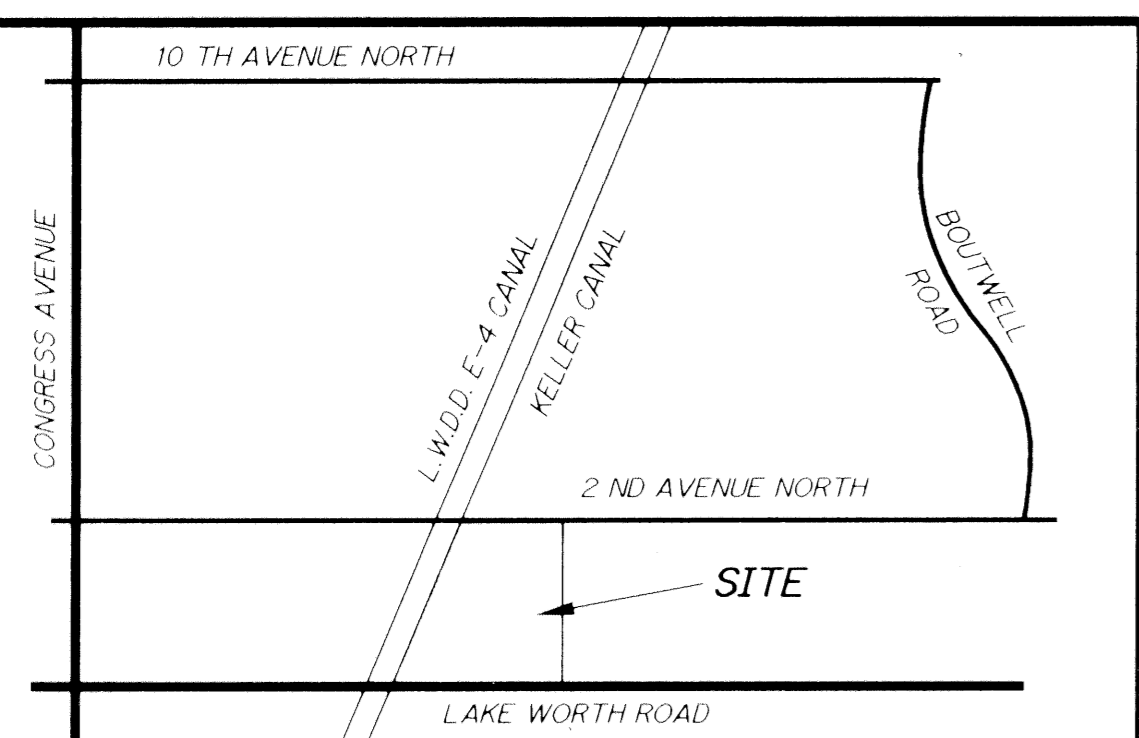


COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on
this 1 day of July 1999
and duly recorded in Book No. 85
on page 11-72
JOHOTHY H. WILKIN, Clerk of Circuit Court
by Ray A. Stady D.C.

RIVERVIEW HOUSE

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 109 AND 110,
MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH,
RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 79
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2 JANUARY, 1999



LOCATION MAP NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT; RIVERVIEW HOUSE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "RIVERVIEW HOUSE" BEING A REPLAT OF A PORTION OF TRACTS 109 AND 110, ACCORDING TO THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 5, PAGE 79 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WITHIN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PORTION OF TRACTS 109 AND 110, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20, THENCE SOUTH 87°40'08" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1881.89 FEET; THENCE NORTH 23°19'26" EAST, A DISTANCE OF 48.20 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 38 PAGE 667 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY WITH THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6153 PAGE 1712 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 23°19'26" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 643.34 FEET TO THE SOUTH RIGHT OF WAY LINE 2ND AVENUE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 6153 PAGE 1703 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 87°40'08" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 367.18 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID TRACT 110, THENCE SOUTH 01°53'32" WEST, ALONG SAID EAST LINE, A DISTANCE OF 600.65 FEET TO SAID NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD; THENCE NORTH 87°40'08" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 602.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.684 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR RIVERVIEW HOUSE LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- TRACT "BT1" AS SHOWN HEREON IS HEREBY RESERVED FOR RIVERVIEW HOUSE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO THE RESTRICTIONS AS CALLED OUT IN O.R.B. 6156, PG. 470 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE WEST FIVE FEET OF TRACT "BT1" ADJACENT TO LAKE WORTH DRAINAGE DISTRICT E-4 CANAL RIGHT-OF-WAY SHALL HAVE NO PLANTINGS OR ABOVE GROUND ENCROACHMENTS.
- TRACT "OS-1" AS SHOWN HEREON IS HEREBY RESERVED FOR RIVERVIEW HOUSE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO THE RESTRICTIONS AS CALLED OUT IN O.R.B. 6156, PG. 470 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "OS-1" SHALL HAVE NO PLANTINGS OR ABOVE GROUND ENCROACHMENTS.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF LAKE WORTH, ITS SUCCESSORS AND ASSIGNS, FOR WATER AND SANITARY SEWER PURPOSES.

