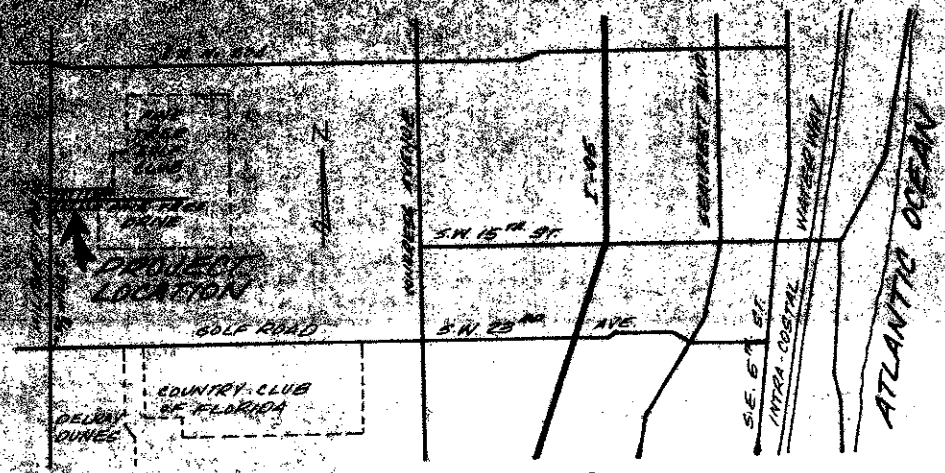


42-014



LOCATION MAP
N.E.S.

PLAN OF
THE VILLAGES OF PINE TREE
A SUBDIVISION
IN
SECTION 25, T. 45 S. R. 40 E.
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3 SHEETS
JANUARY 1980

24

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9-24-80
at 10:00 AM on July
19 80 and duly recorded in the Book
40 of page 24, 25 & 26
JOHN B. DUNKEL, Clerk Circuit Court
Lyle Shreffers

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED MORTGAGEE CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 211 AT PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, NICHOLAS V. PASANO AS TRUSTEE DO HEREBY SET MY HAND AND SEAL THIS 25th DAY OF July, 19 80

WITNESSES:
Roberta A. Rippey / Nicholas V. Pasano
NOTARY PUBLIC NICHOLAS V. PASANO AS TRUSTEE

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICHOLAS V. PASANO TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF July, 19 80

Roberta A. Rippey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-31-84

Asst. COUNTY ENGINEER

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 OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 211 AT PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, EUGENE STREWS, AS VICE-PRESIDENT OF SUN FIRST NATIONAL BANK OF PALM BEACH COUNTY, DO HEREBY SET MY HAND AND SEAL THIS 26th DAY OF June, 1980.

WITNESSES:
Patricia A. Schaefer / Eugene Strows
NOTARY PUBLIC SUN FIRST NATIONAL BANK OF PALM BEACH COUNTY

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE STREWS AS VICE-PRESIDENT OF SUN FIRST NATIONAL BANK OF PALM BEACH COUNTY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June, 1980.

Patricia A. Schaefer
Notary Public

MY COMMISSION EXPIRES: 9/25/81

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT FEDERSPIEL, A DULY LICENSED ATTORNEY 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 IN THE VILLAGES OF PINE TREE, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN TRUE AND CORRECT.

DATE 6/25/80
ROBERT FEDERSPIEL

0329-001

VILLAGES OF PINE TREE
JOHN B. STEWART
SURVEYING, INC.
BOYDTON BEACH, FLORIDA

Malek & Associates
Consulting Engineers, Land Planners, Land Surveyors
Delray Beach, Florida 33444

DEDICATION

DEFINITION
FROM ALL MEN BY THESE PRESENTS THAT THE VILLAGES OF PINE TREE, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "THE VILLAGES OF PINE TREE" SITUATED IN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 26'45" EAST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1355.16 FEET TO A POINT; THENCE NORTH 0 41'42" EAST, A DISTANCE OF 1176.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE PINE TREE GOLF CLUB ENTRANCE ROAD, AS NOW LAID OUT AND IN USE; THENCE SOUTH 89 26'45" WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1319.44 FEET MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809) AS NOW LAID OUT AND IN USE; THENCE NORTH, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.01 FEET TO A POINT; THENCE NORTH 89 26'45" EAST, ALONG A LINE 200.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF THE SAID PINE TREE GOLF CLUB ENTRANCE ROAD, A DISTANCE OF 1659.04 FEET TO A POINT; THENCE SOUTH 0 37'30" WEST, A DISTANCE OF 1659.04 FEET TO A POINT; THENCE SOUTH 89 26'45" WEST, A DISTANCE OF 55.72 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PINE TREE GOLF CLUB ENTRANCE ROAD, AND THE POINT OF BEGINNING AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 26'45" EAST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1355.16 FEET TO A POINT; THENCE NORTH 0 41'42" EAST, A DISTANCE OF 915.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 41'42" EAST, A DISTANCE OF 200.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE PINE TREE GOLF CLUB ENTRANCE ROAD, AS NOW LAID OUT AND IN USE; THENCE SOUTH 89 26'45" WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1318.72 FEET, MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809) AS NOW LAID OUT AND IN USE; THENCE SOUTH ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.01 FEET TO A POINT; THENCE NORTH 89 26'45" EAST, ALONG A LINE 200.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF THE PINE TREE GOLF CLUB ENTRANCE ROAD, A DISTANCE OF 1316.29 FEET TO THE POINT BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2. TRACT "A" IS FOR PRIVATE ROAD PURPOSES AND IS HEREBY DEDICATED TO THE VILLAGES OF PINE TREE PROPERTY OWNERS ASSOCIATION AND ARE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. A UTILITY EASEMENT OVER ALL OF TRACT "A" AS SHOWN IS DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3. TRACT "B" IS DEDICATED AS RECREATION AREA TO THE PROPERTY OWNERS OF THE VILLAGES OF PINE TREE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS.
- 4. THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF THE PUBLIC UTILITIES AND THE DRAINAGE FACILITIES.
- 5. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER THE ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF July, A.D. 19 80

By: [Signature] ATTEST: [Signature]
PRESIDENT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ASHLEY B. SIMON, JR. AND ROY M. SIMON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF VILLAGES OF PINE TREE, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME SAID CORPORATION, AND INSTRUMENT AS SUCH DEFICIES 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 25th DAY OF June, 19 80

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-31-84

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF July, 19 80
[Signature]
DENNIS KROEBER

ATTEST

JOHN B. DUNKEL CLERK
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF July, 19 80

[Signature]
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE PLACED PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW THAT (S.C.F.'S) PERMANENT CONTROL POINTS WILL BE PLACED IN THE QUARTERS POSTED WITH PALM BEACH COUNTY FOR THE RECORD AND PURPOSES AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE RULES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
SURVEYOR

CORPORATE

NOTARY

NOTARY

SURVEYOR

INS-8
25/40/42
RS
FS-22
25