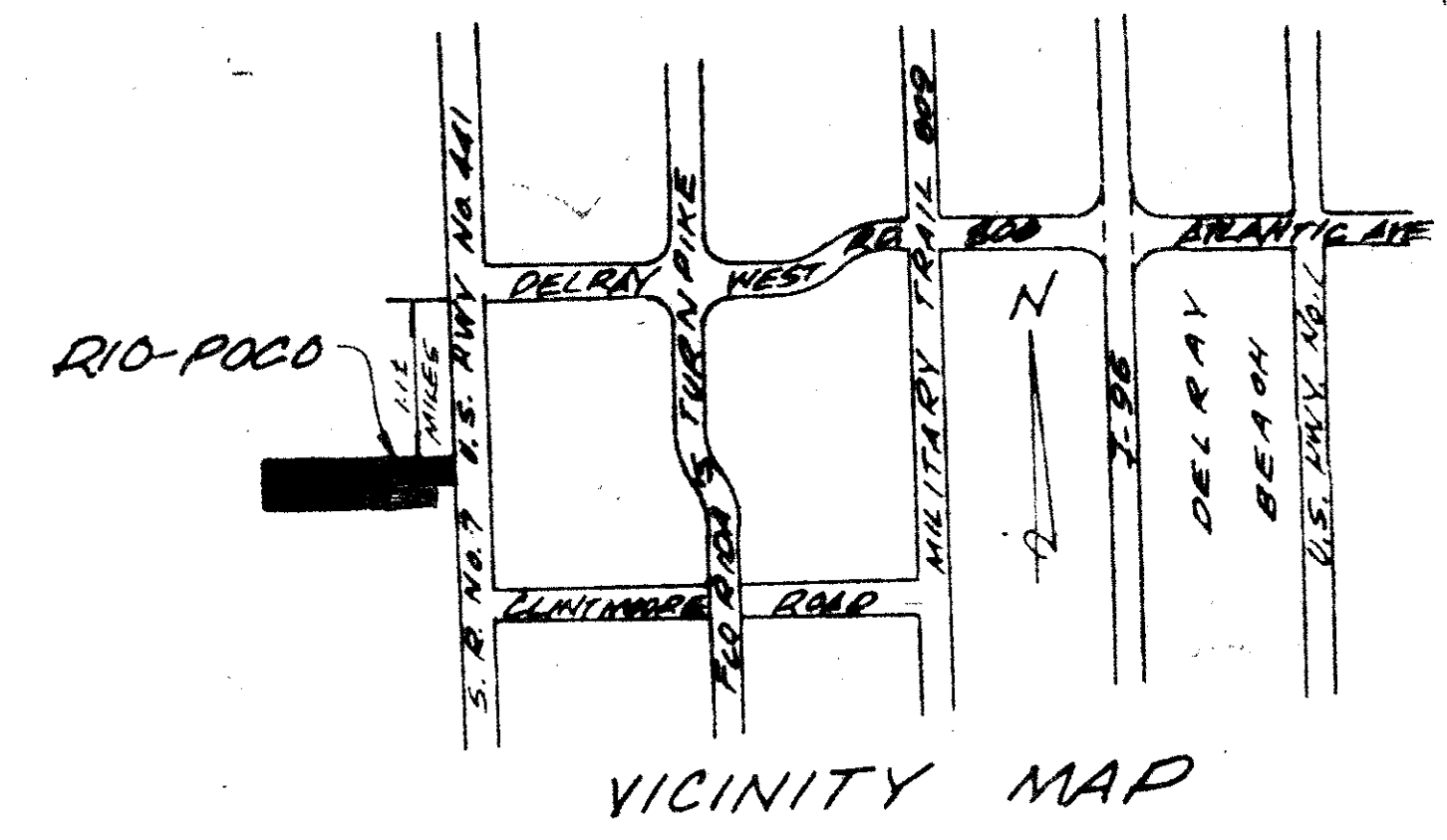


**PLAT OF
RIO POCO**
A P.U.D. DEVELOPMENT
N/4 SECTION 25 T. 46S, R. 41E.
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 4 SHEETS
DATE: JULY 1978