IN WITNESS WHEREOF, THE RIVERVIEW HOUSE LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RICHMAN RIVERVIEW HOUSE, INC. A FLORIDA CORPORATION, THIS 22 DAY OF FEBRUARY, 1999.

WITNESS: GINA S. SCOTT
RIVERVIEW HOUSE LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP
PRINT NAME: GINA S. SCOTT

WITNESS: MARY K. HOLZER
BY: RICHMAN RIVERVIEW HOUSE, INC.
A FLORIDA CORPORATION
ITS GENERAL PARTNER
PRINT NAME: MARY K. HOLZER
BY: DAVID SALZMAN
DAVID SALZMAN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

BEFORE ME PERSONALLY APPEARED DAVID SALZMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RICHMAN RIVERVIEW HOUSE, INC., GENERAL PARTNER, 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 22 DAY OF February 1999.
January 31, 2003
MY COMMISSION EXPIRES
Notary Public
Ann H. McGuire
PRINT NAME

MORTGAGEE'S CONSENT

STATE OF
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 0221, PAGE 322, 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 Asst. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF February, 1999.

FANNIE MAE, A CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

By: Margaret C. Callon
ITS: Asst. Vice President
WITNESS: Inghis F. and Phillip Kozzans
WITNESS: N. Rabab Butti N. Rabab Butti

ACKNOWLEDGMENT

STATE OF
COUNTY OF District of Columbia

BEFORE ME PERSONALLY APPEARED Margaret Callon WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Vice President OF FANNIE MAE, A CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 16 DAY OF February 1999.
Paul J. Douglas
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 1, 2004

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Broward

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 0221, PAGE 322, 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 Sr. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF January, 1999.

RELIANCE TRUST COMPANY, AS TRUSTEE, A GEORGIA BANKING ASSOCIATION

By: Michael J. Marra
ITS: Senior Vice President
WITNESS: Scott A. Schumle
WITNESS: Cynthia Covin

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Michael J. Marra WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President OF RELIANCE TRUST COMPANY, AS TRUSTEE, A GEORGIA BANKING ASSOCIATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 15 DAY OF January 1999.
H. M. M. M.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

STATE OF
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10827, PAGE 312, 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 14 DAY OF January, 1999.

PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

By: Edward C. Denny Jr.
ITS: Vice President
WITNESS: Thomas J. O'Grady
WITNESS: Thomas J. O'Grady

ACKNOWLEDGMENT

STATE OF Kentucky
COUNTY OF Jefferson

BEFORE ME PERSONALLY APPEARED Edward C. Denny Jr. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 14 DAY OF January 1999.
Kathy Jefferson
NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug. 12, 2000

ACCEPTANCE OF DEDICATIONS

THE CITY OF LAKE WORTH HEREBY ACCEPTS THE UTILITY EASEMENTS DEDICATED TO SAID CITY AS STATED AND SHOWN HEREON, DATED THIS 24 DAY OF March, 1999.

CITY OF LAKE WORTH
A FLORIDA MUNICIPALITY
By: Wendy Newmyer
WENDY NEWMYER, CITY MANAGER
WITNESS: Michael Thew
WITNESS: Jennifer Warner

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HOWARD J. VOGEL, A DULY LICENSED ATTORNEY 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 RIVERVIEW HOUSE LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BERMAN, WOLFE & RENERT, P.A.
DATE: January 22, 1999
June 3, 1999
By: Howard J. Vogel
HOWARD J. VOGEL, ATTORNEY AT LAW
Howard J. Vogel

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 16 DAY OF February 1999 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.:

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 20 TOWNSHIP 44 SOUTH, RANGE 42 EAST, WHICH IS ASSUMED TO BEARS S. 87°40'08" E ALL BEARINGS HEREON ARE RELATIVE THERE TO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID COORDINATES
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
SCALE FACTOR = 1.00004458
BEARING ROTATION = 0°23'47" COUNTER CLOCKWISE (PLAT TO GRID)
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

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 DIRECTIONS AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("PRMs") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Wilbur F. Divine
WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190
STATE OF FLORIDA

DATE: 2/23/99

SITE DATA

PETITION No.	89-11
ZONING	P.U.D.
USE	CLF-TYP III
MAXIMUM # OF RESIDENTS	195
TOTAL SITE AREA	6.684

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA
LB 6674

Riverview House
PAGE 71
BLOCK 85
FLOOD ZONE A7
QUAD # 10
SE 84-11A
TAZ 317
PUD NAME Riverview House