



LOCATION MAP SECTION 15, TOWNSHIP 44 S., RANGE 42 E.

RIVER BRIDGE P.U.D. PLAT 3B

A REPLAT OF PARCEL 3B
RIVER BRIDGE P.U.D. PLAT 3A (PLAT BOOK 69, PAGES 157 THROUGH 158)
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

A PORTION OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

JANUARY 1993

SHEET 1 OF 2

31
70 **31**

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:16 AM, this 27th day of January, 1993, and duly recorded in Plat Book No. 73 on Pages 32 thru 33.
Dorothy H. Wilken
Notary Public
Clerk Circuit Court
By: *[Signature]*



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the RIVER BRIDGE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as RIVER BRIDGE P.U.D. PLAT 3B, situate in Section 15, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being all of PARCEL 3B, RIVER BRIDGE P.U.D. PLAT 3A, according to the plat thereof as recorded in Plat Book 69, pages 157 through 158 of the public records of Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said section 15, Thence bear North 02°47'28" East along the west line of said section 15, a distance of 1875.18 feet; Thence departing from the west line of said section 15, South 87°12'32" East, a distance of 534.83 feet to the POINT OF BEGINNING of the parcel of land hereinafter described:

From the POINT OF BEGINNING, thence bear South 55°04'00" East, a distance of 230.75 feet; thence South 09°31'00" East, a distance of 395.00 feet; thence South 72°14'00" East, a distance of 171.13 feet; thence North 80°38'00" East, a distance of 258.17 feet; thence North 59°04'00" East, a distance of 385.00 feet; thence South 37°20'52" East, a distance of 438.92 feet to a point on a curve, concave to the Northwest, having a radius of 550.00 feet and from which a radial line bears North 32°49'59" west; thence Southwesterly along the arc of said curve, subtended by a central angle of 21°38'20", a distance of 207.72 feet to the end of said curve; thence South 78°48'21" west, a distance of 225.90 feet to the beginning of a curve, concave to the Southeast, having a radius of 1500.00 feet and from which a radial line bears South 11°11'39" East; thence Southwesterly along the arc of said curve, subtended by a central angle of 04°56'23", a distance of 129.32 feet to the end of said curve; thence South 73°51'58" west, a distance of 300.79 feet to the beginning of a curve, concave to the North, having a radius of 320.00 feet and from which a radial line bears North 16°08'02" west; thence westerly along the arc of said curve, subtended by a central angle of 50°17'27", a distance of 280.88 feet to the end of said curve; thence North 55°50'35" west, a distance of 253.55 feet to the beginning of a curve, concave to the Northeast, having a radius of 182.00 feet and from which a radial line bears North 34°09'25" East; thence Northwesterly along the arc of said curve, subtended by a central angle of 60°45'31", a distance of 193.00 feet to the end of said curve; thence North 04°54'56" East, a distance of 389.12 feet to the beginning of a curve, concave to the Southeast, having a radius of 289.99 feet and from which a radial line bears South 85°05'04" East; thence Northeasterly along the arc of said curve, subtended by a central angle of 39°52'32", a distance of 201.82 feet, back to the POINT OF BEGINNING.

The above describe parcel of land contains 578,849.866 square feet (13.28856 Acres) more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, the access tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the SOUTH COVE HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for ingress and egress, utilities and drainage. However, RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns shall have the right of access through Tract A, to the drainage easements.
2. The Utility Easements as shown hereon, are hereby dedicated in perpetuity for construction operations, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, by any public utility, cable television or security service. The property owner shall maintain the property on, over, or under which the utility easements are located.
3. The drainage easements as shown hereon, are hereby dedicated to, and shall be the perpetual maintenance obligation of the SOUTH COVE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. However, the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through the drainage easements to the water management easement.
4. The Water Management Easement and 20' Lake Maintenance Easement as shown hereon, was previously dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to RIVER BRIDGE P.U.D. PLAT 3A, as recorded in Plat Book 69, Pages 157 through 158 of the Public Records of Palm Beach County, Florida and is hereby not rededicated by this replat.

