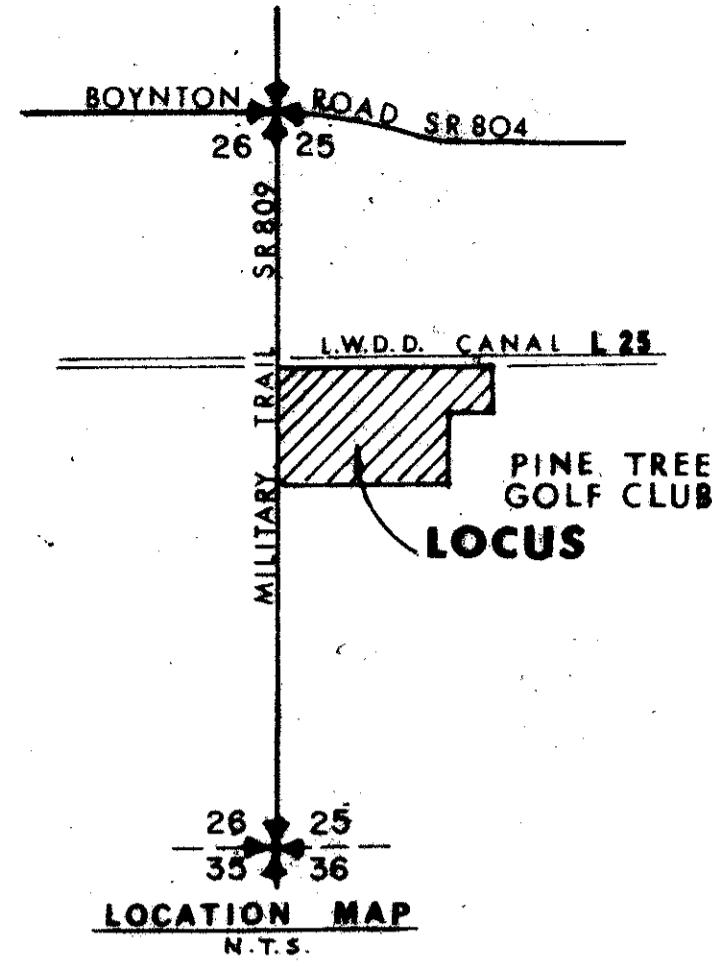


A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL

EQUESTRIAN PLAT

IN THE SOUTHWEST QUARTER OF SECTION 25, T.45S., R.42E PALM BEACH COUNTY FLORIDA, AND LYING IN THOSE LANDS SHOWN IN BOYNTON GARDENS AS RECORDED IN PLAT BOOK 6 AT PAGE 31 AND ABANDONED NOV 13 1962 IN OFFICIAL RECORD BOOK 850 AT PAGE 7 IN TWO SHEETS - SHEET NO. 11



75

COUNTY OF PALM BEACH
STATE OF FLORIDA

This Plat was filed for record at 11:26 AM
this 19th day of APRIL
1975, and duly recorded in Plat Book No.
31 on page 75 & 76
JOHN B. DUNKLE, Clerk Circuit Court
By: *Rita Conway* D.C.

DESCRIPTION

A certain parcel of land in the Southwest Quarter (SW-1/4) of Section 25, Township 45 South, Range 42 East, Palm Beach County, Florida, lying on the South side of Lake Worth Drainage District Canal L-25 and along the East side of Military Trail, said parcel of land being more particularly described as follows:

From the section corner at the Southwest corner of said Section 25, run (for convenience, the West Line of said Section 25 is assumed to bear North 0°01'45" East and all other bearings mentioned herein are relative thereto) North 0°01'45" East along the said West Line of Section 25, a distance of 1375.83 feet to a point; thence North 89°26'45" East, a distance of 53 feet to a point in the Easterly Right-of-Way Line of Military Trail and the POINT OF BEGINNING of the herein described parcel of land and from said POINT OF BEGINNING run, by the following numbered courses:

- Continuing North 89°26'45" East, along a line described in Paragraph D of Schedule A of a description recorded in Official Record Book 1933 at Page 1157, Public Records of Palm Beach County, Florida, a distance of 1656.04 feet; thence...
- North 0°37'30" East, continuing along the line described in said Official Record Book 1933 at Page 1157 a distance of 942.85 feet; thence...
- North 89°56'54" East, continuing along the said line described in said Official Record Book 1933 at Page 1157, a distance of 336.00 feet; thence...
- North 0°33'18" East, continuing along the line described in said Official Record Book 1933 at Page 1157, a distance of 237.90 feet, more or less, to a point in a line parallel with and 85.00 feet Southerly from (as measured at right angles to the East-West Quarter Section Line of said Section 25; thence...
- North 89°59'50" West, running along the just described parallel line, a distance of 2003.45 feet, more or less, to a point in the Easterly Right-of-Way Line of the 106.00 foot wide right-of-way of Military Trail (State Road 809), said point being also a point in a curve, concave Easterly, having a radius of 11,406.20 feet and a Central angle of 0°32'00" and whose radial line, passing through said point, bears North 89°26'15" West; thence...
- Southerly, running along the arc of the just described curve and along the said Easterly Right-of-Way Line of Military Trail, a distance of 106.17 feet to the end of said curve; thence...
- South 0°01'45" West, running along the said Easterly Right-of-Way Line of Military Trail, a distance of 1090.95 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 47.2047 Acres.

