

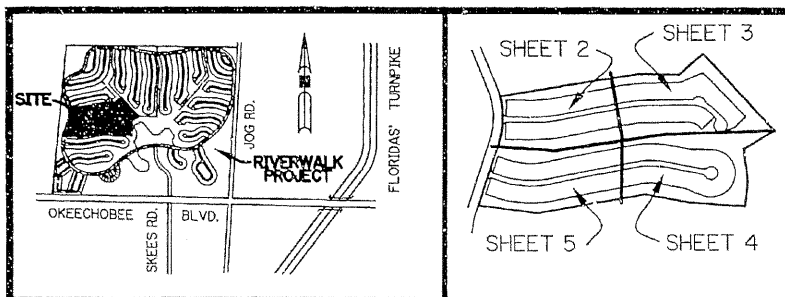


66

# RIVERWALK - PLAT TWELVE

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 5      JANUARY, 1999



LOCATION SKETCH N.T.S.      KEY MAP N.T.S.

COUNTY OF PALM BEACH )  
 STATE OF FLORIDA )  
 This Plat was filed for record at 11:22AM  
 this 16 day of July 1999  
 and duly recorded in Plat Book No. 85  
 on page 66-70  
 DOROTHY H. WILKEN, Clerk of Circuit Court,  
 by *[Signature]* D.C.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RIVERWALK - PLAT TWELVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIVERWALK - PLAT TEN AS RECORDED IN PLAT BOOK 83, PAGES 85 THROUGH 87 INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 75°48'25" EAST, A DISTANCE OF 158.68 FEET; THENCE NORTH 78°36'55" EAST, A DISTANCE OF 564.29 FEET; THENCE NORTH 89°26'45" EAST, A DISTANCE OF 623.52 FEET; THENCE NORTH 66°14'52" EAST, A DISTANCE OF 89.21 FEET; THENCE NORTH 47°15'03" EAST, A DISTANCE OF 172.57 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID RIVERWALK - PLAT TEN); THENCE SOUTH 42°05'55" EAST, A DISTANCE OF 785.30 FEET; THENCE SOUTH 83°00'00" EAST, A DISTANCE OF 122.63 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF RIVERWALK - PLAT FOUR AS RECORDED IN PLAT BOOK 79, PAGES 34 THROUGH 40 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 68°39'28" WEST, A DISTANCE OF 367.09 FEET; THENCE SOUTH 13°42'36" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 03°49'27" EAST, A DISTANCE OF 228.22 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF RIVERWALK - TOWN CENTER AS RECORDED IN PLAT BOOK 78, PAGES 177 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTH 81°03'24" WEST, A DISTANCE OF 719.99 FEET; THENCE SOUTH 79°36'36" WEST, A DISTANCE OF 849.37 FEET; THENCE NORTH 85°11'24" WEST, A DISTANCE OF 447.33 FEET; THENCE NORTH 17°33'06" EAST, A DISTANCE OF 525.87 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 32°04'41"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 863.91 FEET TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF RIVERWALK - PLAT SIX AS RECORDED IN PLAT BOOK 80, PAGES 45 THROUGH 52 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).

CONTAINING 42.447 ACRES, MORE OR LESS.  
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. INGRESS-EGRESS EASEMENTS OVER ALL OF TRACTS "A" AND "B", AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "C", "D", "E", "F" AND "G", AS SHOWN HEREON, ARE DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT "L2", AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, DRAINAGE AND IRRIGATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND LAKE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE RIVERWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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 BOARD OF DIRECTORS,

THIS 14<sup>th</sup> DAY OF JUNE, 1999.  
 RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.  
 A FLORIDA CORPORATION  
 ATTEST: *[Signature]* BY: *[Signature]*  
 JACK B. OWEN, JR. SECRETARY      WILLIAM E. SHANNON PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED WILLIAM E. SHANNON AND JACK B. OWEN, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA 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 14<sup>th</sup> DAY OF June, 1999.  
*[Signature]*  
 MY COMMISSION EXPIRES: Aug. 31, 2002  
*[Signature]*  
 NOTARY PUBLIC - STATE OF FLORIDA  
*[Signature]*  
 PRINT NOTARY NAME HERE

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14<sup>th</sup> DAY OF June, 1999.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.  
 A FLORIDA CORPORATION NOT FOR PROFIT  
 WITNESS: *[Signature]* BY: *[Signature]*  
 CHARLES H. HATHAWAY, PRESIDENT  
 WITNESS: *[Signature]*  
 CHRISTINE SCALAMANDRE

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 14<sup>th</sup> DAY OF June, 1999.  
*[Signature]*  
 MY COMMISSION EXPIRES: Aug. 31, 2002  
*[Signature]*  
 NOTARY PUBLIC - STATE OF FLORIDA  
*[Signature]*  
 PRINT NOTARY NAME HERE

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OR WATERS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACKNOWLEDGES THAT THE DISTRICT'S EXISTING FLOWAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 8459, PAGE 664, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS AS SHOWN HEREON AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT D. NORRIS, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 21<sup>st</sup> DAY OF JUNE, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
 DATE: 6/21/99 BY: *[Signature]*  
 ROBERT D. NORRIS, PRESIDENT  
 ATTEST: *[Signature]* PETER L. PIMENTEL, SECRETARY  
 BOARD OF SUPERVISORS

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS 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 TO RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD.  
 BY: AMERICAN TITLE OF THE PALM BEACHES CORP.  
 ITS GENERAL PARTNER  
 DATE: 6/14/99 BY: *[Signature]*  
 WILLIAM E. SHANNON, PRESIDENT

### SURVEYOR'S NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIVERWALK - PLAT SEVEN.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST PALM BEACH.
- NO BUILDINGS NOR ANY PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY EASEMENTS, DRAINAGE EASEMENTS OR LAKE MAINTENANCE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- THE PLANTING OF TREES 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.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

### 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 BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS DAY OF April 5, 1999, APPROVED: FEBRUARY 16, 1999.  
 CITY PLANNING BOARD

BY: *[Signature]*  
 JOEL A. DAVES, MAYOR  
 BY: *[Signature]*  
 WILLIAM M. MOSS, CHAIRMAN

### CITY SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 99-20, SECTION 177.091, FLORIDA STATUTES

BY: *[Signature]* DATE: 6/20/99  
 VINCENT J. NOEL, P.S.M.  
 FLORIDA SURVEYOR AND MAPPER  
 REGISTRATION NO. 4169

### SURVEYOR'S CERTIFICATE:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH

BY: *[Signature]* 6-15-99  
 PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. 4213, STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
 PERRY C. WHITE, P.S.M. 4215, STATE OF FLORIDA  
 LAWSON, NOBLE AND WEBB, INC.  
 ENGINEERS, PLANNERS, SURVEYORS  
 WEST PALM BEACH, FLORIDA  
 LB 6674

