STATE OF FLORIDA

COUNTY OF WEST PA
This plat was filed to
at a lepm this
day of February

and duly recorded in 87 Pages 7

DOROTHY H WILKEN

Clerk of Circuit Count By: Aug L

KNOW ALL MEN BY THESE PRESENTS, THAT THE OKEEHEELEE APARTMENT PARTMERS, A FLORIDA GENERAL PARTMERSHIP IS THE OWNER OF THE LAND SHOWN HEREON AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AS "CLIVE TREE — PARCEL 5A", SITUATE IN THE WEST ONE—HALF OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF DLIVE TREE—PHASE 5B OF THE RIVER BRIDGE PLUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 168 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

RECORDED IN PLAT BOOK 81, PAGES 188 INFOURTH 189, MICHEY PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(COMMENDING AT THE SOUTHWEST CORNER OF WATER MANAGEMENT TRACT D, "OLIVE TREE — PHASE 5A / 68 OF THE RIVER BRIDGE PLID.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 102 THROUGH 104, NOLUSINE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00° 58" OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00° 58" OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00° 58" OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 10° 58" OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 10° 58" OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 10° 58" OF THE STEMPLY PARTIES AND FOLLOWS OF THE PLAT THEREOF AS THE PLATE AND FOLLOWS OF THE PLAT THEREOF AS THE PLATE OF THE PLATED AND FOLLOWS OF THE PLATE OF TH COMMENCING AT THE SOUTHWEST CORNER OF WATER MANAGEMENT TRACT D, "OLIVE

SAID LANDS CONTAINING 17.0125 ACRES, MORE OR LESS.

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

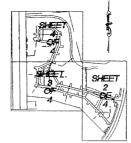
- THAT PORTION OF PARCEL 5A SHOWN HEREON, AS DESCRIBED ABOVE, IS HEREBY RESERVED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF OKEEHEELE APARTMENT PARTHERS, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR MULTI-FAMILY DWELLINGS AND OTHER RELATED
- WERE PREVIOUSLY
 2. THE 20 FOOT LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY. THE ZO FOUL FARE MAINTENANCE EASEMENTS AS SHOWN REREQUIN-ARE-HERBER-DEDICATED IN PERPETUITY TO CLIVE TREE PROPERTY OWNER'S ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND OF THE WATER MANAGEMENT TRACT. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER OR UNDER WHICH SAID EASEMENT IS LOCATED
- 3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY TO. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF OKEEHELEE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 4. THE WATER/SEWER UTILITY EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF WATER AND SEWER UTILITIES AND APPURTENANCES, THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED.
- LOCATED.

 WERE PREVIOUSLY

 5. THE UTILITY EASEMENTS SHOWN HEREON.—ARE—HEREBY DEDICATED IN PERPETUITY
 FOR CONSTRUCTION, INSTALLATION, OPERATIONS, 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 FASTMENTS ARE 1GCATED. UTILITY EASEMENTS ARE LOCATED.
- 6. THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO OKEEHEELEE APARTMENT PARTNERS, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/GERESS. THE PROPERTY OWNER SHALL MAINTAIN THE PROPERTY ON, OVER, OR UNDER WHICH THE ACCESS EASEMENT IS

OLIVE TREE - PARCEL 5A

BEING A REPLAT OF A PORTION OF OLIVE TREE - PHASE 58 OF THE RIVER BRIDGE P.U.D., (P.B. 81, PGS. 168 - 169) LYING IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST. CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA. FEBRUARY 2000



KEYMAP

7. THE LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREEY-DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, OKEEHEELEE APARTMENT PARTNERS, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED AGENT, THIS $\frac{1}{2}$ DAY OF $\frac{1}{2}$ DAY $\frac{1}{2}$ DAY $\frac{1}{2}$ DAY

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

12 Cal Torce -PRINT NAME ALL NO TECTTON

PRINT NAME STEPHEN BLANTON

BY: OKEEHEELEE APARTMENT PARTNERS,

BY: OKEEHEELEE APARTMENT PARTNERS, LTD. A FLORIDA LIMITED PARTNERSHIP ITS GENERAL PARTNER

OKEEHEELEE APARTMENTS, INC.
A FLORIDA CORPORATION
ITS GENERAL PARTNER

M. Jumm Jemily M. STEVEN SEMBLER PRESIDENT

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED M. STEVEN SEMBLER, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF OKEEHELLEE APARTMENTS, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AUTHORIZED AGENT OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE DAY OF STREET 2000.

