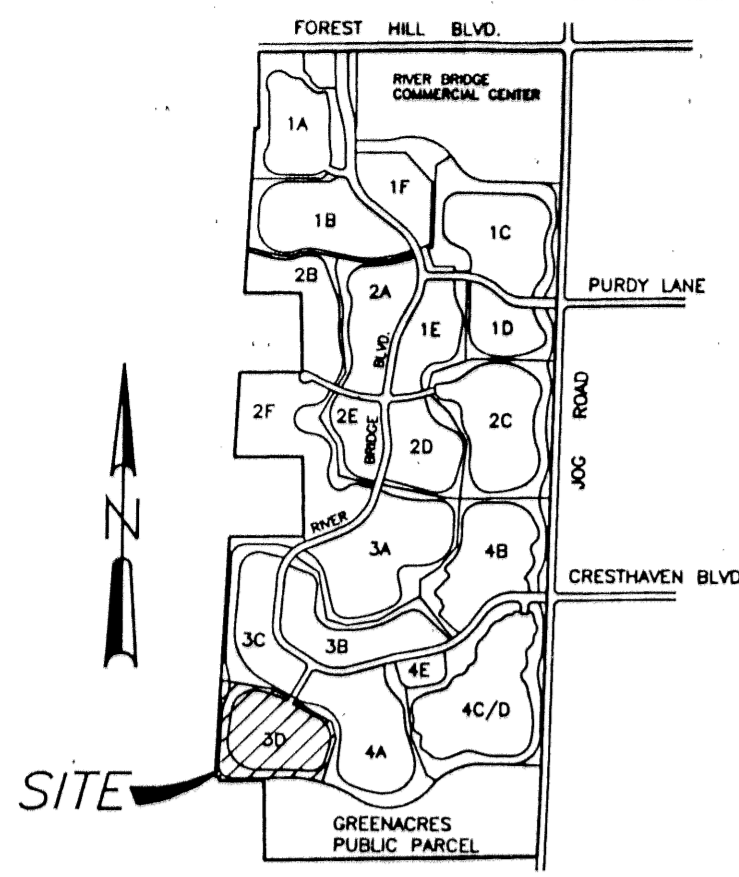


# RIVER BRIDGE P.U.D. PARCEL 3D

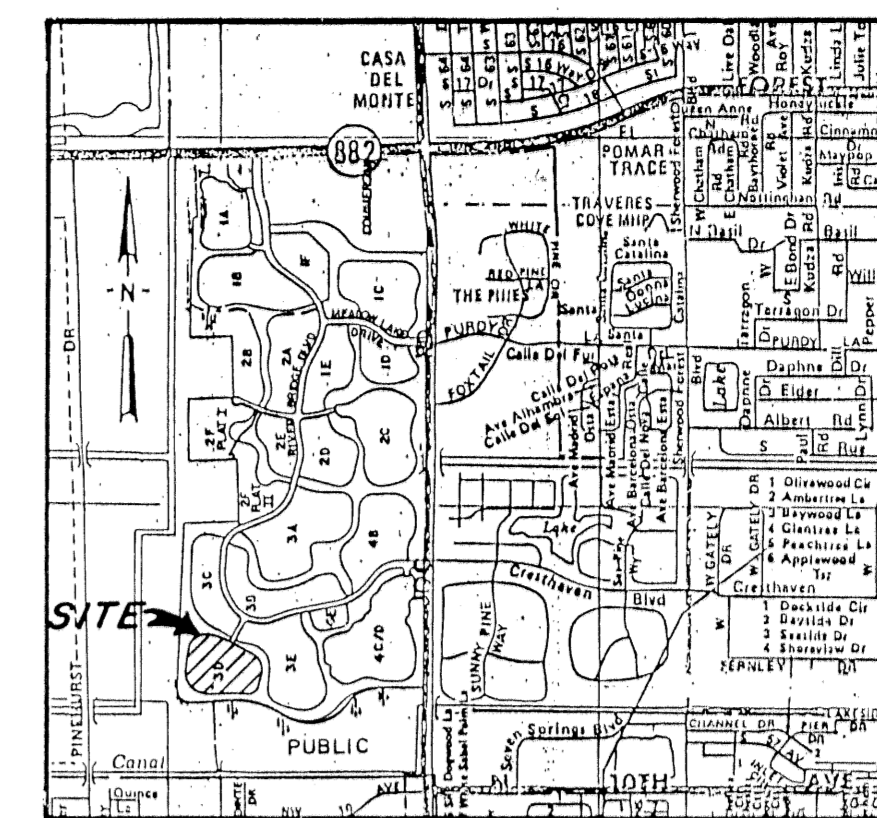
BEING A REPLAT OF PARCEL 3D  
RIVER BRIDGE P.U.D. PLAT 4C (P.B. 73, PGS. 112 - 113)  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTIONS 15 AND 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

MARCH 1995

SHEET 1 OF 3



P.U.D. LOCATION MAP N.T.S.



LOCATION MAP N.T.S.  
SECTIONS 15 & 22, TWP. 44S., RGE. 42 E.

