

DRAWING NUMBER 57/14

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A PLAT OF RIVER OAKS

LYING IN SECTION 34, TWP. 40S, RGE. 42E.
BEING A REPLAT OF LOT 12 & A PORTION OF LOTS 13, 14, 15 & 25
LOXAHATCHEE GARDEN FARMS, P.B. 2, PG. 68
PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1985

DESCRIPTION

LOTS 12, 13, 14 AND 15, ACCORDING TO THE PLAT OF LOXAHATCHEE GARDEN FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 68 OF THE PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS. LESS THAT PORTION OF SAID LOTS 13, 14, AND 15 LYING SOUTH OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF C-18 CANAL.

TOGETHER WITH THAT PART OF THE EAST 974.00 FEET OF LOT 25 OF SAID LOXAHATCHEE GARDEN FARMS LYING NORTHERLY OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF C-18 CANAL.

SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE EAST ONE QUARTER CORNER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST BEAR S 00°00'13" W ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 650.46 FEET; THENCE N 89°54'57" W, A DISTANCE OF 15.90 FEET TO THE SOUTHWEST CORNER OF BACHSPEIT SUBDIVISION, ACCORDING TO THE DEED RECORDED IN PLAT BOOK 3, PAGE 216, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 89°54'57" W ALONG SAID SOUTH LINE OF SAID BACHSPEIT SUBDIVISION TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 89°54'57" W PARALLEL WITH THE AFORESAID EAST LINE OF SECTION 34, A DISTANCE OF 1190.25 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE C-18 CANAL, A 60' RIGHT-OF-WAY; THENCE S 89°54'57" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 552.20 FEET TO THE POINT OF BEGINNING OF A CURVE CONTIGUOUS TO THE NORTHEAST HAVING A RADIUS OF 112.04 FEET; THENCE S 89°54'57" W ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'59", A DISTANCE OF 452.27 FEET TO A POINT IN THE WEST LINE OF THE EAST 974.00 FEET OF LOT 25 OF THE HEREIN MENTIONED PLAT OF LOXAHATCHEE GARDEN FARMS; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 01°00'00" W ALONG SAID WEST LINE A DISTANCE OF 43.22 FEET TO A POINT IN THE SOUTH LINE OF LOT 15 OF THE AFORESAID PLAT OF LOXAHATCHEE GARDEN FARMS; THENCE S 89°54'57" W ALONG SAID SOUTH LINE A DISTANCE OF 4.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE N 00°19'47" E ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 672.14 FEET TO A POINT IN THE SOUTH LINE OF LITTLE OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 49 AND 50, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 89°47'13" E ALONG SAID SOUTH LINE A DISTANCE OF 328.51 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE N 00°12'21" E ALONG SAID SOUTH LINE A DISTANCE OF 656.78 FEET TO A POINT IN THE SOUTH LINE OF SAID PLAT; THENCE S 89°54'57" W ALONG SAID SOUTH LINE, A DISTANCE OF 843.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 23,615 SQUARE FEET.

DEDICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT RIVER OAKS ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS RIVER OAKS, BEING A REPLAT OF LOT 12 AND A PORTION OF LOTS 13, 14, 15 AND 25 OF LOXAHATCHEE GARDEN FARMS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- RIVER OAKS DRIVE, RIVER OAKS CIRCLE AND RIVER OAKS TERRACE, AS SHOWN ON THIS PLAT OF RIVER OAKS, IS HEREBY DEDICATED TO PALM BEACH COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- RIVER OAKS DRIVE, RIVER OAKS CIRCLE AND RIVER OAKS TERRACE, AS SHOWN ON THIS PLAT OF RIVER OAKS, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY INCLUDING C.A. T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AND AS APPROVED BY RIVER OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- WATER MANAGEMENT TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVER OAKS HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION; WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVER OAKS HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR MAINTENANCE, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION; WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR CONTROL OF ACCESS RIGHTS.
- RECREATIONAL TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVER OAKS HOME OWNERS ASSOCIATION, INC., AND LITTLE OAKS HOME OWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS; WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 1985.