MY COMMISSION EXPIRES 16-05-68

NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

WE, TICOR TITLE INSURANCE COMPANY, AS 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 THE PROPERTY IS VESTED TO OKEEHEELE APARTMENT PARTINERS, A FLORIDA GENERAL PARTMENSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE LAND AS DESCRIBED HEREON IS ENCUMBERED BY THOSE MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 10817 AT PAGE 76 AND IN OFFICIAL RECORDS BOOK 10312 AT PAGE 76 AND IN OFFICIAL RECORDS BOOK 10514 AT PAGE 799 OF THE PUBLIC RECORDS OF PAIM BEACH COUNTY, FLORIDA, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE

TICOR TITLE INSURANCE COMPANY

BY:

JAMES E SHORT, APPLICATIONS

LA CARELS TO THE TOTAL PROPERTY OF THE TOTAL DATE: 2-2-8000

SUBDIVISION DEPICTED BY THIS PLAT.

MORTGAGEE'S CONSENT STATE OF Alabama COUNTY OF LEGGRESSION

SOUTHTRUST BANK, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNER THEREOF. AS SHOWN HEREON, AND ARREST HAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 10817 AT PAGE 76 AND OFFICIAL RECORD BOOK 10312 AT PAGE 1541, AND THE OFFICIAL RECORD BOOK 10541, PAGE 995 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 ST. VICE PRESIDENCE AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF January 2000.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

SOUTHTRUST BANK, N.A.

WITNESS: Judy D. Baller WITNESS Sander M. Charles

PRINTED NAME: W.T. KEITH

WOKeth

STATE OF Alabama
COUNTY OF ALABAMA

BEFORE ME PERSONALLY APPEARED W. I. KEITH. TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORCOING INSTRUMENT AS SEMILAR VICE PLACE. OF SOUTHTRUST BANK, N.A. AND ACKNOWLEDGED OF AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS COMPATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 22 TH DAY OF JUNEAU 2000.

MY COMMISSION EXPIRES 1-24-2003 Uisac O. Vinsiont

SURVEYOR'S NOTES:

DENOTES PERMANENT REFERENCE MONUMENTS SET, PLS # 5830

DENOTES PERMANENT REFERENCE MONUMENTS FOUND, PLS # 4574

DENOTES PERMANENT CONTROL POINT, LB #6680 (UNLESS OTHERWISE NOTED).

- BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF NORTH 00'58'09' WEST AND ARE REFERENCED TO THE WEST LINE OF WATER MANAGEMENT TRACT D, "OLIVE TREE PHASE SA/68, (P.B. 76, PG. 102), OF THE PALM BEACH COUNTY PUBLIC RECORDS AND ARE GIVEN FOR THE SOLE PURPOSE OF DELINEATING ANGLES ONLY.
- 2. LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 3. BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE CITY OF GREENACRES, FLORIDA.
- 4. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND, TREES, OR SHRUBS PLACED ON EASEMENTS WITHOUT PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDINGS SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND MILL 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.

SURVEYOR'S CERTIFICATION

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 COMPIES WITH CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATION CODE, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELLET, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.S.) WILL BE SET UNDER GUARANTEES POSTED FOR THE REQUIRED IMPROVEMENTS, AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPUES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

25TH DAY OF ____ JANUARY

GEORGE & GIDSON, III FLORIDA SURVEYOR AND MAPPER NO. 5830

ACKNOWLEDGMENT

NOTARY PUBLIC STATE OF <u>ALABAMA</u>

CITY OF GREENACRES APPROVALS

SECTION 10 TOWNSHIP 44S RANGE 42F LOCATION MAP

Engineers • Planners Land Surveyors

PROJECT No. 99036

(561)798-9981

BEVD

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BIVD

Environmental Professionals Fax: (561)795-9408

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS THE DAY OF

M SAMUEL J. FERRERI, MAYOR BY: STATE OF THE S WADIE ATALLAH, P.E. ASSISTANT CITY MANAGERYCITY ENGINEER

BY: Sondre K. Hill SONDRA K. HILL CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF GREENACRES AND DULY LICENSED THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

FORD ARMENTEROS AND MANUCY, INC. 1695 WEST INDIANTOWN ROAD, SUITE 14 JUPITER, FLORIDA 33458

BY: 169 DATE: 1/20/00

JAMES R. ZEIS SURVEYOR AND MAPPER STATE OF FLORIDA NO. 5030

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TABULATION DATA			
MULTI-FAMILY UNITS		316	
MULTI-FAMILY DEVELOPMENT	now have have give made then does made with which with high	17.0125	AC.=
TOTAL DUAT AREA		17.0125	40

SOUTHTRUST SOUTHTRUST OKFEHFELEE NOTARY BANK, N.A. NOTARY 520 £366 1000113

OKFEHEELEE APARTMENT PARTNERS, INC.

CITY OF GREENACRES

544 1 St 175

SURVEYOR

CITY S