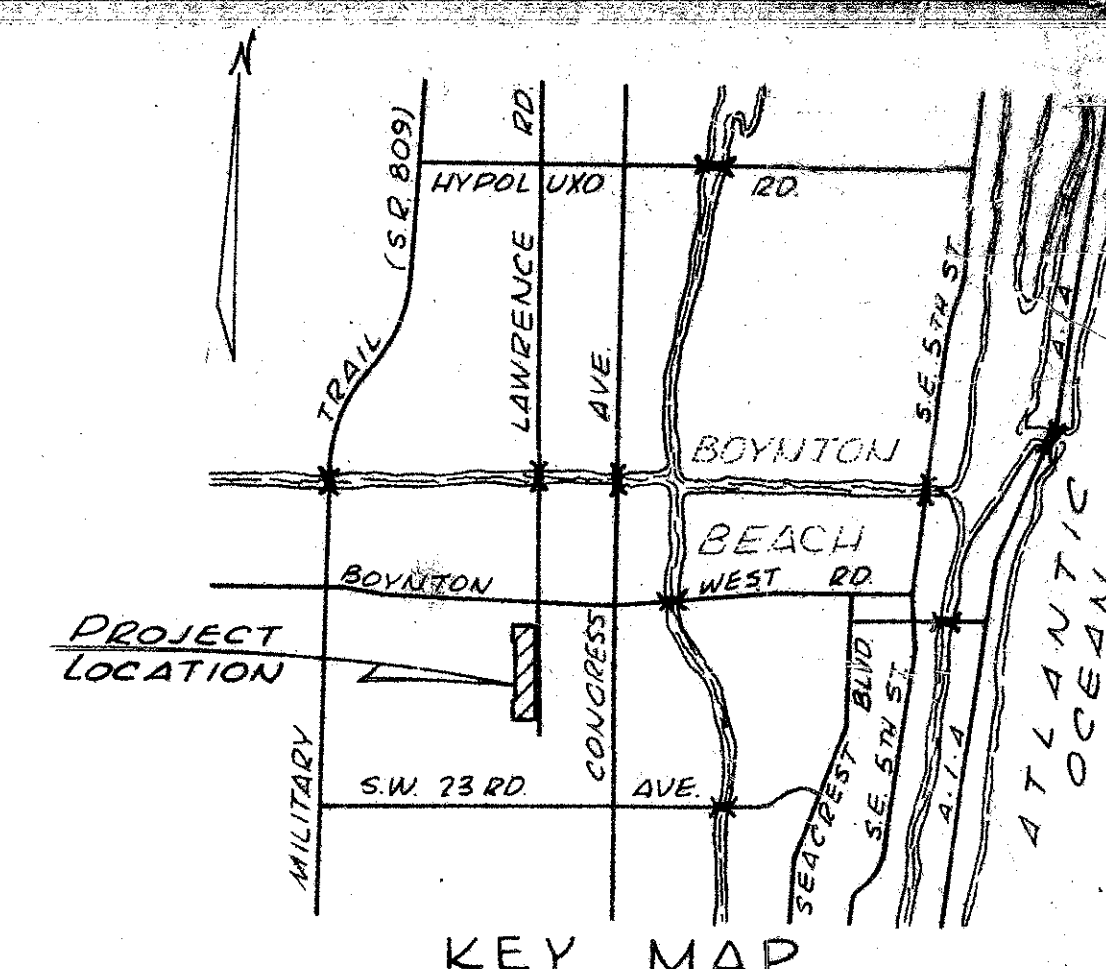


P. T. V. PLAT

IN THE EAST HALF (E 1/2) OF SECTION 25, TWP. 45 S., RGE. 42 E.;
 BEING, IN PART, THAT CERTAIN PARCEL LYING EAST OF THE GOLF COURSE AND
 EAST OF LOTS 119, 120, 209 & 210 AS ALL ARE SHOWN ON THE UNRECORDED PLAT
 OF "PINE TREE GOLF CLUB"; AND BEING A PART OF THE PLAT OF "BOYNTON GARDENS"
 (PLAT BOOK 6 PAGE 31) VACATED NOVEMBER 13, 1962, SAID VACATION RECORDED
 IN O.R.B. 850, PAGE 7; ALL IN

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS
 SHEET 1 OF 2



85
 COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 22 day of August
 19 77 and duly recorded in Plat Book No.
33 on page 85 & 86
 JOHN L. DUNN, Clerk Circuit Court
 by Style Shreffels

DEDICATION & DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that Drexel Properties, Inc. a Florida Corporation, owner of the lands shown hereon, being in the East Half of Section 25, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as P.T.V. PLAT, said lands being more particularly described as follows:

