PRESIDENT

Christine Scalamondre

DEDICATIONS

N.T.S.

KNOW ALL MEN BY THESE PRESENTS THAT DIVERWALK OF THE PALM BEACHES DEVELOPMENT ROOM ALL MEN BY THESE PRESENTS THAT REVOKULT OF THE PAUL BEAUTES DEVELOPMENT OF OPEN ALL MEN BY THE LAID SHOWN FERFOR DESIGN TO SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOW HEREON AS RETURNED AS REPORT SHAPE AND ASSESSED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF RIVERWALK - PLAT FOUR AS RECCROED IN PLAT BOOK 79, PAGES 34 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°23'05" WEST ALONS THE NORTH LINE OF RIVERWALK - PLAT SIX, AS RECORDED IN PLAT BOOK 79, PAGES 45 THROUGH 52, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 356'05" WEST ALONS THE NORTH LINE OF RIVERWALK - PLAT SIX, AS RECORDED IN PLAT BOOK 69, PAGES 45 THROUGH 52, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 356'95" FEET TO THE POINT OF EGINNING AND TO THE POINT OF CURVATURE OF A CENTRAL ANGLE OF 85'000'00", THENCE, FOLLOWING THE NORTHFRLY AND WESTERLY LINE OF SAID CURVENALK - PLAT SIX FOR THE NEXT 15 COURSES, SOUTHWESTERLY ALONS THE ARC OF SAID CURVE, A DISTANCE OF 580.94 FEET TO A POINT OF TANGENCY, THENCE SOUTH 05'35'55" WEST, A DISTANCE OF 580.95 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, ALONS THE ARC OF SAID CURVE, A DISTANCE OF SUSTAINE OF A SAID CURVE, A DISTANCE OF SOUTH 05'35'55" THENCE SOUTHWESTERLY ALONS THE ARC OF SAID CURVE, A DISTANCE OF 39'30'0 FEET AND A CENTRAL ANGLE OF 63'35'25", THENCE SOUTHWESTERLY, ALONS OF 434'30 FEET TO A POINT OF TANGENCY, THENCE SOUTH 169'15'21" WEST, A DISTANCE OF 193-84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, ALONS THE ARC OF SAID CURVE, A DISTANCE OF 193-84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, ALONS THE ARC OF SAID CURVE, A DISTANCE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50'00'00'00'T THENCE SOUTHWESTERLY ALONS THE ARC OF SAID CURVE, A DISTANCE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE WESTERLY, HAVING A RADIUS OF 50'00'T FEET AND A CENTRAL ANGLE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE WESTERLY, HAVING A RADIUS OF 50'00'T THENCE SOUTH 17'50'G'O'WEST, A DISTANCE OF 313.37 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE MESTERLY, HAVING A CONCAVE ESTERLY. HAVING A CONTRAL ANGLE OF 313.37 FEET TO THE POINT O COMMENCE AT THE NORTHWEST CORNER OF RIVERWALK ~ PLAT FOUR AS RECORDED IN PLAT

CONTAINING 21/1/40 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HERERY DEDICATE AS FOLLOWS

- 1. TRACTS "A" THROUGH "D". AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVERWALK OF I, IRADIS A THOUGHT OF AS PROVIN PERSON, ARE REPORT DEDICATED IN NVERWALK OF THE PALM BEACHES HOWEOWNER'S ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MATERIANCE CELLICATION OF A ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST
- 2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 3. THE CONSERVATION AREAS, AS SHOWN HEREON AND AS DESCRIBED IN DOCUMENTS RECORDED IN OFFICIAL RECORD BOOK 9032, PAGE 8B, AND IN OFFICIAL RECORD BOOK 9850
  PAGES 1334 AND 1330, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE
  HERBEY DEDICATED TO THE RIVERWALK OF THE FALM BEACHS HOWE INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PRESENTING THE EXISTING NATURAL CONDITIONS OF THE LAND AND ARE THE PERPETUAL MAINTENANCE CELIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC. 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 EDARD OF DIRECTORS, THIS

30Th DAY OF JUNE

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION

ATTEST: Chen Blue Sec. JACK B. OWEN, JR. SECRETAR

B. (My Circle ROBERT S. KAIRALLA

NOTARY / FOR RIVERWALK OF DAI M BEACHES DEVELOPMENT COMPANY, INC.

