

DEDICATION & DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that Drexel Properties, Inc. a Florida Corporation, owner of the lands shown hereon, being in the North Half of Section 25, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT OF GREENTREE VILLAS, said lands being more particularly described as follows:

BEGINNING at the point of intersection of the East-West Quarter Section Line of said Section 25 with the Easterly Right-of-Way Line of that certain 106 foot wide right-of-way of Military Trail (bearings cited herein are in a meridian assuming North 89°59'50" West along the said East-West Quarter Section Line of Section 25) and from said POINT OF BEGINNING run, by the following numbered courses:

- 1) South 89°59'50" East, running along the just described East-West Quarter Section Line, a distance of 2003.15 feet, more or less, to a point in the Northerly extension of the East Line of the EQUESTRIAN PLAT, as same is recorded in Plat Book 31 at Pages 75 and 76, Public Records of Palm Beach County, Florida said point being also a point in the Westerly Line of the unrecorded plat of PINETREE GOLF CLUB, so called; thence...
2) North 00°33'17" East, running along the just described Northerly extension of the East Line of the EQUESTRIAN PLAT and the West Line of the said PINETREE GOLF CLUB, a distance of 1638.83 feet, more or less, to a point in the Westerly extension of the South Line of the PLAT OF LIMETREE COURT as same is recorded in Plat Book 30, Pages 52 through 54 inclusive, Public Records of Palm Beach County, Florida; thence...
3) South 89°50'31" East, running along the just described Westerly extension of the South Line of the PLAT OF LIMETREE COURT, a distance of 41.85 feet, more or less, to the Southwest corner of the said PLAT OF LIMETREE COURT; thence...
4) North 00°13'17" East, running along the West line of the said PLAT OF LIMETREE COURT, a distance of 659.46 feet, more or less, to a point in the Southerly Right-of-Way Line of that certain 106 foot wide right-of-way of State Road 804 (Boynton West Road) as said right-of-way is recorded in Road Plat Book 2 at Pages 217 through 220, inclusive, Public Records of Palm Beach County, Florida; thence...
5) North 89°45'17" West, running along the just described Southerly Right-of-Way Line of State Road 804, a distance of 64.66 feet to the beginning of a 1963.08 foot radius curve, concave Northerly, having a central angle of 16°00'00"; thence...
6) Westerly, continuing along the just described Southerly Right-of-Way Line of State Road 804 and along the just described 1963.08 foot radius curve, a distance of 548.19 feet, more or less, to the end of said curve; thence...
7) North 73°45'17" West, continuing along the said Southerly Right-of-Way Line of State Road 804, a distance of 562.56 feet; thence...
8) South 16°14'43" West, continuing along the said Southerly Right-of-Way Line of State Road 804, a distance of 13 feet to a point in a 1844.08 foot radius curve, concave Southerly, having a central angle of 06°41'58" and whose radial line, passing through said point, bears South 16°14'43" West; thence...
9) Westerly, running along the arc of the just described 1844.08 foot radius curve, a distance of 215.62 feet, more or less, to a point in a line parallel with and 56 feet Southerly from (as measured at right angles to) the North Line of the above described Section 25; thence...
10) North 89°45'17" West, running along the just described parallel line a distance of 339.27 feet, more or less, to a point in the East Line of the West Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 25; thence...
11) South 01°48'06" West, running along the said East Line of the West Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 25, a distance of 601.53 feet, more or less, to a point in the South Line of the said West Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 25; thence...
12) North 89°48'30" West, running along the just described South Line of the West Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 25, a distance of 281.15 feet to a point in a line parallel with and 53 feet Easterly from (as measured at right angles to) the West Line of said Section 25, said parallel line being also the Easterly Right-of-Way Line of the hereinabove described 106 foot wide right-of-way of Military Trail (State Road 809); thence...
13) South 01°55'48" West, running along the just described parallel line and along the said Easterly Right-of-Way Line of Military Trail, a distance of 1783.58 feet to the beginning of a 11406.30 foot radius curve, concave Easterly having a central angle of 00°56'45"; thence...
14) Southerly, running along the arc of the just described 11406.20 foot radius curve and along the said Easterly Right-of-Way Line of Military Trail, a distance of 188.27 feet, more or less, to the point of intersection with the hereinabove described East-West Quarter Section Line of Section 25 and the POINT OF BEGINNING.

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL PLAT OF GREENTREE VILLAS IN THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 25, TWP. 45 SO., RGE. 42 E. PALM BEACH COUNTY, FLORIDA BEING, IN PART, A PART OF THOSE LANDS SHOWN IN BOYNTON GARDENS AS RECORDED IN PLAT BOOK 6 AT PAGE 31 AND VACATED NOV. 13, 1962, IN O.R.B. 850 AT PAGE 7. IN THREE SHEETS, SHEET NO. ONE

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- 1. STREETS
a) TRACTS S-1, S-2 and S-4, as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
b) TRACTS S-3, S-4, S-5, S-6, S-7, S-8 and S-9 are hereby dedicated to GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC. for private road purposes and are the perpetual maintenance obligation of said Association.
2. EASEMENTS
a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
b) All of Tracts W-1, W-2, W-3, W-4, W-5, W-6 and W-7 and the drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
c) The access control easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
3. The Water Management Tracts shown hereon as TRACTS W-1, W-2, W-3, W-4, W-5, W-6 and W-7 are hereby dedicated to the GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC. for proper purposes and are the perpetual maintenance obligation of said Association.
4. The Drainage Right-of-Way, shown hereon as TRACT C-1, is hereby dedicated to the Lake Worth Drainage District, in fee simple, for drainage right-of-way purposes.
5. The recreation area, shown hereon as Tracts R-1, R-2, R-3, R-4, R-5, R-6 are hereby dedicated to the GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.
6. The lift station site, shown hereon as TRACT LS-1, is hereby dedicated to the City of Boynton Beach, Florida, and is the perpetual maintenance obligation of said city.

