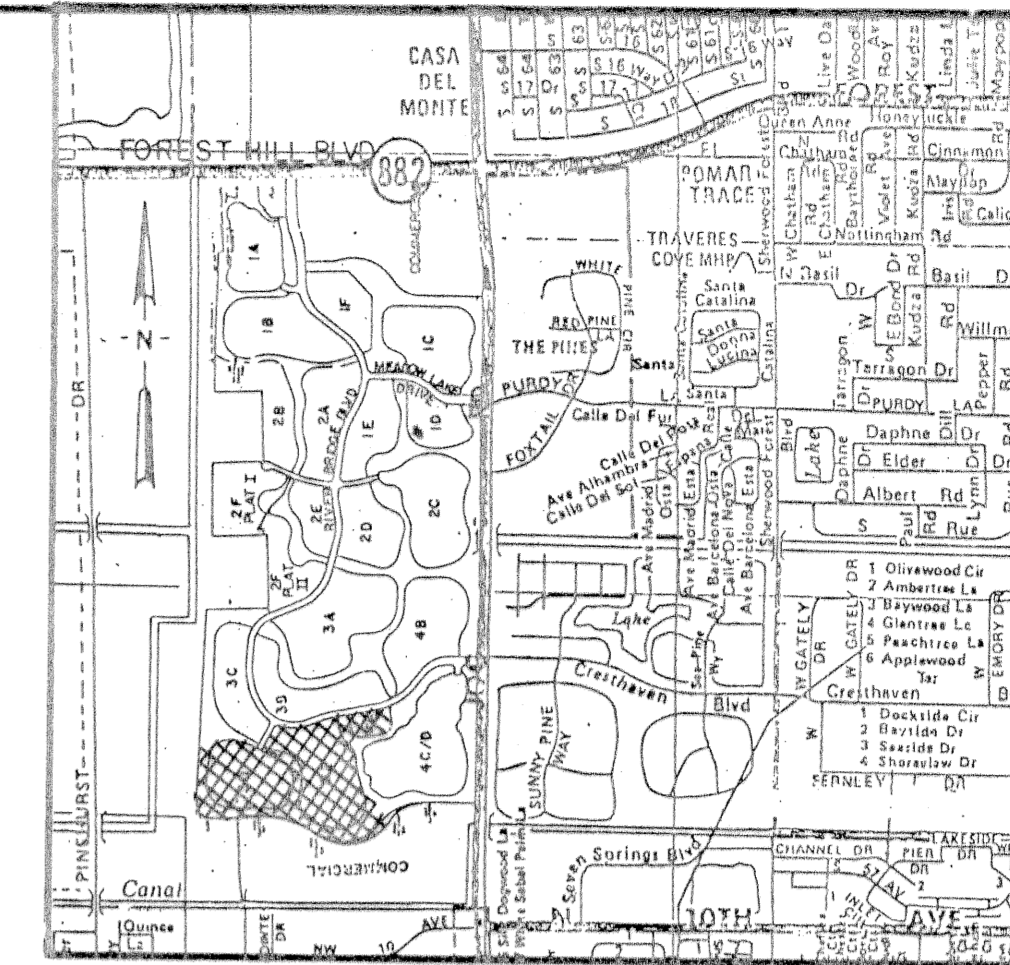


RIVER BRIDGE P.U.D. PLAT 4C

(BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS ABANDONED BY RESOLUTION R-81-1099 AND RECORDED IN OFFICIAL RECORD BOOK 3595, PAGES 0779 THROUGH 0782 INCLUSIVE, OF SAID PUBLIC RECORDS) LYING IN SECTIONS 15 AND 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 1994

SHEET 1 OF 2



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

112

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 1:20 P.M. this 20th day of September, 1994, and duly recorded in Plat Book No. 33 on Pages 112 thru 113