NOTARY FOR

MARK MEDELEOS William E. Sham NANCYE C. MYLES My Comm Exp. 7/01/08 ed By Service ?-No. CC377447 NOTARY VECELLIO &

FIRST DANK OF FLORIDA

EN CONCESSION & CC 201443 DGTRES: April 0, 1970 FIRST BANK OF FLORIDA

SURVEYOR

CITY OF WEST PALMISEACH

EFFORE ME PERSONALLY APPEARED FRANKE ELARIE, WIND IS PERSONALLY INNOWN TO ME, OR HAS PRODUCED HEAD. AS IDENTIFICATION AND DID/DID HOT TAKE AN OATH AND WIND EXECUTED THE FOREGOING INSTRUMENT AS \_\_U.C.F. FRANKE.\_ AND CF FIRST BANK OF FLORIDA, A FERENALLY CHARTERED ASSOCIATION CREANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACROSSING DESTRUMENT OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COSPORATE SEAL, OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE ORDER OF THE THE SAID AFFIXED TO SAID INSTRUMENT BY THE AND REGULAR CORPORATION AND THAT THE YEAR AFFIXED TO SAID INSTRUMENT BY THE AND REGULAR CORPORATION AND THAT THE YEAR AFFIXED TO SAID THAT SAID THAT SAID THAT SAID TO SAID THE PREE ACT AND DEED OF SAID CORPORATION. WITH THE MY HAND AND OFFICIAL SEAL THIS 30TH DAY OF JUNE 4. 95 Y COMMIT TON EXPIRES: MICHELLE MARCHESE MORTGAGEE'S CONSENT: STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSTONED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE THE UNDERSTORED HEREBY CERTIFIES THAT IT IS THE HOUSER OF MORTIGAGES OFFOR THE PROPERTY DESCRIBED HEREON AND DOSS HEREBY WON IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED DI CAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8551, PAGE 173. IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. VECELLIO & GROGAN, INC. A WEST VIRGINIA CORPORATION
BY: Seo A Vicellia Je
LED A VEGELLIO, IR ATTEST: John ASSISTANT SECRETORY John L. Taylor PRESIDENT ACIGNOWLEDGEMENT: STATE OF FLORIDA

BEFORE ME PERSONALLY (MOUNT TO BE, OR HAVE PROCUED ALL TOYLOW)
WHO ARE PERSONALLY (MOUNT TO BE, OR HAVE PROCUED ALL TOYLOW)
DENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING
DISTINUARLY AS SENDOR VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, VECEL
GROCAN, DIC., A WEST VINGUAL CORPORATION AND SEVERALLY A CONDINGEDED TO AND
CORPORATION, AND THAT THE SEAL AFFICED TO THE FOREGOING INSTRUMENT IS
THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFILED TO SAID
DISTINUENT BY DIE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID DISTINUARNI
IS THE FREE ACT AND DEED OF SAID CORPORATION.

IS THE FREE ACT AND DEED OF SAID CORPORATION. IS THE FREE ACT AND DEED OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS (ST. DAY OF AUGUST 1997.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:

MY AND PRIOR OF AUGUST 1997. STATE (SPECIALDA MANAGE AUGUST 1997. STATE (S

TITLE CERTIFICATION

STATE OF FLORIDA

DATE: 6/30/67

WIT ASSERTION THE OF THE PALM REACHES LTD. A TITLE INSURANCE COMPANY, AS WE, AMERICAN THE OF THE PALMISANCE, OT A TITLE INSOCIATE OF THE THE OF THE CHIEF OF THE CHIEF OF THE THE OF THE THE OF THE THE THE OF THAT THE CURTENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THERE ARE NO OTHER ENCUMERANCES OF RECORD.

> AMERICAN TITLE OF THE PALM BEACHES, LTD. BY: AMERICAN TITLE OF THE SOUTHEAST, INC.

Dr. Willia & Shame Pres WILLIAM E. SHANNON, PRESIDEN

ASSOCIATION, IN

14075

SHEET 1 OF 4