

PLAT OF
PINE HOLLOW ESTATES

BEING A REPLAT OF PART OF THE PLAT OF PINE HOLLOW
 PLAT BOOK 49, PAGES 62 AND 63
SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 SHEETS

84

COUNTY OF PALM BEACH) ss
 STATE OF FLORIDA) 4:33 P.M.
 This Plat was filed for record at this 10 day of June 1996
 and duly recorded in Plat Book No. 77
 on page 84-85
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by *[Signature]* D.C.



DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING A BRASS DISC SET IN CONCRETE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°27'40" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 671.12 FEET TO THE NORTH LINE OF THE SOUTH THREE-QUARTERS OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89°56'18" EAST, ALONG SAID NORTH LINE OF THE SOUTH THREE-QUARTERS, A DISTANCE OF 1427.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 57TH AVENUE (A 60 FOOT RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF SHERWOOD LAKES (P.U.D.), RECORDED IN PLAT BOOK 40, PAGES 105-108, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'18" EAST, ALONG SAID NORTH LINE OF SOUTH THREE-QUARTERS, A DISTANCE OF 281.78 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 00°38'42" WEST, ALONG SAID EAST LINE OF THE WEST QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 732.97 FEET TO A PERMANENT REFERENCE MONUMENT ON THE NORTH LINE OF THE AFORESAID PLAT OF SHERWOOD LAKES (P.U.D.); THENCE SOUTH 89°56'18" WEST, ALONG SAID NORTH LINE OF SHERWOOD LAKES (P.U.D.), A DISTANCE OF 508.48 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 57TH AVENUE; THENCE NORTH 34°29'45" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.67 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 123.00 FEET, A CENTRAL ANGLE OF 3°35'16" AND A CHORD BEARING OF NORTH 17°33'07" EAST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 727.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°36'29" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.69 FEET TO THE POINT OF BEGINNING.

LESS THE WEST 7 FEET THEREOF FOR ROAD RIGHT OF WAY AS DEDICATED BY THE PLAT OF PINE HOLLOW IN PLAT BOOK 49, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.7965 ACRES, MORE OR LESS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT R. C. BOOS CONSTRUCTION, INC./FELNER CONSTRUCTION, INC., A JOINT VENTURE, OWNERS OF THE LANDS DESCRIBED HEREON AND SHOWN HEREON AS PINE HOLLOW ESTATES HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, THE ACCESS TRACT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE HOLLOW ESTATES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE.
- TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE HOLLOW ESTATES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATIONAL PURPOSES.
- TRACTS C, D, AND G, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE HOLLOW ESTATES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, COMMON AREA, AND OPEN SPACE PURPOSES. FURTHERMORE TITLE TO SAID TRACTS OR PORTIONS THEREOF MAY NOT BE CONVEYED TO ANY INDIVIDUAL HOME OWNERS
- TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE HOLLOW ESTATES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE, COMMON AREA AND OPEN SPACE PURPOSES. FURTHER MORE TITLE TO SAID TRACTS OR PORTIONS THEREOF MAY NOT BE CONVEYED TO ANY INDIVIDUAL HOME OWNERS.
- THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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.
- THE 4' WALL MAINTENANCE AND ROOF DRAINAGE EASEMENT 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.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 10th DAY OF MAY, 1996.

BY: R. C. BOOS CONSTRUCTION, INC., GENERAL PARTNER
Rena Allan WITNESS
James Singh WITNESS
R. C. Boos, President

BY: FELNER CONSTRUCTION, INC., GENERAL PARTNER
Marlene Valtierra WITNESS
Rena Allan WITNESS
Jay Felner, PRES.

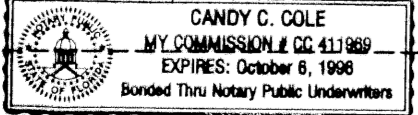
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER C. BOOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF R. C. BOOS 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 10th DAY OF MAY, 1996.

MY COMMISSION EXPIRES:
 NOTARY PUBLIC
 NAME: *Candy C. Cole*
 COMMISSION NO. *411999*



ACKNOWLEDGEMENT

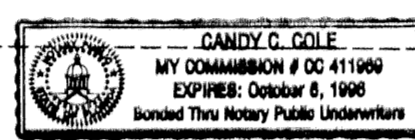
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Jay Felner* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FELNER 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 10th DAY OF MAY, 1996.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
 NAME: *Candy C. Cole*
 COMMISSION NO. *411999*



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, SUN TITLE AND ABSTRACT COMPANY, A DULY LICENSED TITLE INSURANCE AGENCY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN R. C. BOOS CONSTRUCTION, INC./FELNER CONSTRUCTION, INC., A JOINT VENTURE, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. THERE ARE ENCUMBRANCES OF RECORD, BUT, THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Dan Hagerty
 DANIEL L. HAGERTY, ESQUIRE

MORTGAGEES 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4107 PAGES 957 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS; THIS 31st DAY OF MAY, 1996.

