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PINE TREE GOLF CLUB - LOTS 171 & 172

BEING A REPLAT OF A PORTION OF LOT 24, THE VILLAS OF PINETREE,
AS RECORDED IN PLAT BOOK 40, PAGES 24 THROUGH 26, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF
SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 2 JUNE, 2011

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 9:06 AM
this 10 day of August 2011.
and duly recorded in Plat Book 114
on Page(s) 62-63
Sharon R. Book, Clerk & Comptroller
By [Signature] D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LARRY FINKELSTEIN AND ANNA FINKELSTEIN, OWNERS OF THE LAND SHOWN HEREON AS "PINE TREE GOLF CLUB - LOTS 171 & 172", BEING A REPLAT OF A PORTION OF LOT 24, THE VILLAS OF PINETREE, AS RECORDED IN PLAT BOOK 40, PAGES 24 THROUGH 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 24; THENCE SOUTH 89° 26' 45" WEST ALONG THE NORTH LINE OF SAID TRACT 24, A DISTANCE OF 103.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 16' 02" EAST ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 13078, PAGE 322 OF SAID PUBLIC RECORDS AND ITS NORTHERLY EXTENSION, A DISTANCE OF 200.02 FEET; THENCE SOUTH 89° 26' 45" WEST ALONG THE NORTH LINE OF THAT INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1666, PAGE 496, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 237.47 FEET; THENCE NORTH 00° 41' 42" EAST ALONG AN EASTERLY LINE OF LOTS 24 AND 25 ACCORDING TO SAID PLAT OF THE VILLAS OF PINETREE, A DISTANCE OF 146.49 FEET; THENCE NORTH 89° 43' 58" EAST ALONG A SOUTHERLY LINE OF SAID LOT 24, A DISTANCE OF 26.00 FEET; THENCE NORTH 00° 41' 42" EAST, A DISTANCE OF 53.70 FEET; THENCE NORTH 89° 26' 45" EAST ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 208.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE TEN FOOT WIDE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PRIVATE INGRESS AND EGRESS EASEMENT, 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, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE, LARRY FINKELSTEIN AND ANNA FINKELSTEIN, DO HEREUNTO SET OUR HAND AND SEALS THIS 10th DAY OF JUNE, 2011.

BY: [Signature]
LARRY FINKELSTEIN

BY: [Signature]
ANNA FINKELSTEIN

WITNESS: [Signature]
PRINT NAME: MICHAEL C. NIKOLAS

WITNESS: [Signature]
PRINT NAME: MICHAEL C. NIKOLAS

WITNESS: [Signature]
PRINT NAME: JAMES M. PAINTER

WITNESS: [Signature]
PRINT NAME: JAMES M. PAINTER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LARRY FINKELSTEIN AND ANNA FINKELSTEIN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF JUNE, 2011.

NOTARY PUBLIC: [Signature]
PRINT NAME: JAMES M. PAINTER
MY COMMISSION EXPIRES: JULY 2, 2013
COMMISSION NUMBER: DD869088

MORTGAGEE'S CONSENT

STATE OF MARYLAND
COUNTY OF FREDERICK

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 OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19528, AT PAGE 1851 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

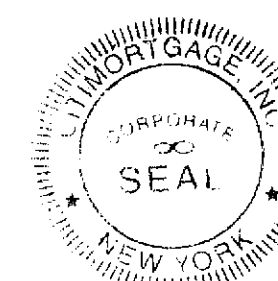
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July, 2011.

CITIMORTGAGE, INC.
SUCCESSOR IN INTEREST BY MERGER TO ABN AMPRO MORTGAGE GROUP, INC.

BY: [Signature]
BRIAN D. SMITH, ASSISTANT VICE-PRESIDENT

WITNESS: [Signature]
PRINT NAME: Deborah A. Crummitt

WITNESS: [Signature]
PRINT NAME: Jaimie Wiles



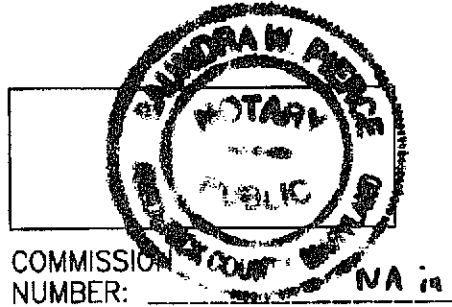
ACKNOWLEDGMENT

STATE OF MARYLAND
COUNTY OF FREDERICK

BEFORE ME PERSONALLY APPEARED BRIAN D. SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE-PRESIDENT OF CITIMORTGAGE, INC. 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 12th DAY OF July, 2011.

NOTARY PUBLIC: [Signature]
PRINT NAME: Sandra W. Pierce

MY COMMISSION EXPIRES: August 9, 2011



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES M. PAINTER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN LARRY FINKELSTEIN AND ANNA FINKELSTEIN; 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.

BY: [Signature]
JAMES M. PAINTER, ESQUIRE

DATE: 6/24/2011

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE PLAT OF THE VILLAS OF PINETREE, THE NORTH LINE OF LOT 24 HAVING A BEARING OF NORTH 89°26'45" EAST ACCORDING TO SAID PLAT.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).
ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR
PROJECTION ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.00003724
PLAT BEARING = N 89°26'45" E 00°15'57" COUNTER-CLOCKWISE
GRID BEARING = N 89°10'48" E ROTATION PLAT TO GRID

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 10th DAY OF August, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

DATE: 8/20/11

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 SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature]
PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 7/24/11

SITE PLAN DATA PINE TREE GOLF CLUB - LOTS 171 & 172

ZONING PETITION NO. NONE
TOTAL AREA..... 1.051 AC.
TOTAL DWELLING UNITS..... 2 DU (SINGLE FAMILY)
DENSITY..... 1.90 DU/AC.

