

PLATINA PLAT NO. 1 IN COUNTRY CLUB TRAIL - P.U.D.

A REPLAT OF LOTS 29-34 OF BOYNTON GARDENS AS RECORDED IN PLAT BOOK 6, PAGE 32 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN PART OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 4 SHEETS JANUARY 1989

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PLATINA - PLAT NO. 1, LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

- THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, INCLUDING LOTS 29 THROUGH 34 OF BOYNTON GARDENS AS RECORDED IN PLAT BOOK 6, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT ALL OF THE FOLLOWING DESCRIBED LANDS: THE NORTH 65.0 FEET OF LOT 34 AND THE NORTH 50.0 FEET OF LOTS 29, 31 AND 32 OF SAID BOYNTON GARDENS, TOGETHER WITH ALL ROAD RIGHT OF WAY SHOWN ON BOYNTON GARDENS LYING WITHIN THE NORTH 65.0 FEET OF SAID SOUTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 23; THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 23; BOYNTON WEST SHOPPING CENTER AS RECORDED IN PLAT BOOK 43, PAGE 23 OF SAID PUBLIC RECORDS; RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT CANAL E-3 OVER THE WEST 65.0 FEET OF SAID SOUTHEAST QUARTER OF SECTION 23; RIGHT OF WAY FOR STATE ROAD 804 (BOYNTON WEST ROAD) AS RECORDED IN ROAD PLAT BOOK 1, PAGES 183 AND 184 OF SAID PUBLIC RECORDS; RIGHT OF WAY FOR MILITARY TRAIL (S.R. 809) OVER THE EAST 60.0 FEET OF SAID SOUTHEAST QUARTER OF SECTION 23.

CONTAINING: 111.167 ACRES MORE OR LESS.

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

- 1. PLATINA AVENUE AND CLASSICO PLACE AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PLATINA COMMUNITY MASTER ASSOCIATION, INC. FOR PRIVATE ROAD PURPOSES INCLUDING BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 2. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PLATINA COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH SERVES TO DRAIN COUNTY ROADS. 3. TRACTS B-1, B-2 AND B-3 AS SHOWN HEREON ARE HEREBY DEDICATED TO PLATINA COMMUNITY MASTER ASSOCIATION, INC. FOR LANDSCAPING AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 4. THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PLATINA COMMUNITY MASTER ASSOCIATION, INC. FOR WATER MANAGEMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 5. TRACT R-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PLATINA COMMUNITY MASTER ASSOCIATION, INC. FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 6. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA FOR OPERATION AND MAINTENANCE OF A SEWAGE PUMPING STATION AND RELATED PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. 7. THE TEN FEET OF ADDITIONAL RIGHT OF WAY FOR BOYNTON WEST ROAD AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA. 8. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS. 9. THE MAINTENANCE AND ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PLATINA COMMUNITY MASTER ASSOCIATION, INC. FOR MAINTENANCE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 10. TRACTS A AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MINTO BUILDERS (FLORIDA), INC. FOR RESIDENTIAL AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MINTO BUILDERS (FLORIDA), INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICERS OF SAID CORPORATION AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 13 DAY OF JUNE, 1989.

MINTO BUILDERS (FLORIDA), INC.

ATTEST: Phillip Joannisse, VICE-PRESIDENT; Michael Greenberg, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF BROWARD )