BEGINNING at the point of intersection of the East line of said Section 25 with the easterly extension of the South line of the PLAT OF LIMETREE COURT as said plat is recorded in Plat Book 52 through 54, inclusive, Public Records of Palm Beach County, Florida, and from said POINT OF BEGINNING run (bearings cited herein are in the meridian of said PLAT OF LIMETREE COURT) by the following numbered courses:

1. South 00°-19'-00" East running along the said East line of Section 25, 4194.50 feet, more or less, to a point in a line parallel with and 40 feet northerly from (as measured at right angles to) the South line of said Section 25; thence...
2. South 89°-23'-32" West, running along the just described parallel line, a distance of 626.21 feet, more or less, to a point in the south-easterly corner of Lot 209 as shown on the "UNRECORDED PLAT OF PINETREE GOLF CLUB"; thence...
3. North 00°-36'-28" West, running along the East line of said Lot 209 and of Lot 210 as shown on the "UNRECORDED PLAT OF PINETREE GOLF CLUB" 290 feet to the northeast corner of said Lot 210; thence...
4. North 44°-33'-28" East, running along the easterly line of the Golf Club area as shown on the said "UNRECORDED PLAT OF PINETREE GOLF CLUB" 28.36 feet; thence...
5. North 00°-16'-35" West, continuing along the said East line of the Golf Club 3522.22 feet; thence...
6. North 45°-05'-53" West, continuing along the said East line of the Golf Club 28.37 feet, more or less, to the southeast corner of Lot 119 as shown on said "UNRECORDED PLAT OF PINETREE GOLF CLUB"; thence...
7. North 00°-04'-49" East, running along the East line of said Lot 119 and along the East line of Lot 120 as shown on the said "UNRECORDED PLAT OF PINETREE GOLF CLUB" 330 feet, more or less, to a point in the above described south line of the PLAT OF LIMETREE COURT; thence...
8. South 89°-52'-42" East, running along the said South line of the PLAT OF LIMETREE COURT, 622.77 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 58.7350 acres.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. STREETS:

- a) TRACT S-1 as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
- b) The streets, as shown hereon, except said TRACT S-1, are hereby dedicated to the P.T.V. HOMEOWNER'S ASSOCIATION, INC. for private roadway purposes and are the perpetual maintenance obligation of said Association.

2. EASEMENTS:

- a) The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
- b) The drainage easements and easements across all of Tracts A, B and C, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

- c) The access control easements as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- d) The Lake Worth Drainage District easement across Lot 1, Block 3, as shown hereon is hereby dedicated to the Lake Worth Drainage District for the construction, operation and maintenance of drainage facilities.
- e) The Lake Worth Drainage District Access Easement, as shown hereon, is hereby dedicated to the Lake Worth Drainage District for access to the Lake Worth Drainage District Easement and Tract "D" as shown hereon.

3. DRAINAGE RIGHTS-OF-WAY:

The drainage right-of-way, shown hereon as Tract D, is hereby dedicated to the Lake Worth Drainage District for proper purposes and is the perpetual maintenance obligation of said Lake Worth Drainage District

4. RECREATION AREAS:

Lot 39, Block 1 and Lot 1, Block 3, as shown hereon, are hereby dedicated to the P.T.V. HOMEOWNER'S ASSOCIATION, INC. for recreation purposes and are the perpetual maintenance obligation of said P.T.V. HOMEOWNER'S ASSOCIATION, INC.

5. OTHER PARCELS:

- a) Tracts A, B, and C as shown hereon are hereby dedicated to the P.T.V. HOMEOWNER'S ASSOCIATION, INC. for lake and water retention purposes and are the perpetual maintenance obligation of said P.T.V. HOMEOWNER'S ASSOCIATION, INC.

IN WITNESS WHEREOF the above named Drexel Properties, Inc. has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors this 22 day of July, A.D. 19 77.

Attest: Brian C. Deuschle Secretary
Harry T. Mangurian Jr. President

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF BROWARD

BEFORE ME personally appeared HARRY T. MANGURIAN, JR. and BRIAN C. DEUSCHLE, 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 the DREXEL PROPERTIES, INC. a Corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 22 day of July, A.D. 19 77.

By: Cecil R. Rumbaut
 Notary Public

My Commission Expires: Dec 15, 1979

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 the dedication shown hereon by the owner thereof and agrees its mortgage, which is recorded in Official Record Book 2196 at Pages 200, 201, 202, 203, 204 and 205, 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 Trust Operations Officer and attested to by its Assistant Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 22nd day of July, A.D. 19 77.

