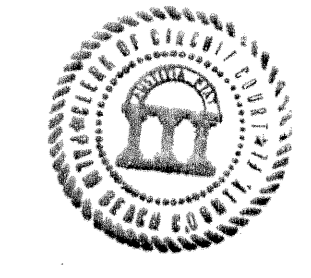


COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:58 P.M.
This 29 day of September 2002
and duly recorded in Plat Book No. 96
on pages 52-54
DOROTHY H. WILKEN, Clerk of Circuit Court
By: [Signature]



DEDICATION

STATE OF FLORIDA

COUNTY OF Broward

KNOW ALL MEN BY THESE PRESENTS, THAT THE RIVERSIDE OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS RIVERSIDE OAKS, SAID LANDS BEING A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF LOT 1 AND 2, ACCORDING TO THE PLAT OF RIVER CREST, AS RECORDED IN PLAT BOOK 21, PAGE 97, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N89°43'58"W (BEARING BASIS) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 280.02 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE PLAT OF JUPITER RIDGE, AS RECORDED IN PLAT BOOK 26, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°28'07"E ALONG SAID EAST LINE, 552.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°28'07"E ALONG SAID EAST LINE OF SAID JUPITER RIDGE AND THE EAST LINE OF THE PLAT OF WENDIMERE HEIGHTS, AS RECORDED IN PLAT BOOK 40, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 779.64 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID WENDIMERE HEIGHTS; THENCE N89°58'51"W ALONG SAID SOUTH LINE, 19.60 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE PLAT OF WINDSWEEP PINES, AS RECORDED IN PLAT BOOK 61, PAGES 130 THROUGH 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°28'07"E ALONG SAID EAST LINE, 401.65 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT 3, OF THE PLAT OF RIVER CREST, AS RECORDED IN PLAT BOOK 21, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°42'54"E ALONG SAID NORTH LINE OF LOT 3, 100.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE S00°17'06"E ALONG SAID EAST LINE OF LOT 3, 125.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 2 OF SAID PLAT OF RIVER CREST; THENCE N89°42'54"E ALONG SAID SOUTH LINE OF SAID LOT 2 AND LOT 1, 200.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT OF TEQUESTA PINES, AS RECORDED IN PLAT BOOK 34, PAGE 84 THROUGH 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°28'07"W ALONG SAID WEST LINE, 524.95 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF TEQUESTA PINES; THENCE S89°57'25"E ALONG SAID NORTH LINE, 420.02 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT OF CHAPEL COURT, SECTION II, AS RECORDED IN PLAT BOOK 47, PAGE 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°28'07"W ALONG SAID WEST LINE OF CHAPEL COURT, SECTION II AND ITS NORTHERLY EXTENSION, 779.63 FEET; THENCE N89°57'25"W, 700.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 690797 SQUARE FEET, OR 15.858 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE THE FOLLOWING:

1) MAGNOLIA WAY, TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD, DRAINAGE AND UTILITY PURPOSES.

2) TRACT "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA AND/OR PALM BEACH COUNTY.

TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY AS PERPETUAL DRAINAGE EASEMENTS FOR DRAINAGE OF RIVERSIDE DRIVE.

THE VILLAGE OF TEQUESTA AND PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE SYSTEM, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE RESERVED FOR ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

4) THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

5) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

6) THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

7) THE UTILITY AND EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND EMERGENCY ACCESS TO PROPERTY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

RIVERSIDE OAKS
LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF LOTS 1 AND 2,
ACCORDING TO THE PLAT OF RIVER CREST, AS RECORDED IN PLAT BOOK 21, PAGE 97,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
AUGUST 2002

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF AUGUST, 2002.

WITNESS: Susan Miller
(PRINT NAME) SUSAN MILLER

RIVERSIDE OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
BY: Jeffrey N. Spear
JEFFREY N. SPEAR, PRESIDENT

