

-Northtree Plat No. 2-

A Part Of Boynton West, A Planned Unit Development, Lying In Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida
Being A Replat Of Tract "M-3", Northtree, (P.B. 56, Pp. 186 through 192, Inclusive.) Public Records, Palm Beach County, Florida

Dedication:

State of Florida)
County of Palm Beach)

Know all men by these presents, that ARET 2 Corporation, a Florida Corporation owner of the land shown hereon as Northtree Plat No. 2, said land lying in Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, and being a replat of Tract "M-3", Northtree, according to the Plat thereof, as recorded in Plat Book 56, Pages 186 through 192, inclusive, Public Records, Palm Beach County, Florida, said land being more particularly described as follows:

All of Tract "M-3", Northtree, according to the Plat thereof, as recorded in Plat Book 56, Pages 186 through 192, inclusive, Public Records, Palm Beach County, Florida.

Containing 10.53 acres, more or less

Has caused the same, to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "A", as shown hereon, is hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", (Access Tract), as shown hereon, is hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation not-for-profit, for ingress, egress, utility and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "O", (Open Space), as shown hereon, is hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including Cable Television Systems.
5. The Drainage Easements, as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
6. The 25 Foot Buffer Easements, as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

On Witness Whereof, ARET 2 Corporation, A Florida Corporation, has caused these presents to be signed by Howard Pierdeksemper, President, and attested to by Kenneth S. Koushel, Secretary, and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors this 4th day of NOV. A.D., 1988.

Attest: *[Signature]*
Kenneth S. Koushel, Secretary
By: *[Signature]*
Howard Pierdeksemper, President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Kenneth S. Koushel and Howard Pierdeksemper, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and President, respectively, of ARET 2 Corporation, a Florida Corporation, and severally acknowledged to and before me that they executed said 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.

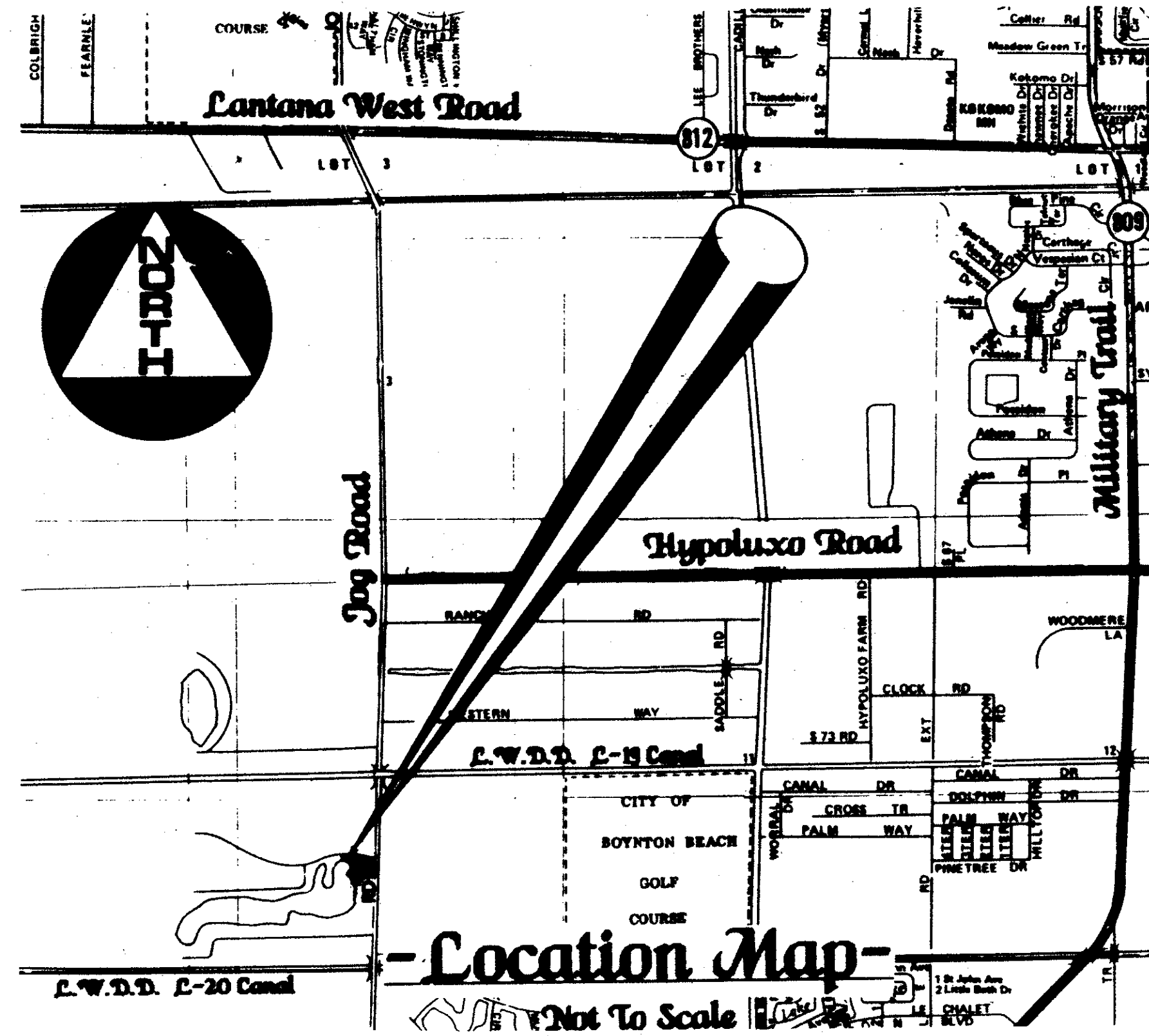
Witness my hand and official seal, this 4th day of NOVEMBER A.D., 1988
My Commission Expires: 1-2-90
[Signature]
Notary Public