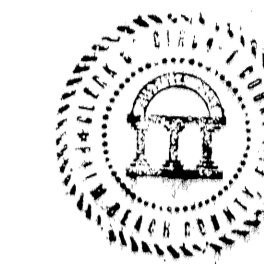
# 103

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 12:13 P.M. this 9th day of MARCH, 1995, and duly recorded in Plat Book No. 74 on Pages 103 thru 105

DOROTHY H. WILKIN  
Clerk Circuit Court

By: Leif A. Standley o.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 RIVER BRIDGE P.U.D. PARCEL 3D, situate in Sections 15 and 22, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a replat of Parcel 3D, RIVER BRIDGE P.U.D. PLAT 4C, according to the plat thereof as recorded in Plat Book 73, pages 112 through 113 of the Public Records of Palm Beach County, Florida, being described as follows:

BEING all of PARCEL 3D of RIVER BRIDGE P.U.D. PLAT 4C according to the plat thereof as recorded in Plat Book 73, pages 112 through 113 of the public records of Palm Beach County, Florida.

The above described parcel of land contains 647,619.927 square feet (14.86731 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 MEDITERRANEA HOMEOWNERS' ASSOCIATION AT RIVER BRIDGE, INC., its successors and assigns, for ingress, 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, by any public utility, including cable television or security facilities and appurtenances. The property owner shall maintain the property on, over, or under which the utility easements are located.
3. The Water Management Tract 1, as shown hereon, was previously dedicated as a Water Management Tract 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 4C, as recorded in Plat Book 73, pages 112 through 113 of the Public Records of Palm Beach County, Florida and is not hereby rededicated by this replat.
4. The 20 foot Lake Maintenance Easement, as shown hereon, was previously dedicated as a 20 foot Lake Maintenance Easement 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 4C, as recorded in Plat Book 73, pages 112 through 113 of the Public Records of Palm Beach County, Florida and is not hereby rededicated by this replat.
5. The Drainage Easements as shown hereon, are hereby dedicated in perpetuity to, and shall be the perpetual maintenance obligation of, the MEDITERRANEA HOMEOWNERS' ASSOCIATION AT RIVER BRIDGE, INC., its successors and assigns, for the construction and maintenance of drainage facilities. 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 Tract.
6. The 12 foot Access Easement, as shown hereon, is hereby dedicated in perpetuity to, and shall be the perpetual maintenance obligation of, the MEDITERRANEA HOMEOWNERS' ASSOCIATION AT RIVER BRIDGE, INC., its successors and assigns, for access to and the maintenance of Tract D, as shown hereon.
7. Tracts B, C, D and E, as shown hereon, are hereby dedicated in perpetuity to, and shall be the perpetual maintenance obligation of, the MEDITERRANEA HOMEOWNERS' ASSOCIATION AT RIVER BRIDGE, INC., its successors and assigns, for common area, landscaping and other proper purposes.
8. Tracts F and G, as shown hereon, are hereby dedicated in perpetuity to, and shall be the perpetual maintenance obligation of, the MEDITERRANEA HOMEOWNERS' ASSOCIATION AT RIVER BRIDGE, INC., its successors and assigns, for monument signs and other 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 February, 1995.

RIVER BRIDGE CORPORATION, a Delaware Corporation

By: Ivan M. Chosnek  
Ivan M. Chosnek, Vice President

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

### 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 61G17-6 (formerly chapter 21HH-6) of the Florida Administrative Code, and is accurate and correct 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 26 day of FEB, 1995.

PETSCHKE & ASSOCIATES, INC.

Roger A. Hagler  
Roger A. Hagler  
Professional Land Surveyor  
Florida certificate No. 4544

### ACKNOWLEDGEMENT

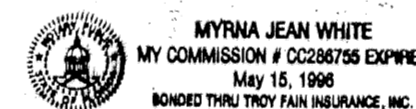
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek 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 26 day of February, 1995.

My commission expires \_\_\_\_\_

Myrna 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 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.

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

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

Dated: 2/27/95

### 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 4C with 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 approved by the 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 MARCH, 1995.

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

By: Wadie ...  
Wadie ..., City Engineer

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

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

### P.U.D. TABULAR DATA

54 single family lots	8.8230 acres
Water Management Tract	4.6019 acres
Private road	0.9852 acres
Sign tracts	0.0252 acres
Common area	0.4320 acres
Total plat area	14.8673 acres
Overall density	3.63 D/U per acre

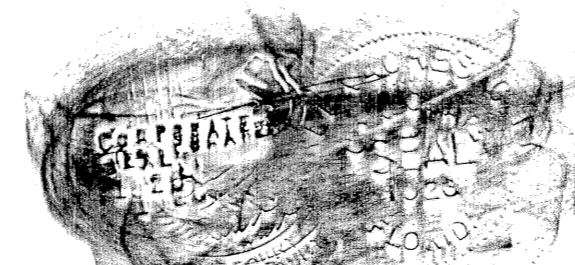
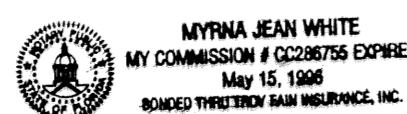
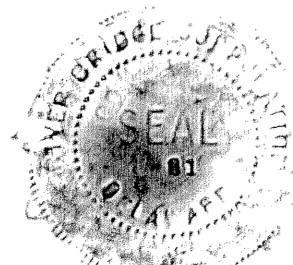
SUBDIVISION \* River Bridge P.U.D.  
BOOK 74 Parcel 3D PAGE 103  
FLOOD ZONE - FLOOD MAP # -  
SEAL - ZONING -  
PUD NAME - Greenacres  
1572-14942

SEAL  
RIVER BRIDGE CORPORATION

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
CITY OF GREENACRES



**PETSCHKE & 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. PARCEL 3D

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

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
DWO/MEH	NOV. 1994		94-026	1	3
Designed by:	Checked by:				
	R. HAGLER				