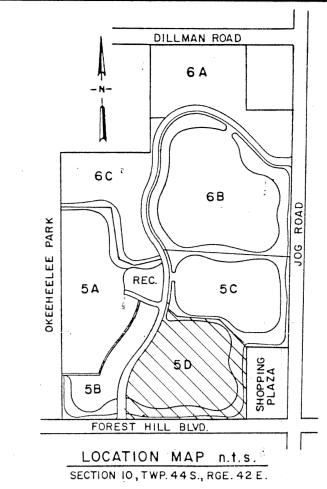
OLIVE TREE - PARCEL 5D

BEING A REPLAT OF A PORTION OF OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., (P.B. <u>76</u>, PGS. <u>102</u> - <u>104</u>) LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA. JANUARY 1996 SHEET 1 OF 4



STATE OF FLORIDA COUNTY OF PALM BEACH

This plat was filed for record at 1:06 P.M; this 16 day of January , 1996, and duly recorded in Plat Book No. 76 on Pages 127 thru 130.

DOROTHY "H. WILKEN" Clerk Circuit Court

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the OLIVE TREE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as OLIVE TREE - PARCEL 5D, situate in Section 10, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, more particularly described

Being all of PARCEL 5D, AND WATER MANAGEMENT TRACT C, all being 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, all being of the public records of Palm Beach County, Florida.

The above described parcel of land contains 1,229,814.800 square feet (28.233 acres) more or

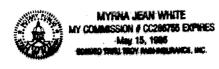
Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as

- 1. Tract A, the access tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for ingress and egress, utilities and drainage. However, OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through Tract A, to the drainage
- 2. Tracts B and D, as shown hereon, are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNER'S ASSOCIATION INC., its successors and assigns for open space and recreational purposes. Furthermore title to said tracts or portions thereof may not be conveyed to any individual home owners.
- 3. The Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction, operation, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, 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.
- 4. The Drainage Easements, as shown hereon, are hereby dedicated to, and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. However, the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through the drainage easements to the water management tract.
- 5. The 20 foot Lake Maintenance Easement as shown hereon, was previously dedicated in · perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as of Palm Beach County, Florida and is hereby not rededicated by this replat.
- 6. Water Management Tract C, as shown hereon, was previously dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE -PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book __76__, pages __102__ through __104__ of the Public Records of Palm Beach County, Florida and is hereby not rededicated by this replat.
- 7. The 4' Wall Maintenance and Roof Drainage Easements as shown hereon, are hereby dedicated in perpetuity to the lots which adjoin said easements, for maintenance of and roof drainage for the zero building side of said adjoining lots. The owner shall maintain the property on, over, or under which said easements are located.

OLIVE TREE CORPORATION

NOTARY PUBLIC





In witness whereof, the OLIVE TREE CORPORATION has caused these presents to be signed and sealed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 15th day of January, 1996.

OLIVE TREE CORPORATION, a Delaware Corporation

Stephen Honig, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek and Stephen Honig, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President respectively of the above named OLIVE TREE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary 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 of said corporation.

Witness my hand and official seal, this 5 day of 1996.

COMMISSION & CC286756 EXPIRES May 15, 1996

TITLE CERTIFICATION

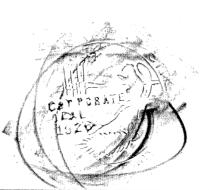
STATE OF FLORIDA COUNTY OF PALM BEACH

I GARY L. KORNFELD, an Attorney, duly licensed to practice law 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 to OLIVE TREE CORPORATION, a Delaware corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KNEEN, MARIANI, CURTIN, WIENER, KORNFELD & DEL RUSSO P.A.

THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PETSCHE & ASSOCIATES, INC., 2581 METROCENTRE BLVD., SUITE 6, WEST PALM BEACH, FL 33407.

SEAL **PROFESSIONAL** LAND SURVEYOR CITY OF GREENACRES



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 complies with chapter 21HH-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.Ps) 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 **15** day of **JAN**, 1996.



SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544. denotes Permanent Reference Monument found, PLS 4544, unless otherwise noted. denotes Permanent Control Point, LB (Licensed Business) # 4574.
- 1. Bearings shown hereon are based upon an assumed bearing of North 00°16'12" East, and are referenced to the North-South quarter section line of Section 10, Township 44 South, Range 42 East and are given for the sole purpose of delineating angles only.
- Lines which intersect curves are not 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 22 day of LANUARY, 1996.

Engineering, Planning & Building Director

P.U.D. TABULAR DATA

119 single family lots ----- 18.3852 acres Private road ----- 2.2908 acres ----- 0.1220 acres Open space tracts ----- 7.4347 acres Total plat area ----- 28.2327 acres

> Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800 6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788 1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

> > OLIVE TREE - PARCEL 5D

SECTION 10, TOWNSHIP 44S., RANGE 42E. CITY OF GREENACRES, FLORIDA

Drawn by: Date: JOB NUMBER: SHEET OF D.W.O. / M.E.H. SEPT. 1995 Designed by: Checked by: NONE 95 - 0521 OF 4 R. HAGLER