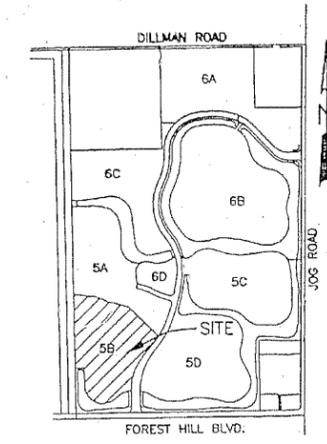


# OLIVE TREE - PARCEL 5B

BEING A REPLAT OF A PORTION OF OLIVE TREE - PHASE 5B  
OF THE RIVER BRIDGE P.U.D., (P.B. 81, PGS. 168 - 169)  
LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.  
FEBRUARY 1998 SHEET 1 OF 2



47  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 4:07pm this 27  
day of March 1998,  
and duly recorded in  
Plat Book No. 81 on  
Pages 168 thru 169  
DORTHY H. WILKEN  
Clerk Circuit Court  
By: Dorthy H. Wilken p.c.c.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the WESTERRA RIVER BRIDGE, L.P., a Delaware Limited Partnership licensed to do business in the State of Florida, the owners of the land shown herein as OLIVE TREE - PARCEL 5B, sits 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 OLIVE TREE - PHASE 5B OF THE RIVER BRIDGE P.U.D., 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:

Commencing at the Southwest corner of Water Management Tract D, "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, inclusive, of the Public Records of Palm Beach County, Florida, thence North 00°58'09" West, along the West line of said Water Management Tract D and the East line of Okeehoelee Park, a distance of 496.38 feet to the Northwest corner of said Water Management Tract D, "OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D.", according to the said plat thereof, and the POINT OF BEGINNING of the hereinafter described parcel of land:

From said POINT OF BEGINNING, thence continue North 00°58'09" West, along the aforesaid East line of Okeehoelee Park, a distance of 815.43 feet; thence South 84°01'32" East, departing the aforesaid East line of Okeehoelee Park, a distance of 244.20 Feet; thence South 70°03'35" East, a distance of 179.07 Feet; thence South 75°03'38" East, a distance of 203.76 Feet; thence South 45°03'23" East, a distance of 449.88 Feet to the Westerly right-of-way line of Olive Tree Boulevard, "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, inclusive, of the Public Records of Palm Beach County, Florida and the beginning of a curve concave to the Northwest, having a radius of 820.00 Feet and from which a radial line bears North 56°32'35" West, thence Southwesterly along the arc of said curve and said westerly right-of-way line of Olive Tree Boulevard, subtended by a central angle of 04°34'56", an arc distance of 65.58 Feet; thence continue Southwesterly, along said Westerly right-of-way line of Olive Tree Boulevard on the following two courses and distances: first bear South 38°02'21" West, a distance of 218.47 Feet to the beginning of a curve concave to the Southeast, having a radius of 615.00 Feet and from which a radial line bears South 51°57'39" East; thence Southerly, along the arc of said curve, subtended by a central angle of 37°33'18", an arc distance of 403.11 Feet to the Northeast corner of the aforesaid Water Management Tract "D", said corner also being the beginning of a curve concave to the southeast, having a radius 300.00 Feet and from which a radial line bears South 10°36'27" East, said curve also being the Northerly limits of said Water Management Tract "D"; thence Southwesterly, along the arc of said curve, and the Northerly limits of said Water Management Tract "D", subtended by a central angle of 35°21'12", an arc distance of 185.11 Feet to a point of reverse curvature with a curve concave to the North, having a radius of 200.00 Feet and from which a radial line bears North 45°57'39" West; thence Southerly, Westerly and Northerly, along the arc of said curve and the Northerly limits of said Water Management Tract "D", subtended by a central angle of 135°08'13", an arc distance of 471.72 Feet; thence North 00°56'55" West along the Northerly limits of said Water Management Tract "D", a distance of 192.47 Feet; thence South 89°01'51" West along the Northerly limits of said Water Management Tract "D", a distance of 101.82 Feet back to the POINT OF BEGINNING.

The above described parcel contains 742,356.914 square feet (17.042 acres) more or less.

Have caused the same to be surveyed and platted as shown herein and do hereby dedicate as follows:

- That portion of Parcel 5B shown herein, as described above, is hereby reserved in perpetuity to and shall be the perpetual maintenance obligation of WESTERRA RIVER BRIDGE, L.P., its successors and assigns, for multi-family dwellings and other related purposes.
- The 26 foot Lake Maintenance Easements as shown herein, are hereby dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' 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.
- The Drainage Easements as shown herein, are hereby reserved in perpetuity to, and shall be the perpetual maintenance obligation of WESTERRA RIVER BRIDGE, L.P., its successors and assigns, for the construction and maintenance of drainage facilities.
- The Water/Sewer Utility Easements as shown herein, 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.
- All other Utility Easements as shown herein, are hereby dedicated in perpetuity for construction, installations, 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 easements are located.
- The 24 foot Access Easement as shown herein, is hereby dedicated in perpetuity to WESTERRA RIVER BRIDGE, L.P., its successors and assigns, for Ingress/Egress. The property owner shall maintain the property on, over, or under which the Access Easement is located.