IN WITNESS WHEREOF the above named 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 30th day of June, A.D. 1977.

Attest: Brian C. Deuschle Secretary BY: Harry T. Mangurian, Jr. President Drexel Properties, Inc.

ACKNOWLEDGEMENT

STATE OF FL. COUNTY OF Broward BEFORE ME personally appeared HARRY 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 the DREXEL PROPERTIES, INC. a corporation, and they severally acknowledged to and before me that they executed such 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 30th day of June, A.D. 1977. Notary Public State of Florida, My Commission Expires Oct. 23, 1977. BONDED THROUGH GENERAL INSURANCE UNDER #14242

My Commission Expires: Notary Public

P.U.D. DATA

GREEN TREE VILLAS 48.6 Acres Total Area

MORTGAGEE'S CONSENT

STATE OF FL. COUNTY OF Broward The undersigned, Robert L. Deary, hereby certifies that he 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 the dedication shown hereon by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 1721 at Pages 123 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF I, Robert L. Deary, do hereunto set my hand and seal this day of A.D. 1977. WITNESSES: Robert L. Deary

ACKNOWLEDGEMENT

STATE OF FL. COUNTY OF Broward BEFORE ME personally appeared Robert L. Deary, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed said instrument for the purposes expressed therein. WITNESS my hand and official seal this day of A.D. 1977. My Commission Expires: Notary Public

MORTGAGEE'S CONSENT

STATE OF FL. COUNTY OF Broward The undersigned, C. Stanley Weaver, Trustee, hereby certifies that he 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 the dedication shown hereon by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 1746 at Pages 47 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF the said, C. Stanley Weaver, Trustee does hereunto set his hand and seal this day of July, A.D. 1977. WITNESSES: William P. Keatts, C. Stanley Weaver, C. Stanley Weaver, Trustee

ACKNOWLEDGEMENT

STATE OF FL. COUNTY OF Broward BEFORE ME personally appeared C. Stanley Weaver, Trustee, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this day of July, A.D., 1977. My Commission Expires: Notary Public

NOTES

- 1. Permanent Reference Monuments (P.R.M.'s) are designated thus: -O- PRM.
2. Permanent Control Points (P.C.P.'s) are designated thus: -O-
3. Bearings cited herein are in the meridian of the Equestrian Plat (Plat Book 31 Pages 75 & 76).
4. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
5. There shall be no buildings or other structures placed on utility easements.
6. There shall be no building or any kind of construction or trees or shrubs placed on drainage easements.
7. In instances where drainage and utility easements 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.

TITLE CERTIFICATION

STATE OF FL. COUNTY OF Broward I, BRIAN C. DEUSCHLE, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; and that I find the title to the property is vested in Drexel Properties, Inc.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all the mortgages are shown and are true and correct. DATE: 8-5-77 Brian C. Deuschle Attorney at Law

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, 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 (P.C.P.'s) permanent control points will be set under the guarantees posted with Palm Beach County, Florida, 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. DATE: July 21, 1977 David M. White, E.S. Fla. Cert. No. 2201

COUNTY APPROVALS

This plat is hereby approved for record this 9 day of August, A.D. 1977.

BY: Herbert F. Keesinger, Engineer Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 9th day of August, A.D. 1977.

BY: Lake Lytza, Chairman Board of County Commissioners

ATTEST: John P. Dunkle, CLERK

BY: Marjorie A. Jennings, Deputy Clerk

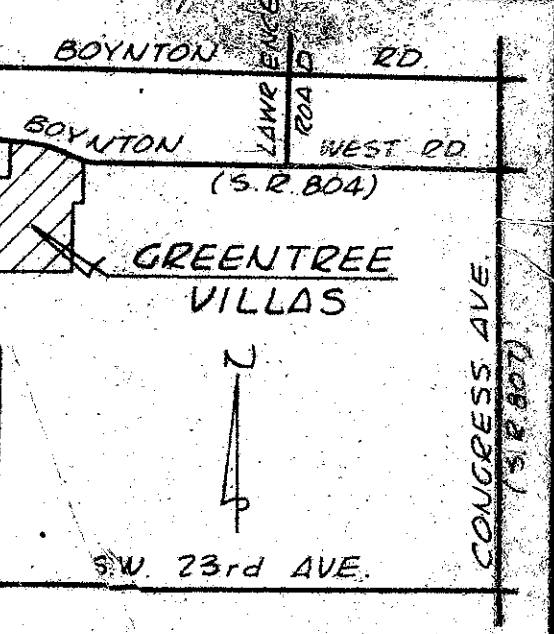
This instrument was prepared by David M. White in the offices of Robert E. Owen & Associates, Inc., Engineers and Planners Forum III Building, 1673 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

Field Book No. Pg Design J. THOMAS Drawn M.C. HEHN Checked D.M. WHITE

ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA

PLAT OF GREENTREE VILLAS 76 No. 76-888 Scale 1" = 40' sheet 1 File No. BF-2255

76 STATE OF FLORIDA The Plat was filed for record on 9th day of August 1977 and duly recorded in Plat Book 76, 77 & 78 33 J. P. Dunkle, Clerk of Court



LOCATION MAP SEAL Notary Public State of Florida My Commission Expires Oct. 23, 1977 BONDED THROUGH GENERAL INSURANCE UNDER #14242

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25/45/42

30 Notary Public State of Florida My Commission Expires Oct. 23, 1977 BONDED THROUGH GENERAL INSURANCE UNDER #14242