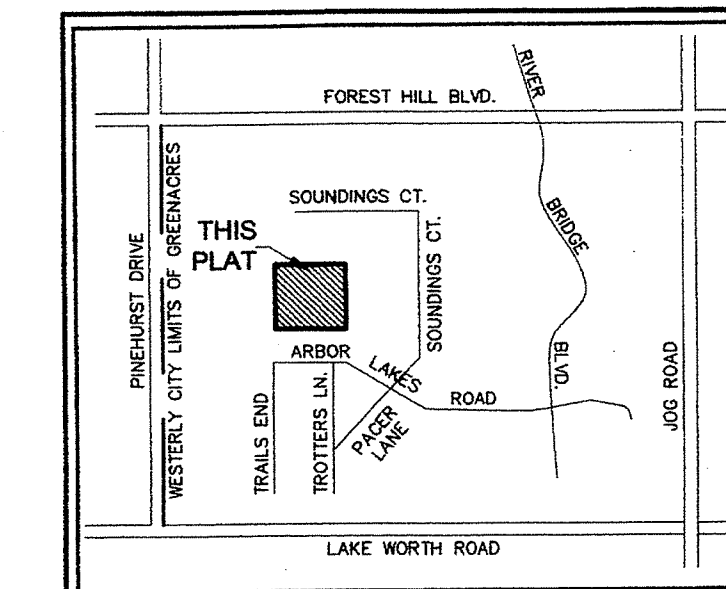


20130131267

PINE GROVE FARM REPLAT NO. 1

BEING A REPLAT OF LOT 14, PINE GROVE FARM, AS RECORDED IN PLAT BOOK 102, PAGES 123 AND 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR RECORD AT 2:46p.m. THIS 20 DAY OF March 2013 AND DULY RECORDED IN: PLAT BOOK 116 ON PAGE 122-123 SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Scowden-Hughes, Inc., a Florida Corporation, licensed to do business in Florida, owner of the lands shown hereon as PINE GROVE FARM RE-PLAT NO. 1, being a re-plot of Lot 14, PINE GROVE FARM as recorded in Plat Book 102, Pages 123 and 124 of the Public Records of Palm Beach County, Florida, lying and being in Section 15, Township 44 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Lot 14, PINE GROVE FARM, according to the plat thereof as recorded in Plat Book 102 at Pages 123 and 124 of the Public Records of Palm Beach County, Florida.

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

Containing 74,114.04 square feet more or less.

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

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 this U.E. without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

The drainage easement as shown hereon is 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.

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 11th day of MARCH, 2013.

Scowden-Hughes, Inc.
A Florida Corporation
By: [Signature]
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 Scowden-Hughes, 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 11th day of March, 2013.
My commission expires: 12/29/15

Gary H. Coe
#EE156382
Expires: December 29, 2015
Notary Public Seal

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 11th day of MARCH, 2013.

PINE GROVE HOA, INC.
A Florida corporation not for profit
By: [Signature]
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 11th day of March, 2013.
My commission expires: 12/29/15

Gary H. Coe
#EE156382
Expires: December 29, 2015
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 17674 at Page 222 as amended by a Future Advance Agreement as recorded in Official Records Book 21774, Page 788 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I Mildred McClean do hereunto set my hand and seal this 11th day of MARCH, 2013.

WITNESS: [Signature] Mildred McClean
WITNESS: [Signature]

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mildred McClean (who is personally known to me) or has produced a drivers license as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 11th day of March, 2013.

My commission expires: [Signature] Notary Public

TITLE CERTIFICATION

State of Florida
County of Broward

I, Henry W. Johnson, 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 Scowden-Hughes, 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 October 20, 2004 from P & Z Construction, Inc., a Florida Corporation, in favor of Mildred McClean filed October 22, 2004 in Official Records Book 17674 at Page 222 as amended by the Future Advance Agreement as recorded in Official Records Book 21774, Page 788 of the Public Records of Palm Beach County, Florida.

and that there are no other encumbrances of record.

Dated: 12th March 2013 BY: [Signature] Henry W. Johnson Attorney at law licensed in Florida

CITY OF GREENACRES APPROVALS

City of Greenacres
Palm Beach County, Florida

This Plat is hereby approved for record this 18th day of March, 2013.

BY: Samuel J. Ferreri, City Mayor
BY: Patrick J. Gibney, P.E., City Engineer
BY: Wadje Atallah, City Manager
BY: Denise McGrew, 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: 3/11/13 BY: [Signature] 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: 3/11/13 BY: [Signature] David A. Bower, P.S.M. Professional Surveyor and Mapper Florida Certificate No. 5888

SURVEYOR'S NOTES

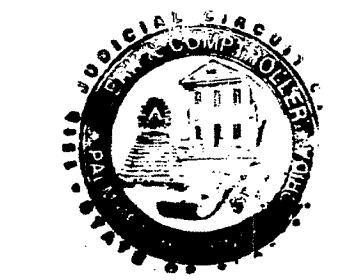
- All bearings depicted hereon are based upon the South line of Lot 14, Pine Grove Farm, according to the plat thereof, as recorded in Plat Book 102, Pages 123 and 124 of the Public Records of Palm Beach County, Florida. Said line being monumented having a bearing of South 88°55'04" West.
- No buildings 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.
- 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.
- Lines intersecting curves are Non-Radial unless noted otherwise.

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 B
Royal Palm Beach, Florida 33411
(561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: N/A CHECKED BY: D.J.L. DATE: 02/02/2012
DRAWN BY: D.A.B. JOB NO.: 05-059 (CAD FILE 05-059PLAT)



[Signature]
SCOWDEN-HUGHES, INC. SEAL

CITY ENGINEER SEAL

[Signature]
PINE GROVE HOA, INC. SEAL

CITY OF GREENACRES SEAL

REVIEWING SURVEYOR SEAL

SURVEYORS' SEAL

kv-2002-jans-05-059-mag-US-0376-A1-05-31-11-mag 2/7/2013 7:45:00 AM EST