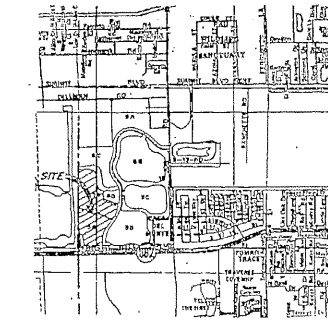


P.U.D. LOCATION MAP
SEC 10, TWP. 44S., RGE. 42E.
(NOT TO SCALE)

OLIVE TREE - PHASE 5B OF THE RIVER BRIDGE P.U.D.

BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGE 47, AS ABANDONED BY RESOLUTION R-81-1099, RECORDED IN OFFICIAL RECORD BOOK 3595, PAGES 779 THROUGH 782, INCLUSIVE, AND AS ABANDONED BY RESOLUTION R-87-319, RECORDED IN OFFICIAL RECORD BOOK 5215, PAGES 125 THROUGH 129, INCLUSIVE, ALSO A REPLAT OF TRACT I OF OLIVE TREE - PHASE 5A/6B, RECORDED IN PLAT BOOK 76, AT PAGE 102, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN THE WEST 1/2 OF OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
JANUARY, 1998 SHEET 1 of 2



VICINITY MAP n.t.s.
SECTION 10, TWP. 44S., RGE. 42E.

168

This plat was filed for record at 10:42am, this 9th day of January, 1998, and duly recorded in Plat Book 81 on pages 168 through 169.

DOROTHY H. WILKEN
Clerk Circuit Court
by Leigh A. Standley

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the WESTERRA RIVER BRIDGE, L.P., a Delaware Limited Partnership, licensed to do business in the State of Florida, the owners of the land shown hereon as OLIVE TREE - PHASE 5B OF THE RIVER BRIDGE P.U.D., situate in the West One-Half of Section 10, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a portion of a portion of Block 14, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at page 47, inclusive, also being a replat of Tract I of OLIVE TREE PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book 76, pages 102-104, all of the public records of Palm Beach County, Florida, and being a portion of a portion of Block 14, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Official Record Book 4186 at page 1736 of the Public Records of Palm Beach County, Florida, situate in the West one-half of Section 10, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, said parcel of land also being all of Tract 20 and a portion of Tracts 16, 21, 22, 27, 28, 33 and 34, all of Block 14, together with the road right-of-way lying between Tracts 21, 22 and 27, 28, Block 14, vacated by Official Record Book 3595, pages 779 through 782, and Official Record Book 5215, pages 125-129, all of said Public Records of Palm Beach County, Florida, all lying and situate in "Palm Beach Farms Co. Plat No. 3", according to the plat thereof, as recorded in Plat Book 2, pages 45 through 54, inclusive, of the said Public Records of Palm Beach County, Florida, said parcel also lying north, West and South of "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of said Public Records of Palm Beach County, Florida, and East of Okechee Park and being more particularly described by metes and bounds as follows:

Commencing at the southwest corner of Water Management Tract D, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida, thence North 00°56'00" West, along the West line of said Water Management Tract D and the East line of Okechee Park, a distance of 496.30 feet to the northwest corner of said Water Management Tract D, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of the hereinafter described parcel of land:

