

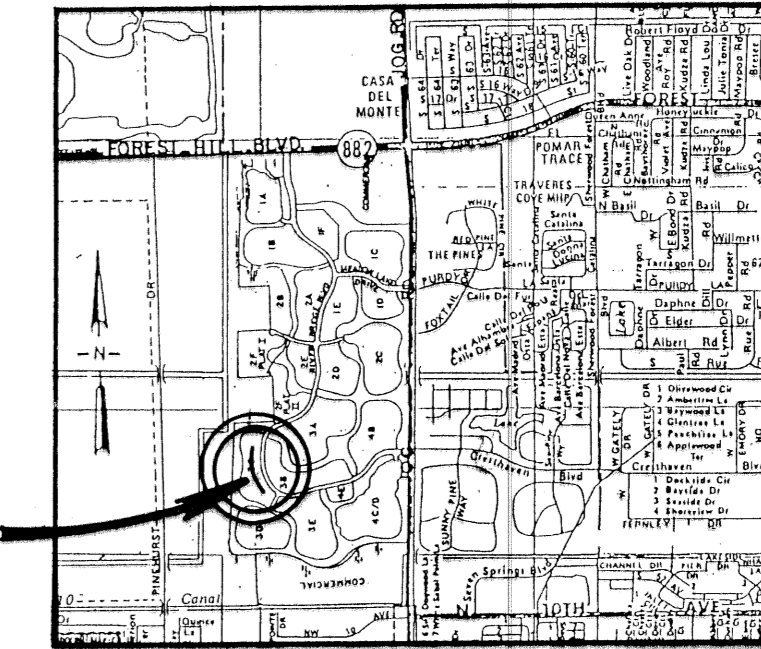
# REPLAT OF LOTS 47-62 PLAT 3C RIVER BRIDGE P.U.D.

A REPLAT OF ALL OF LOTS 47 THROUGH 62 INCLUSIVE,  
RIVER BRIDGE P.U.D. PLAT 3C, (P.B. 70, PGS. 8 AND 9)  
LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

MARCH 1994

SHEET 1 OF 2

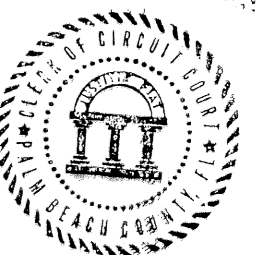
43



SITE

LOCATION MAP n.t.s.  
SECTION 15, TWP. 44S, RGE. 42E.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 1:20 PM, this 9 day of March, 1994, and duly recorded in Plat Book No. 72 on Pages 43 thru 44.  
**DOROTHY H. WILKEN**  
Clerk Circuit Court  
By: *Leigh A. Stanley*, P.C.



### 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 REPLAT OF LOTS 47-62 PLAT 3C RIVER BRIDGE P.U.D., situate in Section 15, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a replat of a portion of RIVER BRIDGE P.U.D. PLAT 3C, according to the plat thereof as recorded in Plat Book 70, pages 8 and 9 of the public records of Palm Beach County, Florida, being more particularly described as follows:

BEING all of lots 47 through 62 inclusive, RIVER BRIDGE P.U.D. PLAT 3C, according to the plat thereof as recorded in Plat Book 70, pages 8 and 9 of the public records of Palm Beach County, Florida.

The above described parcel of land contains 71,645.077 square feet (1.6447 acres) more or less.

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

- The Utility Easements as shown hereon, were previously 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 according to RIVER BRIDGE P.U.D. PLAT 3C, as recorded in Plat Book 70, Pages 8 and 9 of the Public Records of Palm Beach County, Florida and are not rededicated by this replat. The property owner shall maintain the property on, over, or under which the utility easements are located.
- The drainage easements as shown hereon, were previously dedicated in perpetuity to, and shall be the perpetual maintenance obligation of the CARIBE ISLE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities according to RIVER BRIDGE P.U.D. PLAT 3C, as recorded in Plat Book 70, Pages 8 and 9 of the Public Records of Palm Beach County, Florida and are not rededicated by this replat. 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.
- 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 4<sup>th</sup> day of February, 1994.

RIVER BRIDGE CORPORATION, a Delaware Corporation

By: *Richard L. Croteau*  
Richard L. Croteau, Vice President

Attest: *Hal R. Bradford*  
Hal R. Bradford, Assistant Secretary

SEAL  
RIVER BRIDGE CORPORATION

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
CITY OF GREENACRES

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Richard L. Croteau and Hal 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 4<sup>th</sup> day of February, 1994.

My commission expires 5-15-96  
*Myra Jean White*  
Notary Public  
State of Florida

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I GARY L. KORNFELD, an Attorney, duly licensed to practice law 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 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 no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KNEEN, WIENER, KORNFELD, & Del RUSSO P.A.

By: *Gary L. Kornfeld*  
Gary L. Kornfeld, Attorney

Dated: 2/15/94

### 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 15<sup>th</sup> day of FEB, 1994.

PETSCH & ASSOCIATES, INC.

*Roger A. Hagler*  
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.

- Bearings shown hereon are based upon RIVER BRIDGE P.U.D. PLAT 3C on an assumed bearing of N02°47'28"E on the west line of Section 15, Township 44 South, Range 42 East.
- Lines which intersect curves are radial to those curves unless otherwise noted.
- Building Setback Lines shall be as required by P.U.D. agreement, City of Greenacres, Florida.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- 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.
- 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 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.

### APPROVALS

This plat is hereby approved for record this 1<sup>st</sup> day of March, 1994.

By: *Samuel J. Ferreri*  
Samuel J. Ferreri, Mayor

By: *Wadie Atallah*  
Wadie Atallah, City Engineer

By: *Sandra K. Hill*  
Sandra K. Hill, City Clerk

By: *Rosemarie C. Fallon*  
Rosemarie C. Fallon,  
Planning and Development Director

### P.U.D. TABULAR DATA

15 single family lots	-----	1.6447 acres
Water management easement	-----	0.0000 acres
Private road	-----	0.0000 acres
Landscape buffer	-----	0.0000 acres
Total plat area	-----	1.6447 acres
Overall density	-----	9.12 D/U per acre

**PETSCH & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants - Testing Services  
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800  
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788

REPLAT OF LOTS 47-62 PLAT 3C  
RIVER BRIDGE P.U.D.

SECTION 15, TOWNSHIP 44S., RANGE 42E.  
CITY OF GREENACRES, FLORIDA

Drawn by: D.W.O.	Date: SEPT. 1993	SCALE: NONE	JOB NUMBER: 92-042-6	SHEET OF 1 OF 2
Designed by:	Checked by: R. HAGLER			

SUBDIVISION: Riverbridge  
BOOK: 72  
PAGE: 43  
FLOOD ZONE: ---  
FLOOR MAP #: ---  
QUAD #: ---  
SE: ---  
ZIP CODE: ---  
PUD NAME: Greenacres

Taz 339