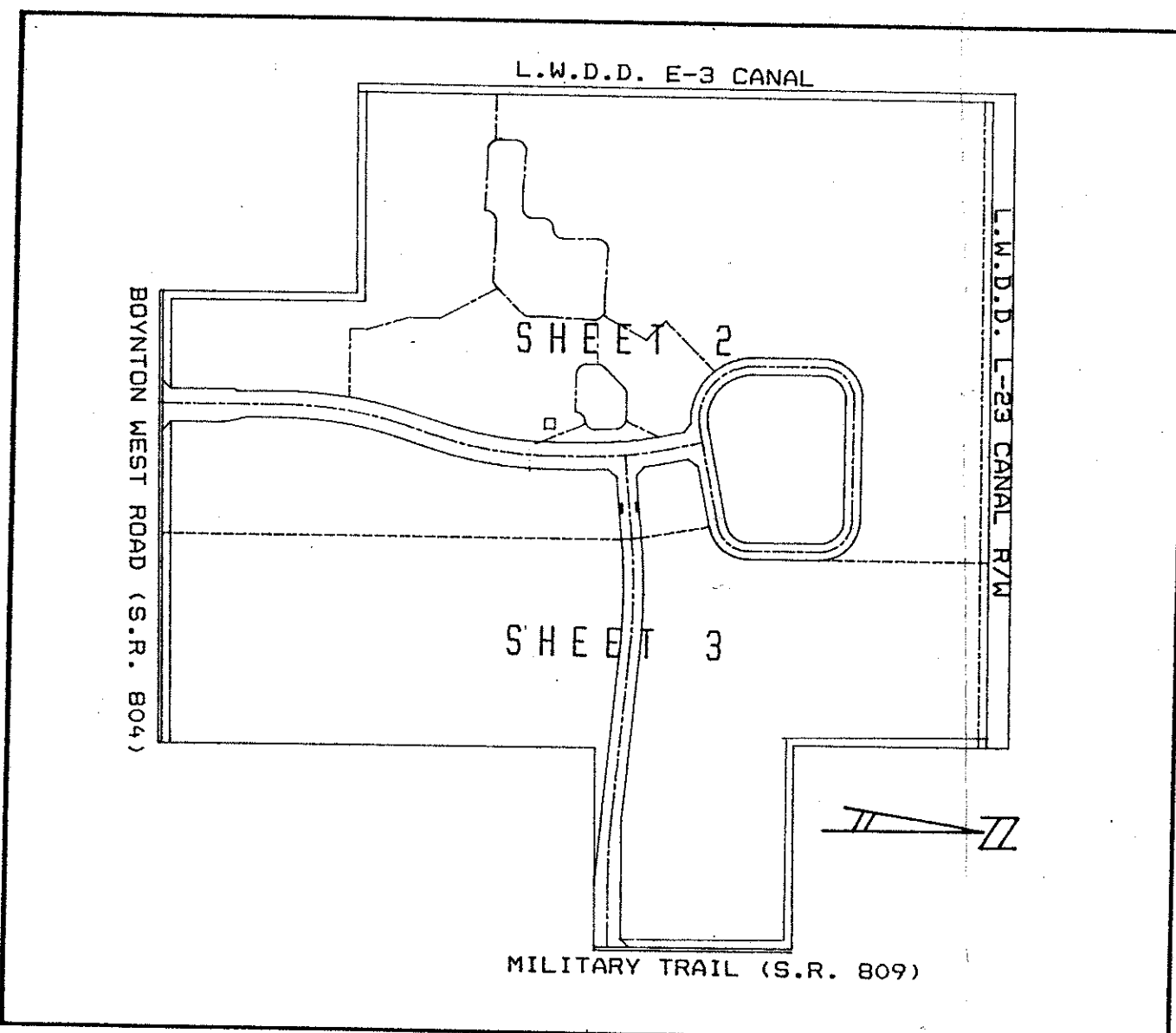
BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILLIP JOANNISSE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 June, 1989.

MY COMMISSION

EXPIRES: 8-16-91

Ruth Ann Bush, NOTARY PUBLIC



INDEX MAP SCALE 1" = 500'

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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5962 AT PAGE 1893 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF JUNE, 1989.

BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION A FLORIDA CORPORATION

Richard R. Giannola, SENIOR VICE PRESIDENT

ATTEST:

Florence Savarese, ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF BROWARD )

