

43/18

# RIVERSIDE PINES

A PORTION OF GOVERNMENT LOT 4 LYING IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

ORDER No. 56115 L.W. JULY 1981

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Riverside Pines Development, Inc., a Florida Corporation, owner of land shown hereon, being a portion of Government Lot 4 in Section 25 Township 40 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows: Commence at the N.E. Corner of said Government Lot 4; thence run N. 89° 59' 07" W. along the North line of said Government Lot 4 for 330.00 ft. to the Point of Beginning of the following described parcel of land; thence run S. 0° 00' 07" E., parallel with the East line of said Government Lot 4 and along the West line of Tequesta Gardens, Section B, as recorded in Plat Book 29 Page 3 for 1317.21 ft.; thence run N. 89° 53' 17" W. along the South line of said Government Lot 4 and along the North line of Jupiter in the Pines Section B, as recorded in Plat Book 26 Page 18 for 900.90 ft. to a point on the Easterly Right of Way line of Riverside Drive, according to the plat of Riverside Boulevard as recorded in Plat Book 6 Page 85, said point also being on a circular curve concave to the Northwest, with its center point bearing N. 39° 01' 59" W. from this last described point; thence run Northeastly and Northerly along said Right of Way and along a circular curve having a radius of 1643.06 ft. and a central angle of 50° 51' 22" for an arc distance of 1453.39 ft. to a point of tangency; thence continue along said Right of Way line, N. 0° 06' 39" E., for 42.40' ft., thence S. 89° 59' 07" E. along the North line of said Government Lot 4 for 292.46 ft. to the Point of Beginning. The last described course being along the South line of plat of Tequesta Pines, recorded in Plat Book 34 Page 85. All of the abovementioned plats being of the Public Records of Palm Beach, Florida.

Containing 14.245 acres more or less.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. STREETS:

THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

#### 2. EASEMENTS:

A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. WATER MANAGEMENT TRACTS/DRAINAGE RIGHTS OF WAY. TRACT "B" IS HEREBY DEDICATED AS WATER MANAGEMENT TRACT. THE WATER MANAGEMENT TRACTS AND/OR DRAINAGE RIGHTS OF WAY AS SHOWN ARE DEDICATED TO THE RIVERSIDE PINES HOMEOWNERS' ASSOCIATION FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION.

4. TRACT "A" IS HEREBY DEDICATED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE RIVERSIDE PINES HOMEOWNERS ASSOCIATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. IT SHALL ALSO BE RESERVED AS AN EASEMENT FOR A 15 FT STATION FACILITY. THE MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE UTILITY COMPANY OWNER.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENT 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 9<sup>th</sup> DAY OF July, 1981.

RIVERSIDE PINES DEVELOPMENT, INC.  
A CORPORATION OF THE  
STATE OF FLORIDA

ATTEST:

Frank M. Keown  
FRANK MCKEOWN  
SECRETARY

Albert J. Gamot, Jr.  
ALBERT J. GAMOT JR.  
PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS.

BEFORE ME PERSONALLY APPEARED ALBERT J. GAMOT JR. AND FRANK MCKEOWN, 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 THE ABOVE NAMED RIVERSIDE PINES DEVELOPMENT, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, 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 9<sup>th</sup> DAY OF July, A.D. 1981

NOTARY PUBLIC Merilee M. Miller  
MY COMMISSION EXPIRES: Nov 22, 1982

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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 MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3558 AT PAGE 417 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE, A.J. GAMOT AND GERTRUDE GAMOT, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 9<sup>th</sup> DAY OF July, 1981.

#### WITNESSES:

Gertrude Gamot  
AS TO BOTH

Albert J. Gamot  
ALBERT J. GAMOT

Merilee M. Miller  
AS TO BOTH

Gertrude Gamot  
GERTRUDE GAMOT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERT J. GAMOT AND GERTRUDE GAMOT, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF July, 1981.