Title Certification:

State of Florida)
County of Palm Beach)

I, Daniel J. Drums, a duly licensed attorney 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 ARET 2 Corporation, a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated: this 9 day of Nov A.D., 1988
By: *[Signature]*
Daniel J. Drums, Esquire



-Area Tabulations-

Tract "A"	0.30 Acres
Tract "B"	1.01 Acres
Tract "O"	0.31 Acres
Lots (74)	0.91 Acres
Total	10.53 Acres
Density	8.3 DU / Acre

Mortgagee's Consent:

State of Florida)
County of Palm Beach)

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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book at Page . et. seq. of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

By: *[Signature]*
William F. Marquardt,
Chief Executive Officer and President of
Nova Savings & Loan Association

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me personally appeared Wm. F. Marquardt and Luz D. Arguello, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as CEO & President and Vice President, respectively, of said Association, and acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed hereto is the Seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this 1st day of Nov A.D., 1988.
My commission expires: 7-20-91
[Signature]
Notary Public

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 is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 27 day of OCT. A.D., 1988

By: *[Signature]*
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown or stated hereon are based on the bearing of North 90°00'00" East, along the South line of Tract "M-3" Northtree, according to the Plat thereof, as recorded in Plat Book 56, Pages 186 through 192, inclusive, Public Records, Palm Beach County, Florida.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:
This Plat is hereby approved for record this 13th day of DECEMBER A.D., 1988.
By: *[Signature]*
Carol E. Blumquist, Chair
Board of County Commissioners, Palm Beach County, Florida

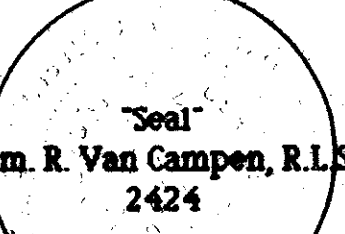
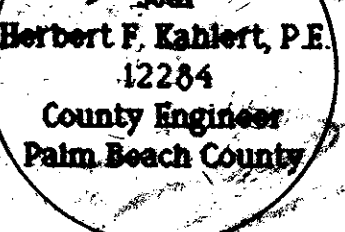
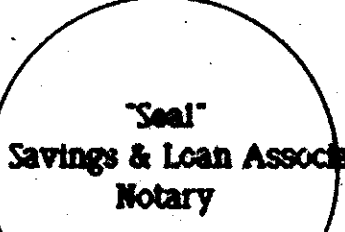
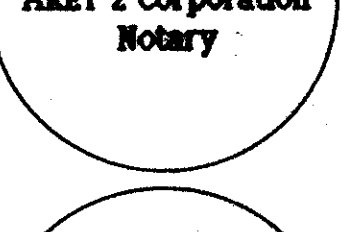
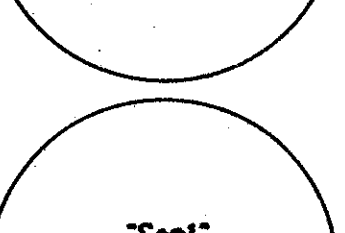
Attest:
John B. Dunkle, Clerk

By: *[Signature]*
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 13th day of DECEMBER A.D., 1988.
By: *[Signature]*
Herbert F. Ehlert, P.E.
Certificate No. 12284
County Engineer, Palm Beach County, Florida

State of Florida)
County of Palm Beach)
This Plat was filed for record at 9:22 this 15 day of Dec. A.D., 1988, and duly recorded in Plat Book 61 on Page 128 and 129
John B. Dunkle,
Clerk of the Circuit Court.
By: _____ Deputy Clerk



0490-002

6/1/88

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

OWN: _____ SIZE: _____ FB P: _____ WD. NO.: _____ SHEET: _____ OF: _____

Record Plat
Northtree Plat No. 2