RIVER OAKS ENTERPRISES, INC., A FLORIDA CORPORATION

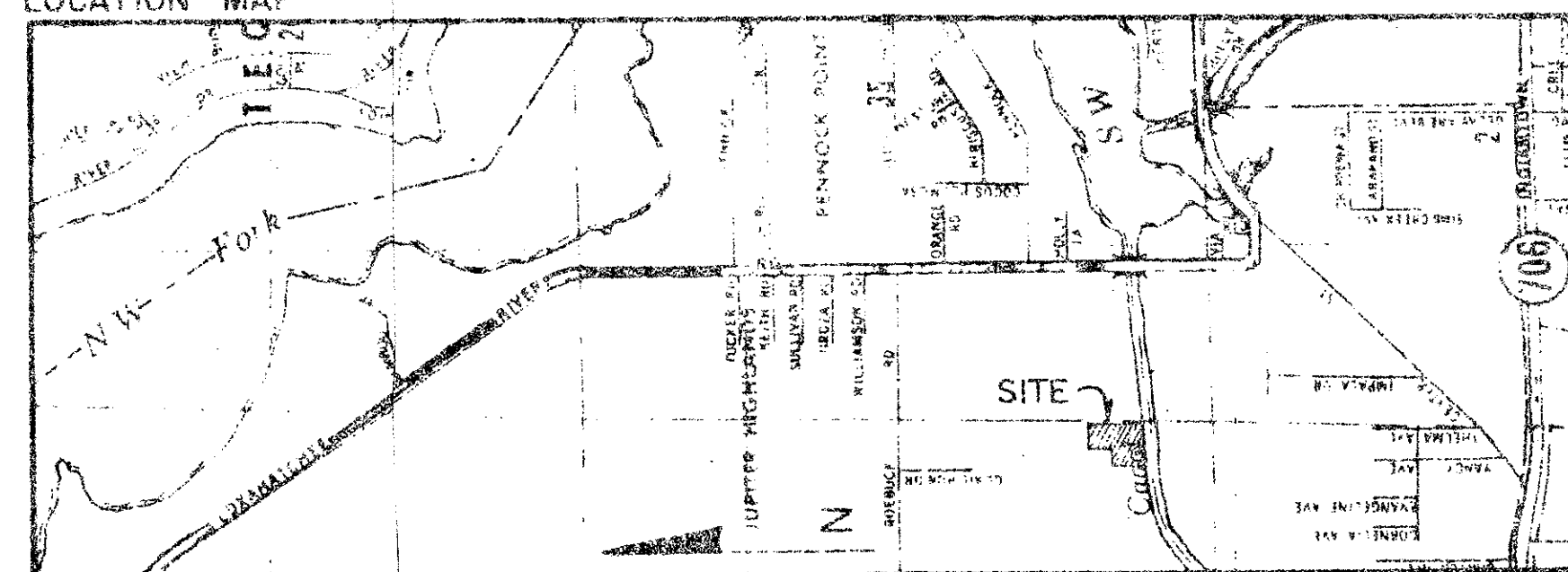
BY: *Robert J. Callaway*
ROBERT J. CALLAWAY, PRESIDENT

ATTEST: *Thomas L. Orr*
THOMAS L. ORR, VICE PRESIDENT

RIVER OAKS ENTERPRISES INC.

NOTARY SEAL

LOCATION MAP



ACKNOWLEDGEMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT J. CALLAWAY, AS PRESIDENT, AND THOMAS L. ORR, AS VICE PRESIDENT, OF RIVER OAKS ENTERPRISES, INC., WHO ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF FEBRUARY, 1985.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MORTGAGE HOLDER'S CONSENT

COUNTY OF PALM BEACH
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN DEED BOOK 4227, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND THIS 21st DAY OF FEBRUARY, 1985.

MADISON F. PACETTI, TRUSTEE

BY: *Madison F. Pacetti*

WITNESS: _____

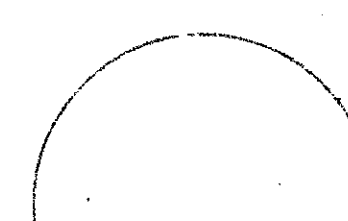
ACKNOWLEDGEMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED MADISON F. PACETTI TO ME WELL KNOWN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF FEBRUARY, 1985.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



NOTARY SEAL

SURVEYOR SEAL

TITLE CERTIFICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, 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 RIVER OAKS ENTERPRISES INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

LEIGH W. CONOVER, C.L.S.
SENIOR VICE-PRESIDENT
STEWART TITLE OF PALM BEACH COUNTY
2300 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FLORIDA 33409

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

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 MARKERS HAVE BEEN SET AND (P.C.P.'S), PERMANENT CORNER POINTS WILL BE SET AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Robert J. Callaway
R. J. CALLAWAY
REGISTERED SURVEYOR NO. 1956
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY OF PALM BEACH
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF FEBRUARY, 1985.

BY: *Ken Adams*
KEN ADAMS - CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF FEBRUARY, 1985.

Richard Kahlert
RICHARD KAHLERT
COUNTY ENGINEER

ATTEST: JOHN B. DONKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Robert J. Phoenix*
ROBERT J. PHOENIX
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. BOX 727
JUPITER, FLORIDA 33458

TURNOUT REQUIRED

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
JUPITER, FLORIDA STUART, FLORIDA
FORT PIERCE, FLORIDA

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