

GUARANTY BLUEPRINTERS, INC. AND PHILLIPS PRESS
 36
 COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 9:29 A.M.
 this 16 day of FEB.
 19 89 and duly recorded in Plat Book No.
 62 on page 36 & 37
 JOHN B. DUNKLE, Clerk, Circuit Court
 Barbara A. Platt D.C.

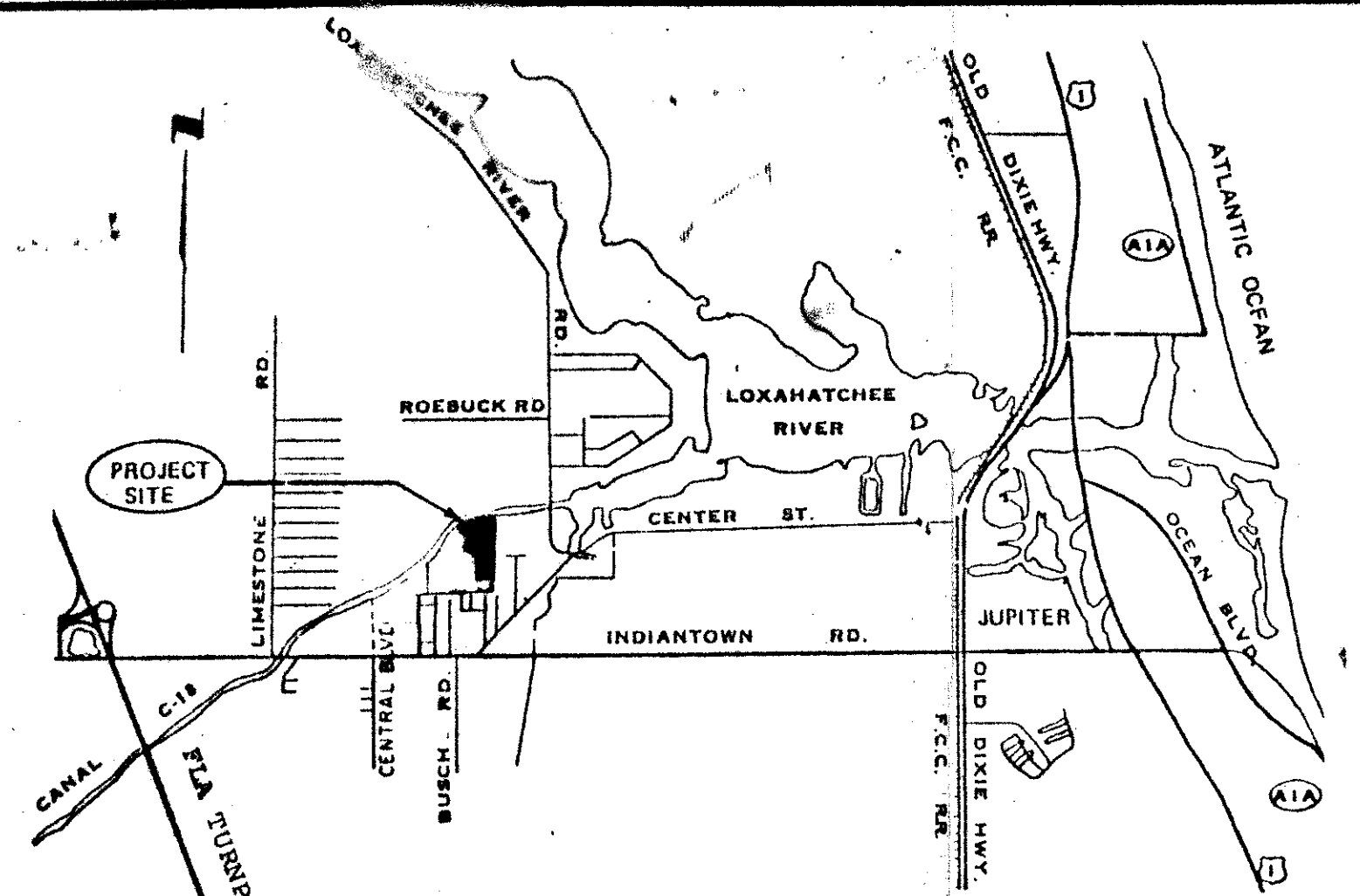
PLAT NO. 3 OF RIVER WALK

IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

APRIL, 1987



LOCATION MAP
(N.T.S.)

STATE OF FLORIDA
 COUNTY OF PALM BEACH S.S.

Know all men by these presents that River Trails, Ltd., a Florida Limited Partnership, owner of the lands described herein and shown as Plat No. 3 of River Walk, and being more particularly described as follows:

DEDICATION

A certain 8.04 acre parcel of land lying in Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION

Commencing at the Northeast corner of said Section 3, Township 41 South, Range 42 East; thence along the North line of said Section 3, South 87°38'53" West a distance of 655.25 feet, to a point of intersection with the West line of the East One Half (E 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 3, said point of intersection being also the Point of Beginning; thence South 00°02'05" West along said West line of the (E 1/2) of the (NE 1/4) of the (NE 1/4) of Section 3, a distance of 1221.00 feet; thence South 88°19'00" West, a distance of 231.17 feet; thence North 00°08'00" East, a distance of 611.02 feet; thence North 77°54'15" West, a distance of 42.22 feet; thence North 65°14'47" West, a distance of 81.50 feet; thence North 68°46'13" West, a distance of 25.28 feet to a point of intersection with a curve concave to the Northwest, having a radius of 1162.50 feet, and a central angle of 3°01'37"; thence along the arc of said curve northeasterly 61.42 feet to a point of tangency; thence along said tangent line North 18°12'10" East, a distance of 18.58 feet; thence North 71°47'50" West, a distance of 122.00 feet to a point on the South right-of-way line of Canal No. 18; thence North 18°12'10" East, along said South right-of-way line of Canal No. 18, a distance of 39.78 feet to a point of intersection with a curve concave to the Southeast, having a radius of 825.00 feet, and a central angle of 35°29'09"; thence along the arc of said curve, being also the said South right-of-way line of Canal No. 18, a distance of 510.96 feet to a point of intersection with the aforementioned North line of said Section 3; thence North 87°38'53" East, along said North line of Section 3, a distance of 151.15 feet to the POINT OF BEGINNING.