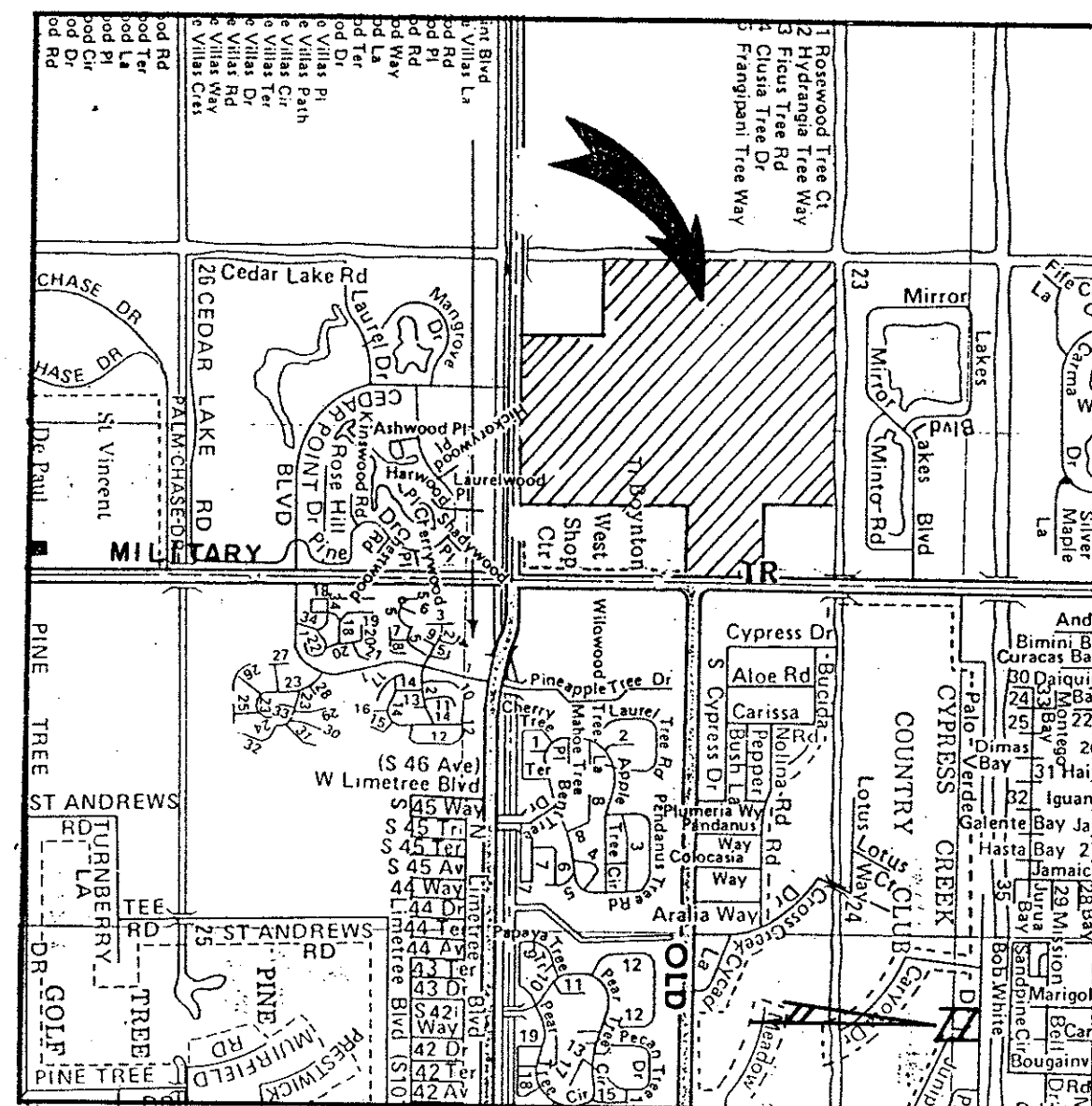
BEFORE ME PERSONALLY APPEARED RICHARD R. GIANNOLA AND FLORENCE SAVARESE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE SENIOR VICE PRESIDENT AND VICE PRESIDENT OF BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF June, 1989.

MY COMMISSION EXPIRES: 1-27-91

Christina Juliana Bente, NOTARY PUBLIC

SEAL BARNETT BANK OF SOUTH FLORIDA, N.A.; SEAL MINTO BUILDERS (FLORIDA), INC. A FLORIDA CORPORATION; SEAL NOTARY PUBLIC; SEAL NOTARY PUBLIC



LOCATION MAP

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY 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 THIS PROPERTY IS VESTED TO MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT WE FIND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 6-13-89

John Herman Dance, PRESIDENT GOLD COAST TITLE COMPANY

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8-1-89 DAY OF August, 1989.

Karen Marcus, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

Judith Oswald, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF August, 1989.

Herbert F. Kahler, P.E., COUNTY ENGINEER

SEAL BOARD OF COUNTY COMMISSIONERS; SEAL COUNTY ENGINEER; SEAL GOLD COAST TITLE COMPANY; SEAL PROFESSIONAL LAND SURVEYOR

LAND USE (ZONING PETITION No. 72-518)

Table with 2 columns: Description and Area. Includes rows for ADD'L R/W BOYNTON WEST ROAD (0.31 Ac.), TRACT B-1 (0.84 Ac.), TRACT B-2 (0.54 Ac.), TRACT B-3 (0.98 Ac.), W.M.T. No. 1 (2.52 Ac.), W.M.T. No. 2 (0.56 Ac.), TRACT A (65.55 Ac.), TRACT C (27.90 Ac.), TRACT R-1 (4.32 Ac.), ROADS (7.24 Ac.), 30' PLATTED ROAD R/W (0.41 Ac.), TOTAL (111.17 Ac.).

DENSITY (1625 UNITS) 14.62 D.U./ACRE

SURVEYORS NOTES

- 1. W.M.T. DENOTES WATER MANAGEMENT TRACT. M.E. DENOTES MAINTENANCE EASEMENT. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY. 3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS: 4. BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO AN ASSUMED BEARING OF S.00°05'07"E. ALONG THE EAST LINE OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST. 5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. 6. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. 7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY 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 SET AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21H-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-16-89; NICK MILLER, PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 3888

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

0226-005; NICK MILLER, INC. Land Surveying Planning & Development Consultants; DATE: JAN. 1989; DRAWN BY: GJK

PLATINA PLAT NO. 1 IN COUNTRY CLUB TRAIL - P.U.D.

Subdivision \* Platina Plat #01 PAGE 83 FLOOD MAP # 1908 ZONING # 72-51 QUAD # 35 ZIP CODE 33437 SE PUD NAME Country Club