From said POINT OF BEGINNING, thence continue North 00°56'00" West, along the aforesaid East line of Okechee Park, a distance of 1764.72 feet to the plat permanent reference monument at the southwesterly corner of Water Management Tract E, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida, thence departing said East line of Okechee Park, along the Southerly limits of said Water Management Tract E, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", the following courses and distances, first bear North 07°40'34" East, a distance of 233.52 to the beginning of a curve, concave to the South, having a radius of 420.00 feet and from which a radial line bears South 02°19'26" East, thence East along the arc of said curve, subtended by a central angle of 21.0000°, an arc distance of 153.94 feet to a point of compound curvature, of a curve concave to the Southwest, having a radius of 200.00 feet and from which a radial line bears South 10°40'34" West, thence Southwesterly along the arc of said curve, subtended by a central angle of 60°00'00", an arc distance of 209.44 feet to a point of compound curvature, of a curve concave to the West, having a radius of 1000.00 feet and from which a radial line bears South 78°40'34" West, thence Southwesterly along the arc of said curve, subtended by a central angle of 14°47'15", an arc distance of 258.09 feet to a point of reverse curvature, of a curve concave to the Northeast, having a radius of 181.81 feet and from which a radial line bears South 86°32'11" East, thence Southwesterly along the arc of said curve, subtended by a central angle of 89°46'59", an arc distance of 284.90 feet to the Northwest corner of parcel 6D, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida; thence South 01°23'26" East, along the West line of said parcel 6D, a distance of 230.50 feet to the Southwest corner of said parcel 6D and the beginning of a curve, concave to the South, having a radius of 52.60 feet and from which a radial line bears South 10°24'06" West, thence Easterly along the Southerly limits of said parcel 6D and the arc of said curve, subtended by a central angle of 14°07'56", an arc distance of 129.43 feet to the end of said curve, thence South 85°27'38" East continuing along the Southerly limits of said parcel 6D, a distance of 130.61 feet to the beginning of a curve, concave to the North, having a radius of 475.00 feet and from which a radial line bears North 24°32'22" East, thence Southwesterly along the arc of said curve, continuing along the Southerly limits of said parcel 6D, first bear by a central angle of 11°54'06", an arc distance of 98.67 feet to the Northwest corner of tract 1, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida; thence South 12°38'16" West, along the Westerly line of said tract 1, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", a distance of 50.00 feet to the Easterly limits of tract 1, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida; thence Southerly along the Easterly limits of said tract 1, a 12 foot utility easement, the following courses and distances, first bear South 77°21'44" East, a distance of 33.16 feet; thence South 31°03'05" East, a distance of 36.16 feet to a point on the arc of a curve, concave to the Northwest, having a radius of 1118.00 feet and from which a radial line bears North 74°43'09" West; thence Southwesterly, along the arc of said curve, subtended by a central angle of 01°59'55", an arc distance of 39.08 feet to the end of said curve; thence South 17°16'46" West, a distance of 111.43 feet to the beginning of a curve concave to the Northwest, having a radius of 820.00 feet, and from which a radial line bears N72°43'14" West, thence Southwesterly along the arc of said curve, subtended by a central angle of 20°45'35", an arc distance of 297.11 feet to the end of said curve; thence South 38°02'21" West, a distance of 218.47 feet to the beginning of a curve concave to the Southeast, having a radius of 615.00 feet, from which a radial line bears S51°59'29" East; thence Southerly, along the arc of said curve, subtended by a central angle of 37°33'18", an arc distance of 403.11 feet to the northeast corner of the aforesaid Water Management Tract D and the Southeast corner of said Tract 1, a 12 foot utility easement, "Olive Tree - Phase 5A/6B of the River Bridge P.U.D.", according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, inclusive, of the Public Records of Palm Beach County, Florida, said corner also being the beginning of a curve concave to the Southeast, having a radius 300.00 feet and from which a radial line bears South 10°36'27" East, said curve also being the Northerly limits of said Water Management Tract D; thence Southwesterly, along the arc of said curve, and the Northerly limits of said Water Management Tract D, subtended by a central angle of 35°21'12", an arc distance of 185.11 feet to a point of reverse curvature of a curve concave to the North, having a radius of 200.00 feet and from which a radial line bears North 45°53'59" West; thence Southerly, Westerly and Northerly, along the arc of said curve and the Northerly limits of said Water

Management Tract D, subtended by a central angle of 135°08'13", an arc distance of 471.72 feet; thence North 00°56'00" West, a distance of 192.47 feet; thence South 89°01'51" West a distance of 101.02 feet back to the POINT OF BEGINNING.

The above described parcel contains 1,483,420.313 square feet (34.0546 acres) more or less. Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Parcel 5A/5B, as shown hereon, is hereby reserved by WESTERRA RIVER BRIDGE, L.P., its successors and assigns, for the construction of residential dwellings and related facilities, subject however, to the rights for the 20 foot Lake Maintenance Easements granted herein.
- The Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction, installation, operations, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appliances, 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.
- The 20 foot Lake Maintenance Easements as shown hereon, are hereby dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of the Water Management Tracts.
- Tract 1, as shown hereon, was previously dedicated per Olive Tree-Phase 5A/6B (PB 76, P 102-104) and is hereby replatted as a portion of Parcel 5A/5B with all easements remaining in full effect.

In witness whereof, WESTERRA RIVER BRIDGE, L.P., has caused these presents to be executed by the undersigned duly authorized agent, this 14th day of August, 1997.