MY COMMISSION EXPIRES: Nov 22, 1982

Merilee M. Miller  
NOTARY PUBLIC

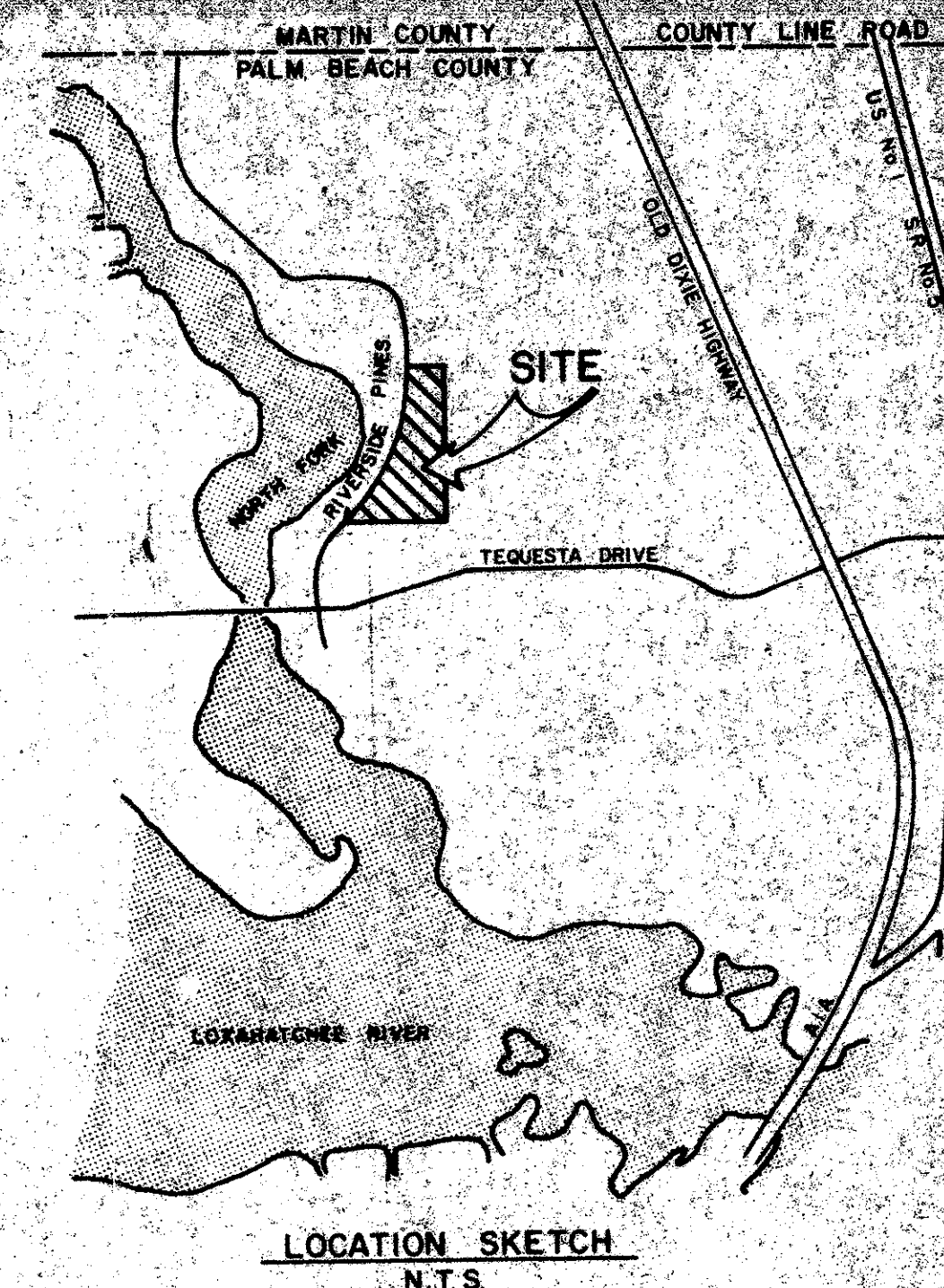
### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS.

I, ALBERT J. GAMOT JR. 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 TO RIVERSIDE PINES DEVELOPMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT I FIND THAT THE MORTGAGE IS SHOWN AND IS TRUE AND CORRECT.

DATE 7-21-81, 1981

Albert J. Gamot Jr.  
ALBERT J. GAMOT JR.  
ATTORNEY AT LAW  
STATE OF FLORIDA



18

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORDED AT 9:13 AM  
THIS 24 DAY OF AUGUST  
A.D. 1981 AND DULY RECORDED  
IN PLAT BOOK 32 ON PAGES  
11 AND 12.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: John B. Dunkle, DC

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF August, A.D., 1981

BY: Frank H. Foster Jr.  
FRANK H. FOSTER JR., CHAIRMAN

### ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: John B. Dunkle  
D.C.

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF August, A.D., 1981

BY: Herbert F. Kahler  
HERBERT F. KAHLER, P.E.  
COUNTY ENGINEER

### EASEMENTS AND RIGHTS OF WAYS:

THERE SHALL BE NO BUILDINGS, STRUCTURES, TREES OR SHRUBS ON UTILITY EASEMENTS, DRAINAGE EASEMENTS, OR RIGHT OF WAY.

### SURVEYOR'S CERTIFICATE:

0302-000

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS.

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; AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES, POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8<sup>th</sup> DAY OF JULY, A.D., 1981 BY: George C. Bolton

GEORGE C. BOLTON  
REGISTERED SURVEYOR NO. 1643  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY

**BISCAYNE ENGINEERING COMPANY, INC.**

Consulting Engineers - Planners - Surveyors

4889 LAKE WORTH ROAD LAKE WORTH, FLORIDA 33463

PHONE 488-9333

43/19

PAGE 1 of 2

