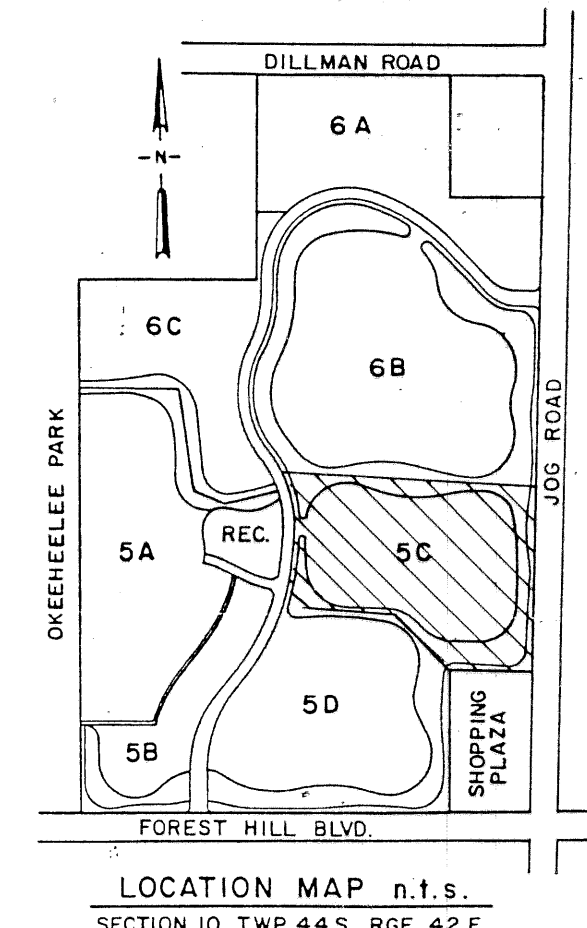


OLIVE TREE - PARCEL 5C

BEING A REPLAT OF A PORTION OF OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., (P.B. 76, PGS. 102 - 104) AND OF A PORTION OF OLIVE TREE - PHASE 6A OF THE RIVER BRIDGE P.U.D., (P.B. 71, PGS. 181 - 182) LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA. JANUARY 1996 SHEET 1 OF 4



123

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:04 PM, this 26 day of January, 1996, and duly recorded in Plat Book No. 76 on Pages 123 thru 126.
DOROTHY H. WILKEN
Clerk Circuit Court
By Leigh A. Standley, P.C.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the OLIVE TREE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as OLIVE TREE - PARCEL 5C, situate in Section 10, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, more particularly described as follows:

Being all of PARCEL 5C, WATER MANAGEMENT TRACT A, AND WATER MANAGEMENT TRACT B, all being of OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104;

Together with:

All of WATER MANAGEMENT TRACT A, of OLIVE TREE - PHASE 6A OF THE RIVER BRIDGE P.U.D., according to the plat thereof, as recorded in Plat Book 71, pages 181 through 182, all being of the public records of Palm Beach County, Florida.

The above described parcel of land contains 1,129,880.987 square feet (25.938 acres) more or less.

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

1. Tract A, the access tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNERS' ASSOCIATION INC., its successors and assigns, for ingress and egress, utilities and drainage. However, OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through Tract A, to the drainage easements.
2. The Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction, operation, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, by any public utility, cable television or security service. The property owner shall maintain the property on, over, or under which the utility easements are located.
3. The Drainage Easements, as shown hereon, are hereby dedicated to, and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. However, the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through the drainage easements to the water management tract.
4. The 20 foot Lake Maintenance Easement as shown hereon, was previously dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book 76, pages 102 through 104 of the Public Records of Palm Beach County, Florida and is hereby not rededicated by this replat.
5. The 4' Wall Maintenance and Roof Drainage Easements as shown hereon, are hereby dedicated in perpetuity to the lots which adjoin said easements, for maintenance of and roof drainage for the zero building side of said adjoining lots. The owner shall maintain the property on, over, or under which said easements are located.
6. Water Management Tracts A and B, as shown hereon, were previously dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book 76, pages 102 through 104 of the Public Records of Palm Beach County, Florida and are hereby not rededicated by this replat.
7. Water Management Tract A, of OLIVE TREE - PHASE 6A OF THE RIVER BRIDGE P.U.D., as shown hereon, was previously dedicated in perpetuity to the RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE - PHASE 6A OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book 71, pages 181 through 182, Public Records of Palm Beach County, Florida and later assigned to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., per that certain Assignment of Dedicated Rights as recorded in Official Record Book 8065, at page 1474 of the said public records and is hereby not rededicated by this replat.

In witness whereof, the OLIVE TREE CORPORATION has caused these presents to be signed and sealed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 4th day of January, 1996.

OLIVE TREE CORPORATION, a Delaware Corporation

By: Ivan M. Chosnek
Ivan M. Chosnek, Vice President

Attest: Hal R. Bradford
Hal R. Bradford, Assistant Secretary

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby 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 complies with chapter 21HH-6 of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set and that permanent control points (P.C.P.s) will be set under guarantees posted for the required improvements, as required by law; That the survey data complies with all the requirements of chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Greenacres, Florida.

