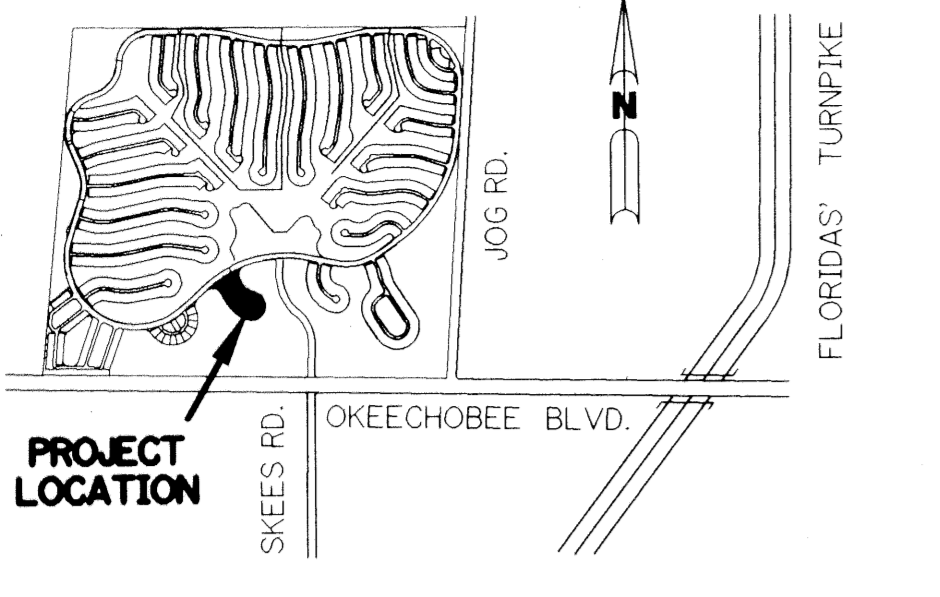


# RIVERWALK - PLAT EIGHT

A REPLAT OF ALL OF PARCEL "V"  
ACCORDING TO THE PLAT OF RIVERWALK - PLAT SEVEN  
AS RECORDED IN PLAT BOOK 80, PAGES 53 THROUGH 56,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 JUNE, 1997



### LOCATION SKETCH

N.T.S.



COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 1:56 P.M.  
this 22 day of July 1997  
and duly recorded in Plat Book No. 80  
on page 57-58  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by Hugh J. Handley J.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS RIVERWALK - PLAT EIGHT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF ALL OF PARCEL "V" ACCORDING TO THE PLAT OF RIVERWALK - PLAT SEVEN AS RECORDED IN PLAT BOOK 80, PAGES 53 THROUGH 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "B" AND "C", AS SHOWN HEREON, ARE DEDICATED TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, DRAINAGE AND IRRIGATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

IN WITNESS WHEREOF, RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 30<sup>th</sup> DAY OF JUNE, 1997.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.,  
A FLORIDA CORPORATION  
ATTEST: Jana Blum, Sec BY: Robert S. Kairalla, P.  
JACK B. OWEN, JR. SECRETARY ROBERT S. KAIRALLA PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT S. KAIRALLA AND JACK B. OWEN, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED W/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND 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 30<sup>th</sup> DAY OF June, 1997.

August 31, 1998  
MY COMMISSION EXPIRES: Christine Scalomandee  
NOTARY PUBLIC - STATE OF FLORIDA  
Christine Scalomandee  
PRINT NOTARY NAME HERE

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30<sup>th</sup> DAY OF JUNE, 1997.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: William E. Shannon BY: Charles H. Hathaway, Pres.  
WILLIAM E. SHANNON CHARLES H. HATHAWAY, PRESIDENT

WITNESS: Christine Scalomandee  
Christine Scalomandee

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED W/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30<sup>th</sup> DAY OF June, 1997.