ATTEST: James W. Wolff Assistant Vice President
 BY: Marie E. Hagslett Trust Operations Officer

ACKNOWLEDGEMENT

STATE OF
 COUNTY OF

BEFORE ME personally appeared MARIE E. HAGSLT and JAMES W. WOLFF, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Trust Operations Officer and Assistant Vice President of the FIRST BANK AND TRUST COMPANY OF BOYNTON BEACH, a Corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 22 day of July, A.D. 19 77.

By: Shirley L. Grantz
 Notary Public

My Commission Expires: APRIL 18, 1981
 PALM BEACH COUNTY FLORIDA

NOTES

1. Permanent Reference Monuments (P.R.M.'s) are designated thus: ■
2. Permanent Control Points (P.C.P.'s) are designated thus: ○
3. Bearings cited herein are in the meridian of PLAT OF LIMETREE COURT (Plat Book 30, Pages 52-54).
4. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
5. There shall be no buildings or other structures placed on utility easements.
6. There shall be no buildings or any kind of construction or trees or shrubs placed on public drainage easements.
7. In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

I BRIAN C. DEUSCHLE, 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 Drexel Properties, Inc.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgage shown hereon; and that I find all the mortgages are shown and are true and correct.

DATE: August 5, 1977

By: Brian C. Deuschle
 Attorney at Law

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 16 day of AUGUST, A.D. 19 77.

By: Robert F. Kahlgren
 Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 16 day of August, A.D. 19 77.

By: Robert F. Kahlgren
 Lake Loyal, Chairman
 Board of County Commissioners

ATTEST: John P. D. Kie, C.

By: Marie E. Hagslett
 Deputy Clerk

SURVEYOR'S CERTIFICATION

I hereby certify that this is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) permanent reference monuments have been placed as required by law and that (P.C.P.'s) permanent control points will be set under the guarantees posted with Palm Beach County, Florida, for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

DATE: July 22, 1977

By: David M. White
 David M. White, P.L.S.
 Plat Book No. 2201

This instrument was prepared by David M. White in the offices of Robert E. Owen & Associates, Inc., Engineers, Planners and Planners, Forum III Building, 1675 Palm Beach Boulevard, West Palm Beach, Florida

Field Book
 No. D-69 Pg. 41
 Design
J. THOMAS
 Drawn
M. C. LIEHN
 Checked
D. M. WHITE
 FIELD
P. ZICK

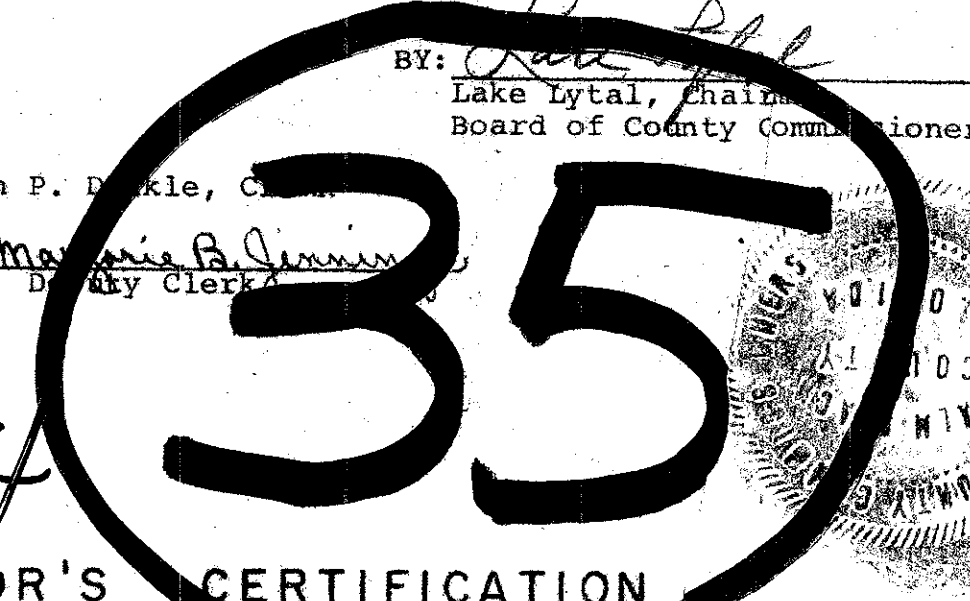
ROBERT E. OWEN & ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 WEST PALM BEACH
 FLORIDA

P. T. V. PLAT
 IN
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2

Scale
 NONE
 Sheet #
 of 2
 File
 No. BF 2247

P. T. V. PLAT

1000-144



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