DORTHY H. WILKIN
Clerk Circuit Court

By: Deigh A. Standley

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 4C, situate in Sections 15 and 22, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a replat of a portion of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, page 47 of the public records of Palm Beach County, Florida, and as abandoned by resolution R-81-1099 and recorded in Official Record Book 3595, pages 0779 through 0782 inclusive, of said public records and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Section 15, Township 44 South, Range 42 East, Thence N02°47'28"E along the West line of said section 15, a distance of 814.00 feet to the Southwest corner 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 said public records; Thence along the Southerly line of said RIVER BRIDGE P.U.D. PLAT 3C on the following two courses, first bearing S80°24'00"E a distance of 416.60 feet; Thence S60°20'35"E a distance of 154.85 feet to the Westerly line of a 50 foot Right-of-Way as shown on RIVER BRIDGE P.U.D. PLAT 3A, according to the plat thereof, as recorded in Plat Book 69, pages 157 and 158 of the said public records; Thence along the perimeter of said 50 foot Right-of-Way on the following four courses, first bearing N29°39'25"E a distance of 25.00 feet; Thence S60°20'35"E a distance of 50.00 feet; Thence N29°39'25"E a distance of 259.13 feet; Thence N73°34'20"E a distance of 34.68 feet to a point on the Southerly Right-of-Way line of River Bridge Boulevard, as shown on said RIVER BRIDGE P.U.D. PLAT 3A, said point also being a point on a curve concave to the North, having a radius of 380.00 feet and from which a radial line bears N27°29'16"E; Thence Easterly along said curve and Right-of-Way line, subtended by a central angle of 43°37'18", an arc distance of 289.31 feet to the end of said curve; Thence continue along the Southerly Right-of-Way line of said River Bridge Boulevard on the following five courses, first bearing N73°51'58"E a distance of 300.79 feet to the beginning of a curve concave to the Southeast, having a radius of 1440.00 feet and from which a radial line bears S16°08'02"E; Thence Northeasterly along said curve, subtended by a central angle of 04°56'23", an arc distance of 124.15 feet to the end of said curve; Thence N78°48'21"E a distance of 225.90 feet to the beginning of a curve concave to the Northwest, having a radius of 610.00 feet and from which a radial line bears N11°11'39"W; Thence Northeasterly along said curve, subtended by a central angle of 11°30'00", an arc distance of 122.43 feet to the Northwesterly most corner of RIVER BRIDGE PLAT 4A, according to the plat thereof, as recorded in Plat Book 61, pages 27 through 29 of the said public records; Thence departing said Right-of-Way line and along the Westerly perimeter of said RIVER BRIDGE PLAT 4A for the following seven courses, first bearing S04°49'25"E a distance of 184.60 feet to a point on a non-tangent curve concave to the Northwest, having a radius of 105.00 feet and from which a radial line bears N82°16'13"W; Thence Southwesterly along said curve, subtended by a central angle of 71°04'34", an arc distance of 130.25 feet to the end of said curve; Thence S78°48'21"W a distance of 177.74 feet to the beginning of a curve concave to the Northeast, having a radius of 100.00 feet and from which a radial line bears N11°11'39"W; Thence Northwesterly along said curve, subtended by a central angle of 39°40'39", an arc distance of 69.25 feet; Thence S07°07'00"E a distance of 429.27 feet; Thence S21°06'00"E a distance of 343.05 feet; Thence S57°12'00"E a distance of 92.63 feet to a point on a curve concave to the Southeast, having a radius of 505.00 feet and from which a radial line bears S44°47'16"E; Thence departing the perimeter of said RIVER BRIDGE PLAT 4A and along the Northerly perimeter of the public parcel of the City of Greenacres on the remaining courses, first Southwesterly along said curve, subtended by a central angle of 08°29'27", an arc distance of 74.84 feet to a point of reverse curvature concave to the North, having a radius of 430.36 feet and from which a radial line bears N53°16'43"W; Thence Westerly along said curve, subtended by a central angle of 89°04'43", an arc distance of 669.09 feet to a point of reverse curvature concave to the Southwest, having a radius of 899.79 feet and from which a radial line bears S35°48'00"W; Thence Northwesterly along said curve, subtended by a central angle of 36°53'34", an arc distance of 579.37 feet to the end of said curve; Thence S88°54'26"W a distance of 195.07 feet; Thence S01°02'42"E a distance of 20.00 feet; Thence S88°54'26"W a distance of 359.07 feet; Thence N02°24'55"E a distance of 37.85 feet; Thence N88°16'01"W a distance of 34.99 feet back to the POINT-OF-BEGINNING.

The above described parcel of land contains 1,560,241.154 square feet (35.8182 acres) more or less.