This 4th day of JAN, 1996.

PETSCHKE & ASSOCIATES, INC.
Roger A. Hagler
Roger A. Hagler
Professional Land Surveyor
Florida certificate No. 4544

SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544.
- denotes Permanent Reference Monument found, PLS 4544, unless otherwise noted.
- denotes Permanent Control Point, LB (Licensed Business) # 4574.

1. Bearings shown hereon are based upon an assumed bearing of North 00°16'12" East, and are referenced to the North-South quarter section line of Section 10, Township 44 South, Range 42 East and are given for the sole purpose of delineating angles only.
2. Lines which intersect curves are radial to those curves unless otherwise noted.
3. Building Setback Lines shall be as approved by the City of Greenacres, Florida.
4. Where Utility and Drainage Easements cross, Drainage Easements take precedence.
5. Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
6. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

This plat is hereby approved for record this 27th day of January, 1996.

P.U.D. TABULAR DATA	
By: <u>Samuel J. Wiener</u> , Mayor	97 single family lots ----- 15.5555 acres
	Private road ----- 2.1255 acres
	Lake ----- 8.2573 acres
	Total plat area ----- 25.9385 acres
By: <u>Wadie Atallah</u> , Engineering, Planning & Building Director	
By: <u>Sandra K. Hill</u> , City Clerk	

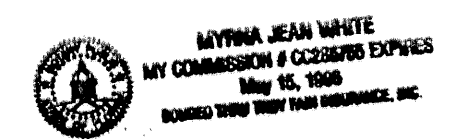
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek and Hal R. Bradford, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively of the above named OLIVE TREE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary 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 of said corporation.

Witness my hand and official seal, this 4th day of January 1996.

My commission expires _____
Myra Jean White
Notary Public
State of Florida



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I GARY L. KORNFIELD, an Attorney, duly licensed to practice law 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 to OLIVE TREE CORPORATION, a Delaware corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KNEEN, MARIANI, CURTIN, WIENER, KORNFIELD & DEL RUSSO P.A.

By: Gary L. Kornfeld
Gary L. Kornfeld, Attorney

Dated: 1/3/96

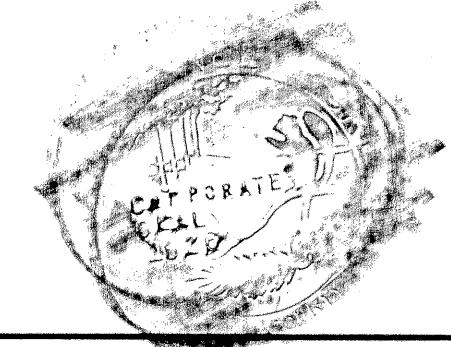
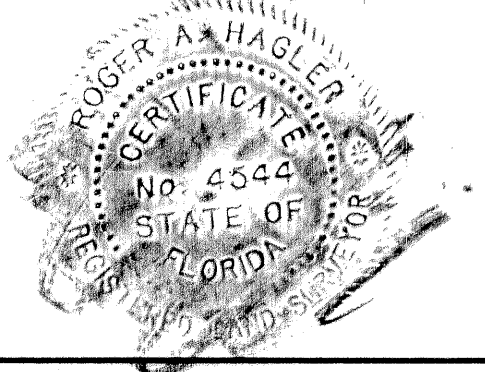
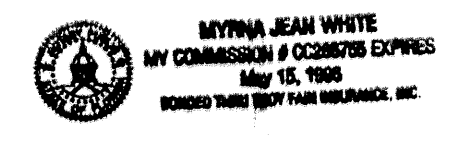
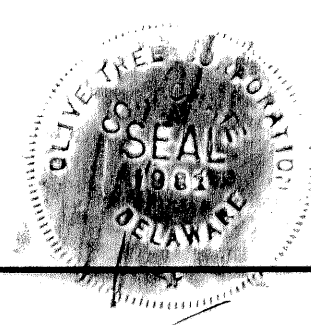
THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PETSCHKE & ASSOCIATES, INC., 2581 METROCENTRE BLVD., SUITE 6, WEST PALM BEACH, FL 33407.

SEAL
OLIVE TREE CORPORATION

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
CITY OF GREENACRES



PETSCHKE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Testing Services
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788
1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

OLIVE TREE - PARCEL 5C

SECTION 10, TOWNSHIP 44S., RANGE 42E.
CITY OF GREENACRES, FLORIDA

Drawn by: D.W.O.	Date: SEPT. 1995	SCALE: NONE	JOB NUMBER: 95-051	SHEET OF: 1 OF 4
Designed by:	Checked by: R. HAGLER			

OLIVE TREE
SUBDIVISION # OLIVE TREE
BOOK 76 PAGE 123
FLOOD ZONE FLOOD MAP
QUAD # ZONING
SE ZIP CODE
PUD NAME