

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that P & Z CONSTRUCTION, INC., a Florida Corporation, licensed to do business in Florida, owner of the lands shown hereon as PINE GROVE FARM, being a re-plat of Tract 6, Block 21, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, together with those certain lands as mentioned in Quit Claim Deed recorded in Official Records Book 15359, Page 754 of the Public Records of Palm Beach County, Florida, all lying and being in Section 15, Township 44 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Tract 6, Block 21, PALM BEACH FARMS COMPANY PLAT NO. 3, Palm Beach County, Florida recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida.

Together With:

That strip of land lying West of Tract 6 of Block 21, of Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, bounded on the East by the West line of said Tract 6 of Block 21; bounded on the South by the West line of the South lot line of said Tract 6 of Block 21; bounded on the West by the West line of Section 15, Township 44 South, Range 42 East, being the Plat limits of said Plat; and bounded on the North by the West line of the North lot line of said Tract 6 of Block 21, said lands lying situate and being in Palm Beach County, Florida.

Also being described as follows:

Beginning at the northwest corner of TRACT C, RIVER BRIDGE P.U.D. PARCEL 2F PLAT 1, according to the plat thereof, as recorded in Plat Book 67, Pages 146 thru 147 of the Public Records of Palm Beach County, Florida; thence North 02°47'32" East (as a basis of bearings) along the west line of Section 15, Township 44 south, Range 42 east, a distance of 662.47 feet to the southwest corner of Lot 31, RIVER BRIDGE P.U.D. PARCEL 2B, according to the plat thereof as recorded in Plat Book 74, Pages 4 thru 6 of the Public Records of Palm Beach County, Florida; thence North 89°06'08" East, a distance of 454.08 feet to the northwest corner of Lot 40 of said plat of RIVER BRIDGE P.U.D. PARCEL 2B; thence South 01°12'15" East, a distance of 659.50 feet to the southwest corner of Lot 52 of said plat of RIVER BRIDGE P.U.D. PARCEL 2B, (the preceding two courses being coincident with the plat limits of said RIVER BRIDGE P.U.D. PARCEL 2B) also being the northeast corner of said TRACT C, RIVER BRIDGE P.U.D. PARCEL 2F PLAT 1; thence South 88°55'04" West along the north line of said TRACT C, a distance of 500.24 feet to the northwest corner of said TRACT C, and the Point of Beginning.

Said lands situate, lying and being in the City of Greenacres, Palm Beach County, Florida.

Containing in total 7.233 acres or 315,050.97 square feet more or less.

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

TRACT A, as shown hereon, is hereby reserved for the PINE GROVE HOA, INC., as a tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres, Florida. And is hereby subject to an overlying Non-Exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to potable water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within TRACT A without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

TRACT B, as shown hereon, is hereby reserved for the PINE GROVE HOA, INC., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres, Florida.

TRACT C, as shown hereon, is hereby reserved for the PINE GROVE HOA, INC., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres, Florida.

The Utility Easement (U.E.) running adjacent to TRACT A, as shown hereon, is a Non-Exclusive easement, and is hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to potable water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within TRACT A without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the PINE GROVE HOA, INC., its successors and assigns, without recourse to the City of Greenacres, Florida.

The landscape easements as shown hereon are hereby dedicated in perpetuity to PINE GROVE HOA, INC., for landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres, Florida.

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 17th day of June, 2004.

P & Z CONSTRUCTION, INC. A Florida Corporation

WITNESS: [Signature] By: Paul Zwanger, President

ACKNOWLEDGEMENT

State of Florida County of Palm Beach

BEFORE ME personally appeared Paul Zwanger, who is personally known to me, or has produced a drivers license as identification, and who executed the foregoing instrument as President of P & Z CONSTRUCTION, INC., a Florida corporation, 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 17th day of June, 2004.

My commission expires: 12/25/07 [Signature] Notary Public

Gary H. Coe #00277345 Expires: December 25, 2007 Notary Public Seal

PINE GROVE FARM

BEING A REPLAT OF TRACT 6, BLOCK 21, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THOSE CERTAIN LANDS AS MENTIONED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 15359, PAGE 754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

ACCEPTANCE

State of Florida County of Palm Beach

The PINE GROVE HOA, INC., hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 18th day of June, 2004.

PINE GROVE HOA, INC. A Florida corporation not for profit

WITNESS: [Signature] By: Thomas E. Hughes - President

ACKNOWLEDGEMENT

State of Florida County of Palm Beach

BEFORE ME personally appeared Thomas E. Hughes, who is personally known to me, or has produced a drivers license as identification, and who executed the foregoing instrument as President of PINE GROVE HOA, INC., a Florida corporation not for profit, and severally acknowledged to and before me that she 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 18th day of June, 2004.

My commission expires: 12/25/07 [Signature] Notary Public

Gary H. Coe #00277345 Expires: December 25, 2007 Notary Public Seal

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 join in and consent to the dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 17128 at page 221 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 First Vice President/Senior Commercial Loan Officer and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18th day of June, 2004.

FIDELITY FEDERAL BANK AND TRUST A Florida Corporation

WITNESS: [Signature] By: Steven L. Easso First Vice President/Senior Commercial Loan Officer

ACKNOWLEDGEMENT

State of Florida County of Palm Beach

BEFORE ME personally appeared Steven L. Easso, who is personally known to me, or has produced a drivers license as identification, and who executed the foregoing instrument as First Vice President/Senior Commercial Loan Officer of FIDELITY FEDERAL BANK AND TRUST, a Florida corporation, 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 18th day of June, 2004.