By: WESTERRA RIVER BRIDGE, L.P.,
a Delaware limited partnership
Signed, sealed and delivered in the presence of:
[Signatures]
Print name: Elizabeth Henry
By: WESTERRA MANAGEMENT, L.L.C.,
a Delaware Limited Liability Company,
its Authorized Agent
[Signature]
Print name: Elizabeth Henry
Assistant Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek, to me well known and known to be the individual described in an instrument executed as Authorized Agent of WESTERRA MANAGEMENT, L.L.C., a Delaware Limited Liability Company, and he acknowledged to and before me that he executed such instrument as Authorized Agent of said Company. Witness my hand and official seal, this 14th day of August, 1997.

My commission expires: May 15, 2000
Bonded thru: [Signature]
Notary Public
State of Florida

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF New York

PW REAL ESTATE INVESTMENTS, INC., hereby certifies that it is the holder of mortgages upon the property described herein 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 9579, at page 1980, and Official Record Book 9580, at page 1, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its Vice President, and its corporate seal to be affixed hereon, by and with the authority of its Board of Directors this 16 day of August, 1997.

Signed, sealed and delivered in the presence of:
Witness: Ellen Brown
Witness: Stella Vidal
By: [Signature]
Printed Name: Lisa Kay
Vice President

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

BEFORE ME personally appeared [Signature] to me well known and known to be the individual described in and who executed the foregoing instrument as PRESIDENT of PW REAL ESTATE INVESTMENTS, INC., and he acknowledged to and before me that he executed such instrument as President of said Corporation. Witness my hand and official seal, this 16th day of August, 1997.

My commission expires: [Signature]
Bonded thru: [Signature]
Notary Public
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

[DAVID J. WIENER, an Attorney, duly licensed to practice law in the state of Florida, do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested to WESTERRA RIVER BRIDGE, L.P., a Delaware Limited Partnership, that the current taxes have been paid, that the land described hereon is encumbered by those mortgages which are recorded in Official Record Book 9579, at page 1980, and Official Record Book 9580, at page 1, and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KENNETH ANI, CURTIN, WIENER,
KORNBLITH & DE VITO, P.A.
By: [Signature]
Notary Public
State of Florida
Date: Aug. 16, 1997

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that the plot shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey complies with Chapter 610.17-6 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 16 day of AUG, 1997.
PETSCH & ASSOCIATES, INC.
[Signature]
Roger A. Pletcher
Professional Land Surveyor
Florida Certificate No. 4544

This instrument was prepared by WESLEY D. HAAS, P.S.M., in the offices of PETSCH & ASSOCIATES, INC., 2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida, 33407.

SURVEYOR'S NOTES

- denotes Permanent Reference Monuments set, PLS # 4544.
- denotes Permanent Reference Monument found, PLS 4544, unless otherwise noted.
- denotes Permanent Control Point, LB # 4574, unless otherwise noted.

- Bearings shown hereon are based upon an assumed bearing of North 00°56'00" West, and are referenced to the West line of Tract D, OLIVE TREE PHASE 5A/6B, (P.B. 76, P. 102), of the Palm Beach County Public Records, and are given for the sole purpose of delineating angles only.
- Lines which intersect curves are radial to those curves unless otherwise noted.
- Building Setback Lines shall be as approved by the 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.

APPROVALS

This plat is hereby approved for record this 16th day of August, 1997.
By: [Signature]
By: [Signature]
By: [Signature]
By: [Signature]

P.U.D. TABULAR DATA

Residential building pods 34.0546 acres (Net)
Total Plat Area 34.0546 acres

ABBREVIATIONS

D.E.	DRAINAGE EASEMENT
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORD BOOK
U.E.	UTILITY EASEMENT
P.	PAGE(S)
P.B.	PLAT BOOK
PC.	POINT OF CURVATURE
PT.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
RAD.	RADIAL
REF.	REFERENCE
R/W	RIGHT-OF-WAY
SEC.	SECTION
TWP.	TOWNSHIP
TYP.	TYPICAL

seal
Notary
Public

seal
PW REAL ESTATE
INVESTMENTS, INC.

seal
Notary
Public

seal
Professional
Surveyor

seal
City of
GREENACRES

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
1500 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

**OLIVE TREE - PHASE 5B
OF THE RIVER BRIDGE P.U.D.**
SECTION 10, TOWNSHIP 44 S., RANGE 42 E.,
CITY OF GREENACRES, FLORIDA.

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
WBH	04/21/97	None	96-018	1	2
Designed by:	Checked by:				
R. HAGLER	R. HAGLER				