In witness whereof, WESTERRA RIVER BRIDGE, L.P. has caused these presents to be signed by the undersigned duly authorized agent, this 17th day of February, 1998.

By: WESTERRA RIVER BRIDGE, L.P.,  
a Delaware limited partnership

Signed, sealed and delivered in the presence of:  
Hal Bradford  
Print name: HAL BRADFORD

By: WESTERRA MANAGEMENT L.L.C.,  
a Delaware limited liability company  
Its Authorized Agent  
ASTILL TABALANISH  
Print name: ASTILL TABALANISH

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek, to me well known and known to be the individual described in and who executed the foregoing instrument as Assistant Vice President of WESTERRA MANAGEMENT, L.L.C., a Delaware Limited Liability Company, 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 17th day of February, 1998.

My commission expires 5-15-2000  
Ivana Jean White  
Notary Public  
State of Florida

### MORTGAGEE'S CONSENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

PW REAL ESTATE INVESTMENTS, INC., hereby certifies that it is the holder of a mortgage upon the property hereon described and does hereby join in and consent to the dedication of said lands by the owner thereof, as shown herein, and agrees that its mortgages which are described in Official Record Book 9579 at page 1980 and Official Record Book 9580 at page 1 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown herein.

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its PRESIDENT and its corporate seal to be affixed hereon, by and with the authority of its Board of Directors this 12 day of February, 1998.

Signed, sealed and delivered in the presence of: PW REAL ESTATE INVESTMENTS, INC.

Witness: Laure Kelly By: Laure Kelly  
Print Name: LAURE KELLY  
SENIOR ACC PRESIDENT

SEAL NOTARY PUBLIC SEAL PW REAL ESTATE INVESTMENTS, INC.

WALTER S. KEARNEY  
Notary Public, State of New York  
No. 008888888  
Comm. Exp. 07-26-00

### ACKNOWLEDGMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME personally appeared LEOLA WAST, to me well known and known to be the individual described in and who executed the foregoing instrument as PRESIDENT of PW REAL ESTATE INVESTMENTS, INC., and he acknowledged to and before me that he executed such instrument as PRESIDENT of said corporation.

Witness my hand and official seal, this 12 day of February, 1998.

My commission expires 07-28-99  
Walter S. Kearney  
Notary Public  
State of New York  
N.Y.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I DAVID J. WIENER, 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 WESTERRA RIVER BRIDGE, L.P., a Delaware Limited Partnership, that the current taxes have been paid, that the land as described herein is encumbered by those mortgages which are recorded in Official Record Book 9579 at page 1980 and Official Record Book 9580 at page 1 of the Public Records of Palm Beach County, Florida, 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.

By: David J. Wiener  
Attorney

Dated: FEB 11, 1998

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify that the plat shown herein is a true and correct representation of a survey made under my responsible direction and supervision; That said survey complies with chapter 61G17-6 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.P.s) 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 12 day of FEB, 1998.

PETSCH & ASSOCIATES, INC.  
Roger A. Hagler  
Roger A. Hagler  
Professional Land Surveyor  
Florida certificate No. 4544

SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL CITY OF GREENACRES

WALTER S. KEARNEY  
Notary Public, State of New York  
No. 008888888  
Comm. Exp. 07-26-00

### SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS # 4544.
  - denotes Permanent Reference Monument found, PLS # 4544 (Unless otherwise noted).
  - denotes Permanent Control Point, LB # 4574 (Unless otherwise noted).
- Bearings shown herein are based upon an assumed bearing of North 00°58'09" West, and are referenced to the West line of Tract D, "OLIVE TREE PHASE 5A/6B, (P.B. 76, pg. 102), of the Palm Beach County Public Records and are given for the sole purpose of delineating angles only.
  - Lines which intersect curves are 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. No buildings shall be placed on utility or drainage easements.
  - NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

### CITY OF GREENACRES APPROVALS

This plat is hereby approved for record this 22nd day of February, 1998.

By: Samuel Ferreri, Mayor  
By: Wadie Atallah, P.E.  
Engineering, Planning & Building Director  
By: Gondra K. Hill, City Clerk

### PLAT TABULAR DATA

Multi-Family units	320
Multi-Family development	17.042 acres
Total Plat Area	17.642 acres
Water Management Tract "D"	2.939 acres (Not part of this plat)

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

PETSCH & ASSOCIATES, INC.  
Professional Engineers - Land Surveyors - Development Consultants - Testing Services  
2501 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 643-3800  
1620 Redwood Boulevard, Suite 402, McKinney, Texas 75069 (972) 562-9606

OLIVE TREE - PARCEL 5B  
of the  
RIVER BRIDGE P.U.D.  
SECTION 10, TWP. 44S., RGE 42E.  
CITY OF GREENACRES, FLORIDA

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
R. HAGLER	JULY 1997	NONE	96-018	1	2
Designed by:	Checked by:				
R. HAGLER	R. HAGLER				