NOTES

- Building Setback Lines shall be as required by Palm Beach County Building and Zoning Regulations.
- Permanent Reference Monuments denoted thus: P.R.M.
- Meridian of bearings shown hereon is assumed.
- Coordinates shown hereon are in an assumed system.

DEDICATION & RESERVATIONS

STATE OF FLORIDA ss
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS that DREXEL PROPERTIES, INC., a Florida corporation, owners of the land shown and described hereon as EQUESTRIAN PLAT has caused the same to be surveyed and platted as shown hereon and does hereby dedicate TRACT "A" as shown hereon to the Board of County Commissioners for the perpetual use of the public for street purposes and TRACT "B" is reserved to Drexel Properties, Inc., for itself, its successors and assigns, for recreational and accessory uses including improvements necessary for the enjoyment of the permitted uses and the maintenance of those improvements. The maintenance of TRACT "B" shall be the perpetual obligation of Drexel Properties, Inc., its successors and assigns.

IN WITNESS WHEREOF, said DREXEL PROPERTIES, 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 21 day of March, A.D. 1975.

DREXEL PROPERTIES, INC.

Attest: *[Signature]* SECRETARY By: *[Signature]* PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF BROWARD

BEFORE ME personally appeared H.T. MANGURIAN, JR. and BRIAN C. DEUSCHLE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of said DREXEL PROPERTIES, INC., and they severally acknowledged to and before me that they executed such instrument as such PRESIDENT and SECRETARY respectively, of said DREXEL PROPERTIES, INC., and that the seal affixed to the foregoing instrument is the corporate seal of said DREXEL PROPERTIES, INC. 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 DREXEL PROPERTIES, INC.

WITNESS my hand and official seal this 21st day of MARCH, A.D. 1975

My Commission expires: JANUARY 13, 1979
[Signature] Notary Public

SURVEYOR'S CERTIFICATION

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, and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended.

December 20, 1974 *[Signature]*
David M. White, P.L.S.
Registered Land Surveyor No. 2201
State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication and reservation of the lands described in the dedication hereto, by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 1744, at pages 147 through 23, inclusive, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, WEAVER TRAILERS, 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 1st day of JANUARY, A.D. 1975.

Attest: *[Signature]* SECRETARY By: *[Signature]* PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH

Before me personally appeared C. STANLEY WEAVER and CURTIS WEAVER to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of the hereon described WEAVER TRAILERS, INC. and they severally acknowledged to and before me that they executed such instrument as such PRESIDENT and SECRETARY respectively, 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 31st day of JANUARY, A.D. 1975.

My Commission expires: 9/28/78
[Signature]

MORTGAGEE'S CONSENT

STATE OF MICHIGAN ss
COUNTY OF MARICOLA

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication and reservation of the lands described in the dedication hereto, by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 1921 at pages 1323 through 1327, inclusive, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, FIRST NATIONAL BANK OF WARREN has caused these presents to be signed by its EXECUTIVE VICE PRES. and attested by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of FEBRUARY, A.D. 1975.

Attest: *[Signature]* By: *[Signature]*
[Signature] SECRETARY *[Signature]* EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF MICHIGAN ss
COUNTY OF MARICOLA

Before me personally appeared NORMAN J. SAWYER and ALBA M. BELLINI to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as EXECUTIVE VICE PRESIDENT and SECRETARY of the hereon described FIRST NATIONAL BANK OF WARREN, and they severally acknowledged to and before me that they executed such instrument as such EXECUTIVE VICE PRESIDENT and SECRETARY respectively, 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 13th day of FEBRUARY, A.D. 1975.

My Commission expires: JANUARY 13, 1979
[Signature] Notary Public

COUNTY APPROVAL

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County Laws and ordinances.

By: *[Signature]*
County Engineer

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 8th day of April, A.D. 1975.

By: *[Signature]*

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: *[Signature]* Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA ss
COUNTY OF BROWARD

We, SPEAR AND DEUSCHLE, P.A., duly licensed attorneys in the State of Florida, do hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested in DREXEL PROPERTIES, INC., that the current taxes have been paid, that the property is encumbered by the mortgages shown hereon and that the mortgages shown hereon are true and correct.

Date: MARCH 21, 1975

SPEAR AND DEUSCHLE, P.A.
By: *[Signature]*
JAMES D. PRIOR, JR.

P.U.D. INFORMATION

- A) Total Area in Acres.....47.2047
B) Number of Dwelling Units.....3
C) Density of this Plat.....0.0635 DU/acre

0226-308
31
75

This instrument was prepared by David M. White in the office of Robert E. Owen & Associates, Inc., 1675 Palm Beach Lane, Palm Beach, Florida, 33402



Field Book No. 142 pg. 45	ROBERT E. OWEN & ASSOCIATES, INC.	EQUESTRIAN PLAT IN SW 1/4 SEC 25 T 45S R 42E PALM BEACH COUNTY FLA	Job No. 74-202
Design D.M. WHITE	ENGINEERS - PLANNERS - SURVEYORS		Scale 1"=100'
Drawn W. RANTANEN	WEST PALM BEACH FLORIDA		Sheet 1 of 2
Checked D.M. WHITE			File No. BF 2224
Field A. BANDORICK	Approved	Date OCT 1974	