EQUITY BANK, ITS SUCCESSORS AND/OR ASSIGNS

Charles E. Brier BY: *Charles E. Brier*
 WITNESS: *Dennis E. Chimento* BY: *Charles E. Brier*
Terry A. Staropoli BY: *Marvin A. Wood*
 WITNESS: *Terry A. Staropoli* BY: *Marvin A. Wood*
 SECRETARY OR ASSISTANT SECRETARY

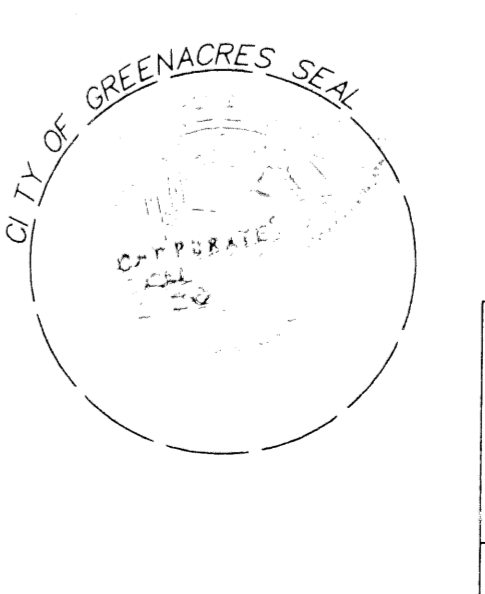
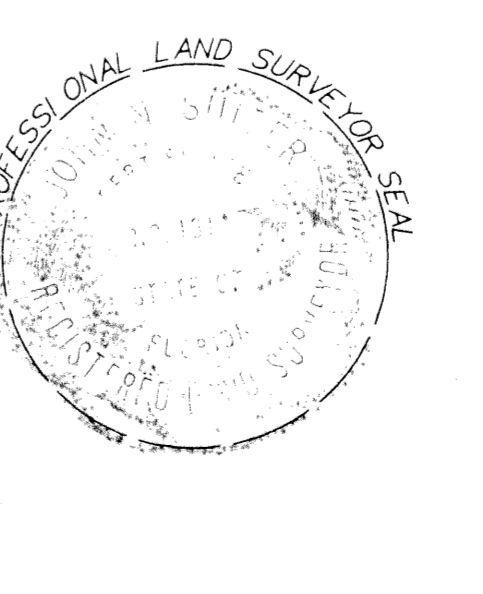
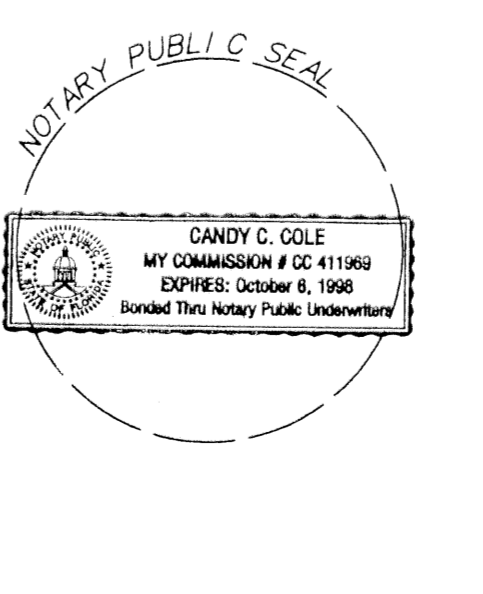
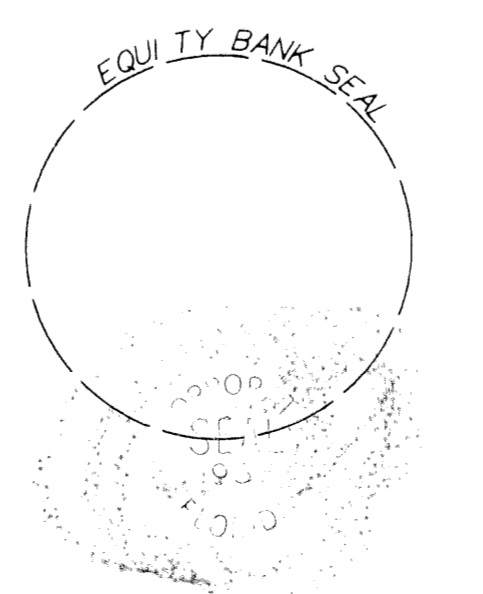
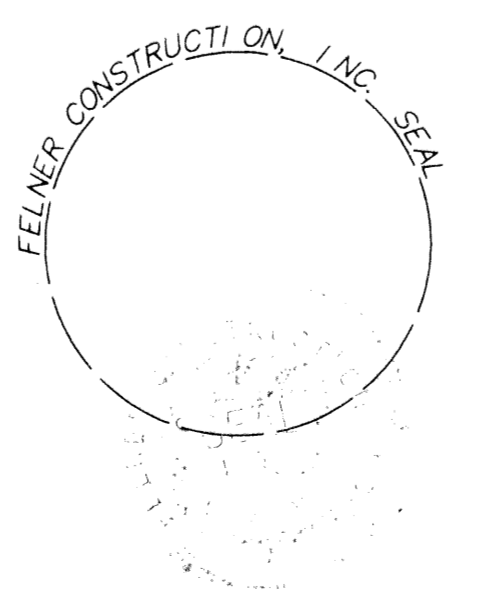
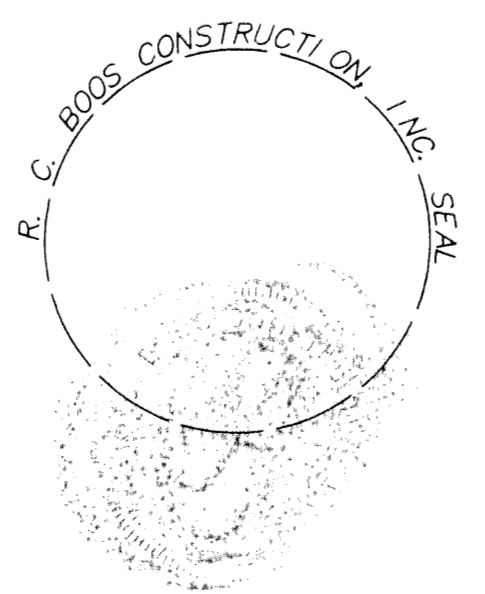
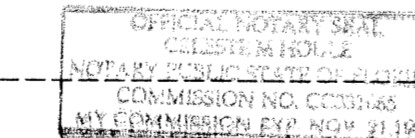
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Charles E. Brier* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EQUITY BANK, ITS SUCCESSORS AND/OR ASSIGNS, 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 31st DAY OF MAY, 1996.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
 NAME: *Celeste M. Houde*
 COMMISSION NO. *411999*