Containing 8.04 Acres, more or less.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- LIMITED ACCESS EASEMENTS (L-A-E.) ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- UTILITY EASEMENTS (U-E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
- DRAINAGE EASEMENTS (D-E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, IS HEREBY DEDICATED IN PERPETUITY TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND FENCES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "A" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE TRACT SHOWN HEREON AS TRACT "B" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE & UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE TRACT SHOWN HEREON AS TRACT "R3" IS HEREBY DEDICATED TO THE RIVER WALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL USES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- All areas within the lands described hereon, other than dedicated Tracts and the Blocks as shown, are common areas dedicated to the River Walk Homeowners Association, Inc., its successors or assigns for proper purposes and are the perpetual maintenance obligation of said association without recourse to Palm Beach County.
- The 10' lake maintenance easement as shown hereon is hereby dedicated in perpetuity to the River Walk Homeowners Association, Inc., its successors or assigns for the maintenance of Tract "W", as shown on Plat No. 2 of River Walk.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN BOURASSA, ITS SOLE GENERAL PARTNER, THIS 20th DAY OF JULY, A.D. 1987.

WITNESS:
Handwritten signatures

RIVER TRAILS, LTD.
 BY *John Bourassa*
 JOHN BOURASSA, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN BOURASSA, SOLE GENERAL PARTNER OF RIVER TRAILS LIMITED, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, A.D. 1987.

My Commission Expires: _____
 Notary Public, State of Florida
 At Large
Joanne J. Moore

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4041 AT PAGES 1384 THROUGH 1396 AND 4156 PAGES 328 THROUGH 357 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED TO THE UNDERSIGNED SHALL BE SUBORDINATED TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF FIRST AMERICAN BANK AND TRUST, A BANKING INSTITUTION CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF July, A.D. 1987.

FIRST AMERICAN BANK & TRUST
 BY *Barbara H. Vincent*
 BARBARA H. VINCENT, VICE PRESIDENT

ATTEST:
John H. Fullmer
 JOHN H. FULLMER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Barbara H. Vincent* AND *John H. Fullmer*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF FIRST AMERICAN BANK & TRUST, A CORPORATION, AND THEY 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 20th DAY OF July, A.D. 1987.

By: *Joanne J. Moore*
 Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, THE ATTORNEYS TITLE INSURANCE FUND, 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 IN RIVER TRAILS, LTD.; 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 ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

LATE: _____
 By: *Fred Cohen*
 Fred Cohen, Esquire
 Cohen, Scherer & Cohn

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Feb, A.D. 1987.

By: *Carol J. Elmqvist*
 CAROL J. ELMQUIST, CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, Clerk,
 By: *Jeanne Carver*
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Feb, A.D. 1987.

By: *Herbert F. Kahler*
 HERBERT F. KAHLERT, P.E. ENGINEER
 PALM BEACH COUNTY, FLORIDA

NOTES

- PERMANENT REFERENCE MONUMENTS (P-R.M.'s) ARE DESIGNATED THUS: -o-
- PERMANENT CONTROL POINTS (P-C.P.'s) ARE DESIGNATED THUS: -o-
- Bearings shown hereon are assumed and are based on the North line of Section 3/41/42 bearing S 87°38'53" W.
- Building setback lines shall be as required by PALM BEACH COUNTY ZONING REGULATIONS.

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL HAVE PRECEDENCE OVER UTILITY EASEMENTS.
- All ties to block boundaries are at right angles to the front or side lines of said blocks and tied to centerlines of ingress and egress Tracts, Street Tracts, and or easements. Radial lines as noted, all others non radial.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 10, 1987, they completed the survey of lands as shown on the hereon plat, that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees post d with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

0412-003
 By: *Donald D. Daniels*
 Donald D. Daniels
 Fla. Registered Land Surveyor
 Certificate No. 2608

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 10, 1987, the hereon plat was prepared and delineated under my supervision and it is a correct representation of the lands hereon described as surveyed by Donald D. Daniels, Inc.

Robert E. Owen & Associates
 By: *Ward L. Mitzelfeld*
 Ward L. Mitzelfeld
 Fla. Registered Land Surveyor
 Certificate No. 1632

NOTICE; THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WARD L. MITZELFELD, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS, PLANNERS AND SURVEYORS, 2300 FLA-MANCO ROAD, WEST PALM BEACH, FLORIDA.

SURVEYOR'S SEAL	COUNTY SEAL	NOTARY SEAL	COUNTY ENGINEER SEAL	SURVEYOR'S SEAL	SEAL	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA	PLAT NO. 3 OF RIVER WALK	Job No. 85-161
								Scale _____
Date APRIL, 1987								
Sheet 1								
of 2								
File No. BF-2395-C								

SUBDIVISION * Riverwalk # 3
 BOOK 62 PAGE 1058
 PLAT NO. 3
 ROAD * 86
 SE
 FUD MARK
 T-2, 17
 33469
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