WITNESS: Laura B. Rudnick
(PRINT NAME) Laura B. Rudnick

ACKNOWLEDGEMENT

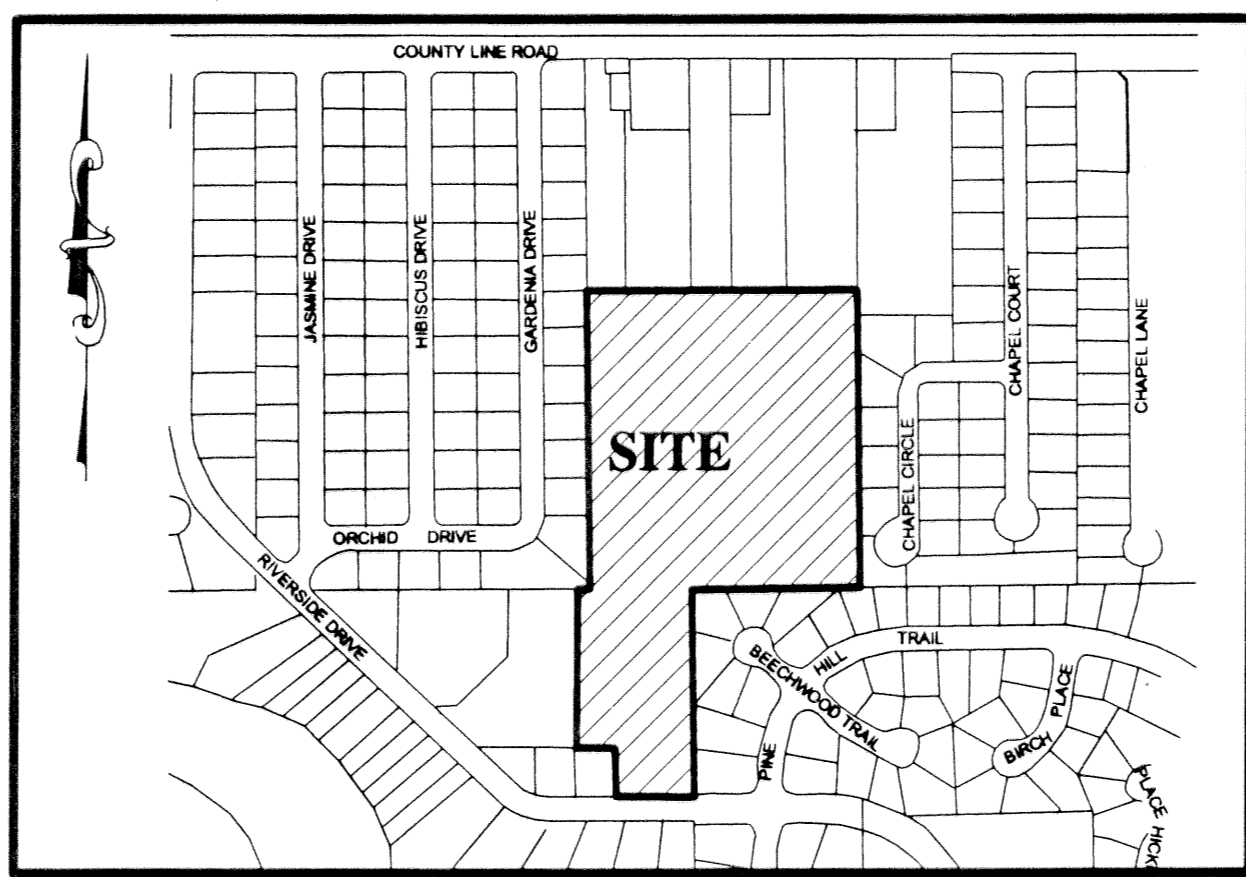
STATE OF FLORIDA

COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JEFFREY N. SPEAR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SPEAR RIVER CORP., A FLORIDA CORPORATION, MANAGING MEMBER OF RIVERSIDE OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 29th DAY OF AUGUST, 2002.

MY COMMISSION EXPIRES: Notary Public



(NOT TO SCALE)
LOCATION MAP

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

COUNTY OF Broward

THE RIVERSIDE OAKS 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 30th DAY OF AUGUST, 2002.

WITNESS: Laura B. Rudnick
(PRINT NAME) Laura B. Rudnick

RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION
NOT FOR PROFIT

WITNESS: Susan Miller
(PRINT NAME) SUSAN MILLER

BY: Jeffrey N. Spear
JEFFREY N. SPEAR, PRESIDENT

ACKNOWLEDGEMENT

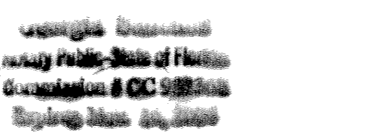
STATE OF FLORIDA

COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JEFFREY N. SPEAR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERSIDE OAKS HOMEOWNER'S ASSOCIATION, INC., A 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 30th DAY OF AUGUST, 2002.

MY COMMISSION EXPIRES: Notary Public



MORTGAGEES CONSENT

STATE OF FLORIDA

COUNTY OF Palm Beach

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14062, PAGE 075L, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF September, 2002.

WITNESS: Jacqueline Williams
(PRINT NAME) Jacqueline Williams

UNION PLANTERS BANK, N.A.

WITNESS: Scott R. Stevens
(PRINT NAME) Scott R. Stevens

BY: Joyce Werzer
Joyce Werzer
(PRINT TITLE) Vice President

ACKNOWLEDGEMENT

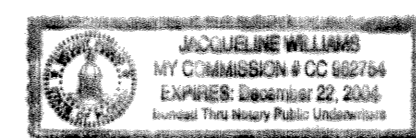
STATE OF FLORIDA

COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Joyce Werzer TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS Vice President OF UNION PLANTERS BANK N.A. AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME AS OFFICER OF SAID BANK, AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAME EXECUTION IS THE FREE ACT AND DEED OF UNION PLANTERS BANK, N.A. WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF September, 2002.

MY COMMISSION EXPIRES: 12/22/04

Jacqueline Williams
NOTARY PUBLIC



TITLE COMMITMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

I, LOUIS L. HAMBY, III, 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 IN THE RIVERSIDE OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THERE ARE NO UNPAID PAST DUE TAXES; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT ENCUMBRANCES OF RECORD DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: August 21, 2002 Louis L. Hamby III
LOUIS L. HAMBY, III
ATTORNEY AT LAW
FLORIDA BAR NO. 282219

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF RIVERSIDE OAKS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF TEQUESTA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OTHER REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE VILLAGE OF TEQUESTA.

DATE: September 6, 2002 BY: Dan W. Dailey
DAN W. DAILEY, P.L.S.
FLORIDA CERTIFICATE NO. 2439

SURVEYOR'S NOTES:

- 1. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 2. NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.
- 3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 S, RANGE 42 E, BEING N 89°43'58" W.
- 4. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT."
- 7. THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

VILLAGE APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERSIDE OAKS HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

DATE: 9.13.2002 Michael R. Couzzo Jr.
MICHAEL R. COUZZO, JR.
VILLAGE MANAGER
DATE: 9/13/2002 Geraldine A. Genco
GERALDINE A. GENCO
VILLAGE MAYOR
DATE: 9/13/02 Jeffery C. Newell
JEFFERY C. NEWELL
DIRECTOR OF COMMUNITY DEV.
DATE: 9/13/02 Mary Wolcott
MARY WOLCOTT
VILLAGE CLERK



SHEET 1 OF 3
DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. HIGHWAY NO. 1
TEQUESTA, FLORIDA 33469
PHONE: (561) 746-8424