

MADISON GREEN-PLAT No. 1, PARCEL "F" AND PARCEL "J", REPLAT BEING A REPLAT OF ALL OF LOTS 1-115, INCLUSIVE, BLOCK "F", RIDGEWOOD COURT AND RIDGEWOOD CIRCLE, AS SHOWN ON MADISON GREEN - PLAT No. 1, PARCEL "F", PARCEL "G" AND PARCEL "J", REPLAT AS RECORDED IN PLAT BOOK 91, PAGES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PARCEL "J", AS SHOWN ON MADISON GREEN - PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MADISON GREEN - PLAT No. 1, PARCEL "F" AND PARCEL "J" REPLAT BEING A REPLAT OF ALL OF LOTS 1 THRU 115, INCLUSIVE, BLOCK "F", RIDGEWOOD COURT AND RIDGEWOOD CIRCLE AS SHOWN ON THE PLAT OF MADISON GREEN - PLAT No. 1, PARCEL "F", PARCEL "G" AND PARCEL "J", AS RECORDED IN PLAT BOOK 91, PAGES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PARCEL "J", AS SHOWN ON THE PLAT OF MADISON GREEN - PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK "F" LOTS 1 THRU 115, INCLUSIVE, RIDGEWOOD CIRCLE AND RIDGEWOOD COURT AS SHOWN ON THE PLAT OF MADISON GREEN - PLAT No. 1, PARCEL "F", PARCEL "G" AND PARCEL "J" AS RECORDED IN PLAT BOOK 91, PAGES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PARCEL "J", AS SHOWN ON MADISON GREEN - PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

RIDGEWOOD CIRCLE AND RIDGEWOOD COURT, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL UTILITY FACILITIES LOCATED IN RIDGEWOOD CIRCLE AND RIDGEWOOD COURT ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH.

PINE PLACE, MISTY OAKS CIRCLE AND WILLOW WAY, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL UTILITY FACILITIES LOCATED IN PINE PLACE, MISTY OAK CIRCLE AND WILLOW WAY ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH.

THE INTERIOR DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL INTERIOR DRAINAGE AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO THE STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF INDIAN TRAIL IMPROVEMENT DISTRICT, IT SUCCESSORS AND ASSIGNS.

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL DRAINAGE EASEMENTS, STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED IN RIDGEWOOD COURT, RIDGEWOOD CIRCLE, PINE PLACE, MISTY OAKS CIRCLE AND WILLOW WAY IS HEREBY DEDICATED TO INDIAN TRAIL IMPROVEMENT DISTRICT.

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL DRAINAGE EASEMENTS, STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED IN TRACT WM-22 IS HEREBY DEDICATED TO MADISON GREEN MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

TRACT WM-22 IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. MADISON GREEN MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS HEREBY ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION FOR TRACT WM-22, WITHOUT RECOURSE TO INDIAN TRAIL IMPROVEMENT DISTRICT. THE INDIAN TRAIL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE AND MAINTAIN ANY PORTION OF TRACT WM-22 FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

SHEET 1 OF 7

TRACTS J-1 AND J-2, BLOCK J AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS OVER PINE PLACE, MISTY OAKS CIRCLE AND WILLOW WAY IS HEREBY DEDICATED TO MADISON GREEN MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF January 2002.

MINTO COMMUNITIES, INC. A FLORIDA CORPORATION

BY: MICHAEL GREENBERG PRESIDENT

ATTEST: CRAIG S. UNGER SR. VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG S. UNGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SR. VICE - PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, AND 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 29th DAY OF January 2002.

MY COMMISSION EXPIRES: Sept. 26, 2002

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF January 2002.

WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 29th DAY OF January 2002.

MY COMMISSION EXPIRES: Sept. 26, 2002

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF January 2002.

LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 29th DAY OF January 2002.

MY COMMISSION EXPIRES: Sept. 26, 2002

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE MADISON GREEN MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF January 2002.

MADISON GREEN MASTER ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MADISON GREEN MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 29th DAY OF January 2002.

MY COMMISSION EXPIRES: Sept. 26, 2002

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A 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 MINTO COMMUNITIES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1-29-2002

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY SIGN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11796 AT PAGE 1374 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF January 2002.

WITNESS: Daniel Miller VICE-PRESIDENT

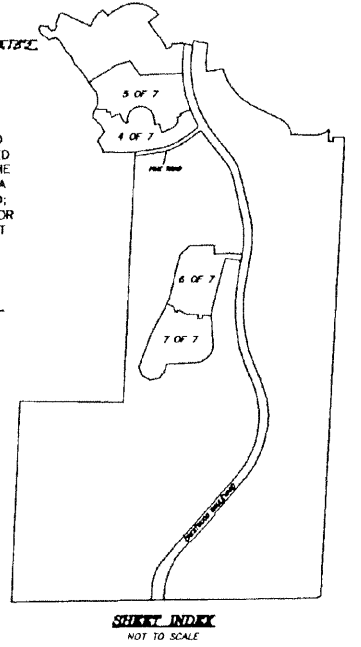
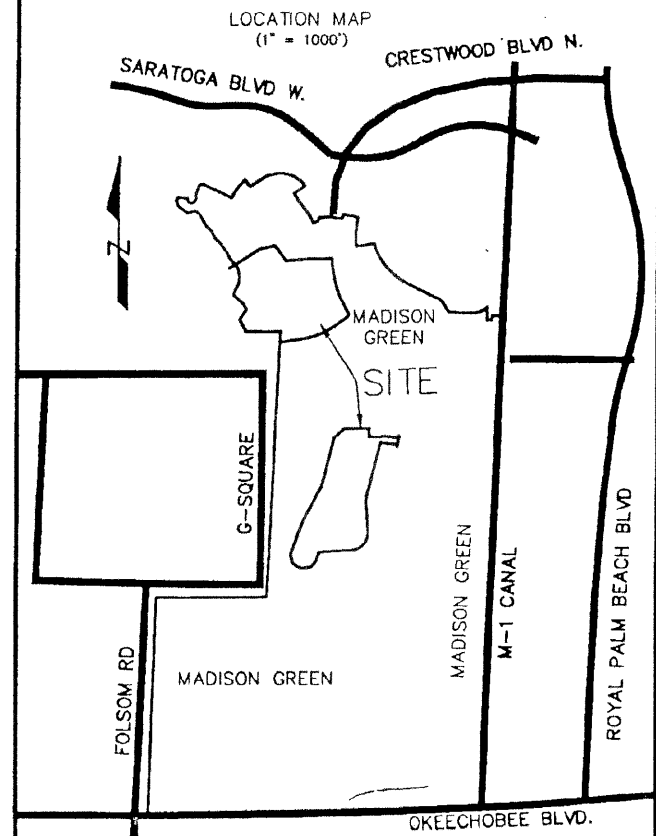
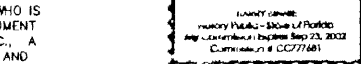
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Daniel Miller WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF First Union National Bank AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 29th DAY OF January 2002.

MY COMMISSION EXPIRES: NOTARY PUBLIC



MADISON GREEN-PLAT No.1 PARCEL "F" AND PARCEL "J", REPLAT SHEET NO. 1 SCALE: N/A DATE: JUNE 2001 JOB NO. 99043EC FILE: master j.dwg NICK MILLER, INC. Surveying & Mapping Consultants SUITE 105 2560 ROA BLVD PALM BEACH GARDENS, FLORIDA 33410 TEL. 561 627-5200 FAX 561 627-0283 D.B.P.R. LICENSED BUSINESS No. 4318