August 31, 1998  
MY COMMISSION EXPIRES: Christine Scalomandee  
NOTARY PUBLIC - STATE OF FLORIDA  
Christine Scalomandee  
PRINT NOTARY NAME HERE

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, AS MODIFIED BY AN AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9350 AT PAGE 594 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30<sup>th</sup> DAY OF JUNE, 1997.

WITNESS: William E. Shannon BY: Frank D. Brueckenhak  
William E. Shannon NAME: FRANK D. BRUECKENHAK  
William E. Shannon TITLE: VICE PRESIDENT

FIRST BANK OF FLORIDA  
A FEDERALLY CHARTERED ASSOCIATION  
ORGANIZED UNDER THE LAWS OF THE  
UNITED STATES OF AMERICA

AMERICAN TITLE OF THE PALM BEACHES, LTD.  
BY: AMERICAN TITLE OF THE SOUTHEAST, INC.  
ITS GENERAL PARTNER  
BY: William E. Shannon, Pres  
WILLIAM E. SHANNON, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK D. BRUECKENHAK, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED W/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES OF FIRST BANK OF FLORIDA, A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30<sup>th</sup> DAY OF JUNE, 1997.

4-3-97  
MY COMMISSION EXPIRES: Nichelle Marchese  
NOTARY PUBLIC - STATE OF FLORIDA  
NICHELLE MARCHESE  
NAME:

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8551, PAGE 146 AND OFFICIAL RECORD BOOK 8551, PAGE 177, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30<sup>th</sup> DAY OF July, 1997.

ATTEST: John K. Taylor BY: Leo A. Vecellio, Jr.  
JOHN K. TAYLOR ASSISTANT SECRETARY LEO A. VECELLIO, JR. PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR., AND John K. Taylor WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED W/A AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF VECELLIO & GROGAN, INC., A WEST VIRGINIA CORPORATION, AND 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 31<sup>st</sup> DAY OF July, 1997.

7-1-98  
MY COMMISSION EXPIRES: Nancy C. Myles  
NOTARY PUBLIC - STATE OF FLORIDA  
Nancy C. Myles  
PRINT NOTARY NAME HERE

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS 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 TO RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OR WATERS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
DATE: 7/9/97 BY: William L. Kerslake  
ATTEST: Peter L. Pimentel WILLIAM L. KERSLAKE, PRESIDENT  
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

### CITY APPROVALS

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 21<sup>st</sup> DAY OF July, 1997.

BY: Nancy M. Graham APPROVED: July 21  
NANCY M. GRAHAM, MAYOR CITY PLANNING BOARD, 1997.  
BY: William M. Moss  
WILLIAM M. MOSS, CHAIRMAN

### SURVEYOR'S CERTIFICATE:

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.P.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH.

DATE: 7-2-97 BY: Perry C. White  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIVERWALK - PLAT SEVEN.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST PALM BEACH.
- NO BUILDINGS NOR ANY PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY EASEMENTS, DRAINAGE EASEMENTS OR LAKE MAINTENANCE EASEMENTS, EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

OFFICIAL NOTARY PUBLIC  
CHRISTINE SCALOMANDEE  
COMMISSION NUMBER  
CC 46237  
EXPIRES 8/31/97

NOTARY FOR RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.

NOTARY FOR RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.

NOTARY FOR RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.

NOTARY FOR RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.

VECELLIO & GROGAN, INC.

NANCY C. MYLES  
MY COMMISSION # CC 361143  
EXPIRES: April 3, 1998  
Barron Title, Survey, Public Underwriters

FIRST BANK OF FLORIDA

NOTARY FOR FIRST BANK OF FLORIDA

SURVEYOR

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

CITY OF WEST PALM BEACH

SUBDIVISION: RIVERWALK PLAT EIGHT  
BOOK 80 PAGE 57  
FLOOD MAP #  
ZONING  
QUAD #  
ZIP CODE  
PUD NAME: City of West Palm Beach  
727-870