My commission expires: 10/16/04 [Signature] Notary Public

Patrick A. Gooding Commission # 06 913372 Notary Public Seal

TITLE CERTIFICATION

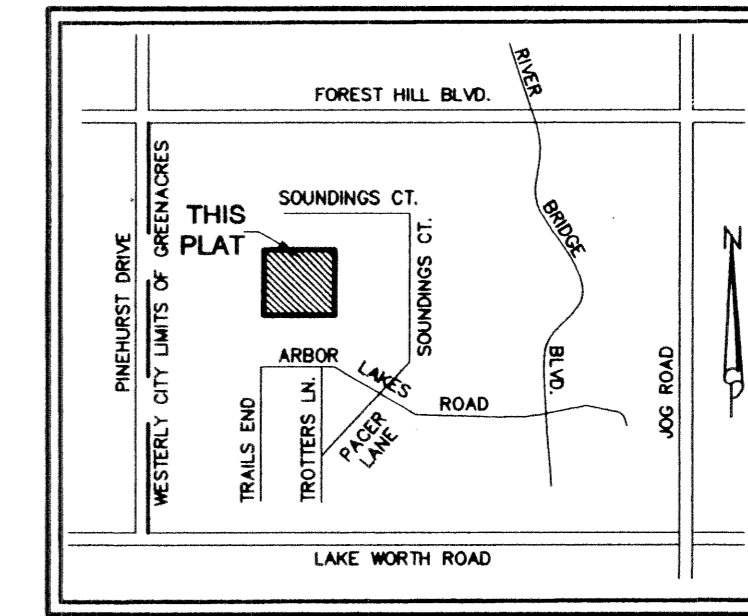
State of Florida County of Broward

I, John Hume, a duly licensed attorney in the State of Florida, do hereby certify that I have examined title to the hereon described property; that I find the title to the property is vested to P & Z Construction, 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:

Real estate Mortgage dated June 16, 2004 from P & Z Construction, Inc., a Florida Corporation, in favor of Fidelity Federal Bank & Trust filed June 17, 2004 in Official Records Book 17128 at Page 221 of the Public Records of Palm Beach County, Florida; and Assignment of Leases, Rents, and Profits dated June 16, 2004 and filed June 17, 2004 in Official Records Book 17128 at Page 230 of the Public Records of Palm Beach County, Florida;

and that there are no other encumbrances of record.

Dated: 6-17-04 By: John Hume Attorney at law licensed in Florida



LOCATION MAP NOT TO SCALE

CITY OF GREENACRES APPROVALS

City of Greenacres Palm Beach County, Florida

This Plat is hereby approved for record this 21st day of June, 2004.

BY: Samuel J. Ferreri, City Mayor

BY: Wadie Atallah, P.E. City Manager/City Engineer

BY: Sondra K. Hill, City Clerk

CERTIFICATE OF REVIEWING SURVEYOR

It is hereby certified that the undersigned Professional Surveyor and Mapper under contract with the City of Greenacres and duly licensed in the State of Florida has reviewed the Plat for conformity with the requirements of Chapter 177, Florida Statutes.

Craven Thompson & Associates, Inc. 3563 NW 53RD Street Fort Lauderdale, Florida 33309 Licensed Business No. 0271

DATE: 6/18/04

BY: Douglas M. Davie, PSM Professional Surveyor and Mapper State of Florida No. 4343

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said plat is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), have been set in accordance with Sec. 177.091(7), F.S.; that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091(8), and (9), F.S., will be set under the guarantees posted with the City of Greenacres, Florida for the required improvements, and further, that the survey data complies with all the requirements of Chapter 177 as amended, Florida Statutes, and the Ordinances of the City of Greenacres, Florida.

Dennis J. Leavy and Associates, Inc. 460 Business Park Way, Suite D Royal Palm Beach, Florida 33411 Licensed Business Number 6599

Dated: 6/17/04

BY: David A. Bower, P.S.M. Professional Surveyor and Mapper Florida Certificate No. 5888

SURVEYOR'S NOTES

- 1. All bearings shown hereon are based on the West line of Section 15, Township 44 South, Range 42 East, Palm Beach County, Florida. Said West line having a bearing of North 02°47'32" East.
2. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable city approvals or permits as required for such improvements. In those cases where easements of different types cross, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by the use rights granted. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.
3. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will 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.
4. Lines intersecting curves are Non-Radial unless noted otherwise.

STATE OF FLORIDA COUNTY OF PALM BEACH 123 THIS INSTRUMENT WAS FILED FOR RECORD AT 9:27 A.M. THIS 24th DAY OF June 20 04 AND DULY RECORDED IN: PLAT BOOK 102 ON PAGE 123-124 DOROTHY WILKEN CLERK OF PUBLIC RECORDS BY: [Signature] DEPUTY CLERK

AREA TABLE with columns for Lot Number and Area (S.F.±). Includes lots 1 through 31 and tracts A, B, and C.

FIRST FIDELITY BANK AND TRUST CORPORATE SEAL

P & Z CONST., INC. CORPORATE SEAL

PINE GROVE HOA, INC. SEAL

CITY OF GREENACRES SEAL

CITY SURVEYORS' SEAL

SURVEYORS' SEAL

THIS INSTRUMENT WAS PREPARED BY: David A. Bower, P.S.M. #5888 in the offices of Dennis J. Leavy and Associates, Inc. 460 Business Park Way, Suite D Royal Palm Beach, Florida 33411 (561) 753-0650

DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS 460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411 PHONE: (561) 753-0650 FAX: (561) 753-0290 SCALE: N/A CHECKED BY: D.J.L. DATE: 12/23/03 DRAWN BY: D.A.B. JOB NO.: 02-126-1 (CAD FILE 02-126PLAT)