3
9:40 AM
December
78
36
39-42
Kyle Shreffo

TOTAL Area	157.023 AC
Total Units	90
Gross Density	0.57/AC
Open Space	95.32 AC
Area of Roads	19.46 AC
Water Bodies	21.99 AC
Parks and Recreation	5.50 AC
Area Dedicated to the Board of County Commissioners of P.B.C.	6.37 AC
Area dedeed to Lake Worth Drainage District	11.66 AC

DEDICATION:

Know all men by these presents that TIERRA DEL REY, INC., a Florida Corporation, owners of the land shown hereon as "Rio POCO", situated in Section 25, T46S, R41E, Palm Beach County, Florida, more particularly described as follows:

1. The North one-quarter (N 1/4) of section 25, T46S, R41E, Palm Beach County, Florida, lessing therefrom the East one-quarter (E 1/4) of the South one-quarter (S 1/4) of the Northwest one-quarter (NW 1/4) of the North one-quarter (N 1/4) of section 25, T46S, R41E, Palm Beach County, Florida, has caused to be surveyed and plotted as shown hereon, and hereby dedicates to the Board of County Commissioners of Palm Beach County, Florida, for the use of the public for the purposes of:

D. Roads designated as "Trails A" are private roads, and are hereby dedicated to the Rio POCO Property Owners Association and are the perpetual maintenance obligation of said association.

2. EASEMENTS
A. The easement shown hereon for the "Rio POCO" area is hereby dedicated to the Rio POCO Property Owners Association for the purpose of maintaining and maintaining the drainage system shown hereon and maintenance of the same.

B. The easements shown hereon for the "Rio POCO" area are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and maintenance of the same.

C. The easements shown hereon for the "Rio POCO" area are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for a park and recreation area.

D. Areas O6-1, O6-2 and O6-3 are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual maintenance obligation of said property owners.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested to be its Secretary, and the corporate seal to be affixed hereon, by and with the authority of its Board of Directors this 4th day of OCTOBER, A.D. 1978.

By: John A. Roschman President Attest: R.R. McTague Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared JOHN A. ROSCHMAN AND RICHARD MCGAHARAN, 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 TIERRA DEL REY, 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 4th day of October, 1978.

My commission Expires: 5-6-82

MORTGAGOR'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage on the property described hereon and does hereby consent and consent to the dedication and description in said dedication of the owner thereof and to the mortgage which is recorded in the Public Records of Palm Beach County, Florida, and that the mortgage shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, I, ROYAN, JR. have hereon set my hand and seal this 11th day of OCTOBER, 1978.

WITNESSES: Don de Lucia John Hogan
Malek Abdallah

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Don de Lucia, a person known to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for purposes expressed therein.

WITNESS my hand and official seal this 11th day of OCTOBER, 1978.

My Commission Expires: 3/17/81
Donald B. de Lucia
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, Wallace W. Jennings, 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 TIERRA DEL REY, INC.; that the current taxes have been paid; and 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.

October 4, 1978 Wallace W. Jennings
Date Notary Public

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5 day of DEC, 1978.

Gregg B. Bratt
Notary Public

ATTEST: John B. Dunkle clerk
By: Wallace W. Jennings Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this DEC day of 1978

TABLES

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned by certifies 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, that (P.C.P.'s) Permanent Control Points will be set under the supervision of the undersigned and that the required improvements are shown on the plat and that the survey data complies with all requirements of Chapter Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

IN WITNESS WHEREOF, I, Frederick DeLoach have hereon set my hand and seal this 16th day of October, 1978.

WITNESSES: John Hogan John Roschman
Malek Abdallah

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared MARTHA J. DeLoach, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 16th day of October, 1978.

My Commission Expires: 4-17-82
Frederick DeLoach
Notary Public

SURVEYOR'S CERTIFICATION

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, that (P.C.P.'s) Permanent Control Points will be set under the supervision of the undersigned and that the required improvements are shown on the plat and that the survey data complies with all requirements of Chapter Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

Robert D. Jones
Registered Surveyor No. 2160
State of Florida

RECEIVED
0301-000

27/46
36
39

Malek & Associates
Consulting Engineers, Land Planners, Land Surveyors
Delray Beach, Florida 33444