5. The 4' Wall Maintenance and Roof Drainage Easements as shown hereon, are hereby dedicated in perpetuity to the lots which adjoin said easements, for maintenance of and roof drainage for the zero building side of said adjoining lots. The lot owner shall maintain the property on, over, or under which said easements are located.

In witness whereof, the RIVER BRIDGE CORPORATION has caused these presents to be signed and sealed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 27th day of January, 1992.

RIVER BRIDGE CORPORATION, a Delaware Corporation

By: *[Signature]*
Richard L. Croteau, Vice President

Attest: *[Signature]*
Hel R. Bradford, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Richard L. Croteau and Hel R. Bradford, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively of the above named RIVER BRIDGE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary 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 of said corporation.

Witness my hand and official seal, this 27th day of January, 1992.

My commission expires 5-15-96 *[Signature]*
Notary Public
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

UNIVERSAL LAND TITLE, INC., a title insurance corporation duly licensed in the state of Florida, does 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 BRIDGE CORPORATION, a Delaware corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon, and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

UNIVERSAL LAND TITLE, INC.

By: *[Signature]*
Steve L. Ross, Vice President
Title Operations

Dated: 12/14/92

This instrument was prepared under the responsible direction of Roger A. Hagler, P.L.S., in the offices of Petsche & Associates, Inc., 2581 Metrocentre Blvd., Suite 6, West Palm Beach, FL 33407.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision. That said survey complies with chapter 21HH-6 of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set and that permanent control points (P.C.P.s) will be set under guarantees posted for the required improvements, as required by law; That the survey data complies with all the requirements of chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Greenacres, Florida.

This 30th day of Dec., 1992.

PETSCH & ASSOCIATES, INC.
[Signature]
Roger A. Hagler
Professional Land Surveyor
Florida certificate No. 4544

SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544.
 - denotes Permanent Reference Monument found, Numbered as noted.
 - denotes Permanent Control Point, LB (Licensed Business) # 4574.
1. Bearings shown hereon are based upon RIVER BRIDGE P.U.D. PLAT 3A on an assumed bearing of N02°47'28"E on the west line of Section 15, Township 44 South, Range 42 East.
 2. Lines which intersect curves are non-radial to those curves unless otherwise noted.
 3. Building Setback Lines shall be as required by P.U.D. agreement, City of Greenacres, Florida.
 4. Where Utility and Drainage Easements cross, Drainage Easements take precedence.
 5. Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
 6. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

This plat is hereby approved for record this 28th day of January, 1993.

By: *[Signature]*
Samuel E. Farris, Mayor

By: *[Signature]*
Wadie Atallah, City Engineer

By: *[Signature]*
Sandra K. Hill, Deputy City Clerk

By: *[Signature]*
Rosemarie C. Fallon
Planning and Development Director

P.U.D. TABULAR DATA		
50 single family lots	.....	9.9958 acres
Water management easement	.....	2.3775 acres
Private road	.....	0.9153 acres
Total plat area	.....	13.2886 acres
Overall density	.....	3.76 D/U per acre

11778

SEAL
RIVER BRIDGE CORPORATION

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
CITY OF GREENACRES

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Environmental Consultants - Feasibility Services
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 641-3800
8780 Ocean Highway, Suite 7, Maitland, Florida 32751 (407) 741-5788

RIVER BRIDGE P.U.D. PLAT 3B
SECTION 15, TOWNSHIP 44S., RANGE 42E.
CITY OF GREENACRES, FLORIDA

Drawn by: _____ Date: _____ SCALE: _____ JOB NUMBER: _____ SHEET _____ OF _____
M.F.H. DEC 1992
Designed by: _____ Checked by: _____ NONE 92-041 1 OF 2
N.A.H.