SITE TABULAR DATA

TOTAL PLAT AREA 5.7965 ACRES
 32 SINGLE FAMILY LOTS. 2.6525 ACRES
 ROAD RIGHT OF WAY. 1.0769 ACRES
 RECREATION AREA. 0.2779 ACRE
 COMMON AREA 1.7892 ACRES

APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF JUNE, 1996.

BY: *Samuel J. Forasini*
 DIRECTOR OF ENGINEERING, PLANNING AND BUILDING - **WADIE ATAMAN**
 BY: *Sandra K. Hill*
 CITY CLERK - **SONDRA K. HILL**

NOTES:

- THE WEST LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR S.0°27'40"W.
- BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE CITY OF GREENACRES, FLORIDA.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER BY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH CHAPTER 61017-6 OF THE FLORIDA ADMINISTRATIVE CODE, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

John N. Suiter
 JOHN N. SUITER
 SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 1314

INSTRUMENT PREPARED BY:

JOHN N. SUITER IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC. 2601 NORTH FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483 (407) 732-3279

O'BRIEN, SUITER & O'BRIEN, INC.
 ENGINEERS, SURVEYORS, LAND PLANNERS
 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA
 (407) 276-4501 732-3279 FAX 276-2390

DATE FEB. 1996 SCALE: 1" = 30'
 ORDER NO.: 95-97db

SUBDIVISION Pine Hollow Estates
 BOOK 77 PAGE 84
 FLOOD ZONE FLOOD MAP
 QUAD ZONING
 SE ZIP CODE
 PUD NAME City of Greenacres

T-2 353