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

1. Parcels 3D and 4A, as shown hereon, are hereby reserved by RIVER BRIDGE CORPORATION, its successors and assigns, for the construction of residential dwellings and related facilities.
2. Parcel 4E, as shown hereon, are hereby reserved by RIVER BRIDGE CORPORATION, its successors and assigns, for the construction of recreational related facilities.
3. 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.
4. The Drainage Easements, as shown hereon, are hereby dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., and shall be the perpetual maintenance obligation of the, its successors and assigns, for the construction and maintenance of drainage facilities.
5. The Water Management Tracts, as shown hereon, are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities.
6. The 20 foot lake maintenance easements as shown hereon are dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of the water management tracts.
7. The Lift Station Easement as shown hereon, is hereby dedicated in perpetuity to Palm Beach County, Florida, its successors and assigns for lift station and related purposes.

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 9th day of September, 1994.

RIVER BRIDGE CORPORATION, a Delaware Corporation

By: Stephen Honig
Stephen Honig, Vice President

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

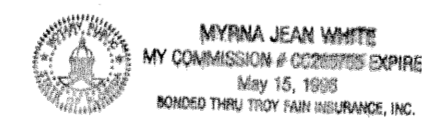
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

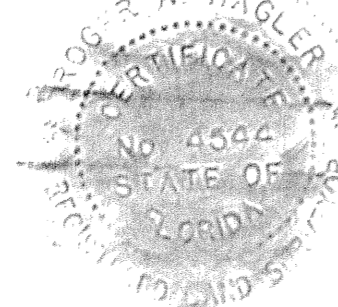
BEFORE ME personally appeared Stephen Honig and Hal R. Bradford, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively of the above named RIVER BRIDGE CORPORATION, a Delaware Corporation, and severally 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 9th day of September, 1994.

My commission expires _____
Myrna Jean White
Notary Public
State of Florida



SEAL
PROFESSIONAL
LAND SURVEYOR



SEAL
CITY OF GREENACRES



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 in 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.

UNIVERSAL LAND TITLE, INC.

By: Stella L. Roman
Vice President, Title Operations

Dated: Sept. 6, 1994

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 61G17 (formerly 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.Ps) 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 9th day of Sept, 1994.

PETSCH & ASSOCIATES, INC.

By: 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, PLS # 4544 (unless otherwise 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 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.

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

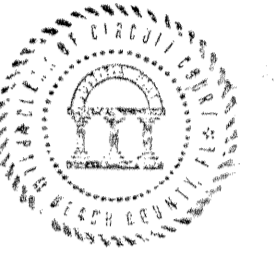
This plat is hereby approved for record this 27th day of September, 1994.

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

By: Wadie Atallah
Wadie Atallah, City Engineer

By: Sondra K. Hill
Sondra K. Hill, City Clerk

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

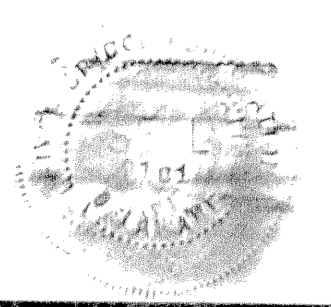


P.U.D. TABULAR DATA

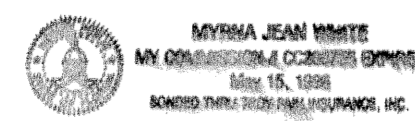
Residential Building Pods	-----	24.2757 acres
Recreation Pod	-----	2.0742 acres
Water Management Tracts	-----	9.4683 acres
Total Plat Area	-----	35.8182 acres

SUBDIVISION - River Bridge Plat 4C
BOOK 73
PAGE 112
FLOOD ZONE -
QUAD -
ZONING -
SEAL -
ZIP CODE -
PLAT NAME - c/greenacres
1522/14/94

SEAL
RIVER BRIDGE CORPORATION



SEAL
NOTARY PUBLIC



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

RIVER BRIDGE P.U.D. PLAT 4C

SECTIONS 15 & 22, TWP. 44S., RGE 42E.
CITY OF GREENACRES, FLORIDA

Drawn by: D.W.OSLUND	Date: JUNE 1994	SCALE: NONE	JOB NUMBER: 94-022	SHEET OF: 1 OF 2
Designed by:	Checked by: R. HAGLER			