

# GREEN CAY VILLAGE

BEING A REPLAT OF A PORTION OF WINSBERG FARMS P.U.D. AS RECORDED IN PLAT BOOK 102, PAGES 98-100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 5  
JULY 2005

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 RECORD BOOK 19062, AT PAGES 212, 214 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 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 8<sup>th</sup> DAY OF August, 2005.

CITY NATIONAL BANK OF FLORIDA

BY: [Signature]  
VICE PRESIDENT  
J. Scott McLoughlin

WITNESS: [Signature]

PRINT NAME: Doris G. Gorman

WITNESS: [Signature]

PRINT NAME: G.R. Gorman

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. Scott McLoughlin, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS J. Scott McLoughlin OF CITY NATIONAL BANK OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 8<sup>th</sup> DAY OF August, 2005.

MY COMMISSION EXPIRES: 12/31/06

[Signature]  
NOTARY PUBLIC

PRINT NAME: Doris G. Gorman MY COMMISSION NUMBER: DD172992



### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 RECORD BOOK 19062, AT PAGE 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 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 17<sup>th</sup> DAY OF August, 2005.

MMA CAPITAL CORPORATION,  
A MICHIGAN CORPORATION.

BY: [Signature]  
VICE PRESIDENT

WITNESS: [Signature]

PRINT NAME: Jennifer Malboarf

WITNESS: [Signature]

PRINT NAME: GARRETT M. MORGAN

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Karen L. Edmond, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF MMA CAPITAL CORPORATION, LTD., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 17<sup>th</sup> DAY OF August, 2005.

MY COMMISSION EXPIRES: 8/8/08

[Signature]  
NOTARY PUBLIC

PRINT NAME: Priscilla G. Freygo MY COMMISSION NUMBER: [Number]

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, BROAD AND CASSEL, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 TO GREEN CAY VILLAGE TOWN HOMES, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; GREEN CAY VILLAGE CONDOMINIUMS, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; AND GREEN CAY VILLAGE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-10-05

BY: BROAD AND CASSEL  
7777 GLADES ROAD, #300  
BOCA RATON, FLORIDA 33434

[Signature]  
JEFFREY A. DEUTCH, P.A.  
PARTNER

### SURVEYORS NOTES

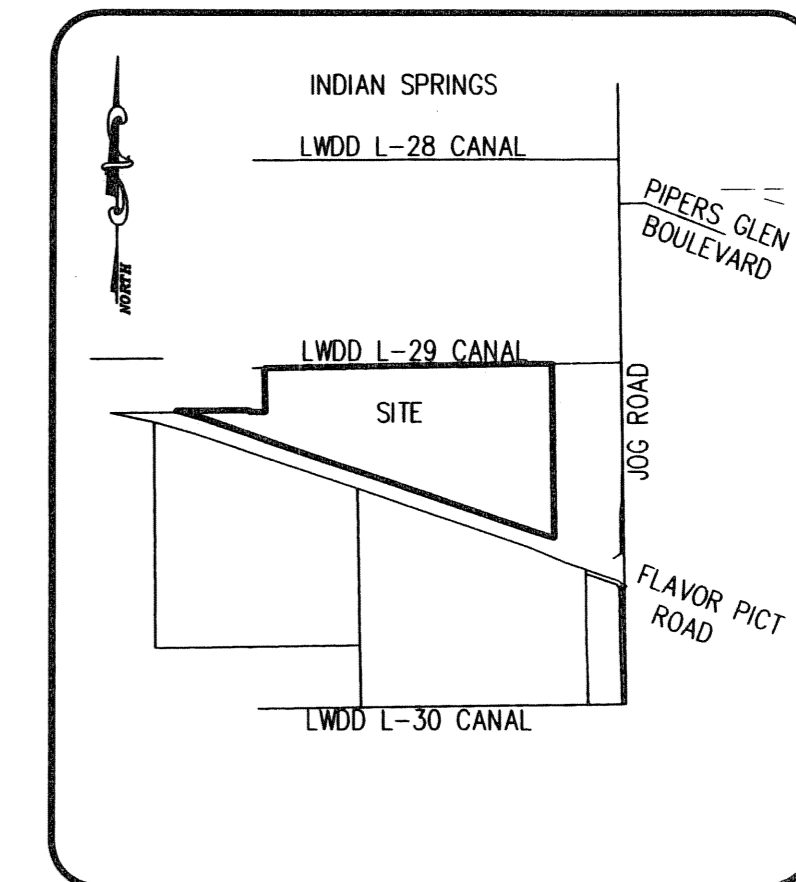
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  LS#2633
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-29 CANAL BEING N89°05'10"E.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS OVERLAP LAKE MAINTENANCE EASEMENTS.
- COORDINATES SHOWN ARE GRID COORDINATES.  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE.  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.  
LINEAR UNIT = U.S. SURVEY FOOT.  
ALL DISTANCES ARE GROUND.  
SCALE FACTOR = 1.0000287  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION: NONE
- PLAT AREA: 43.064 ACRES.

### NOTICE:

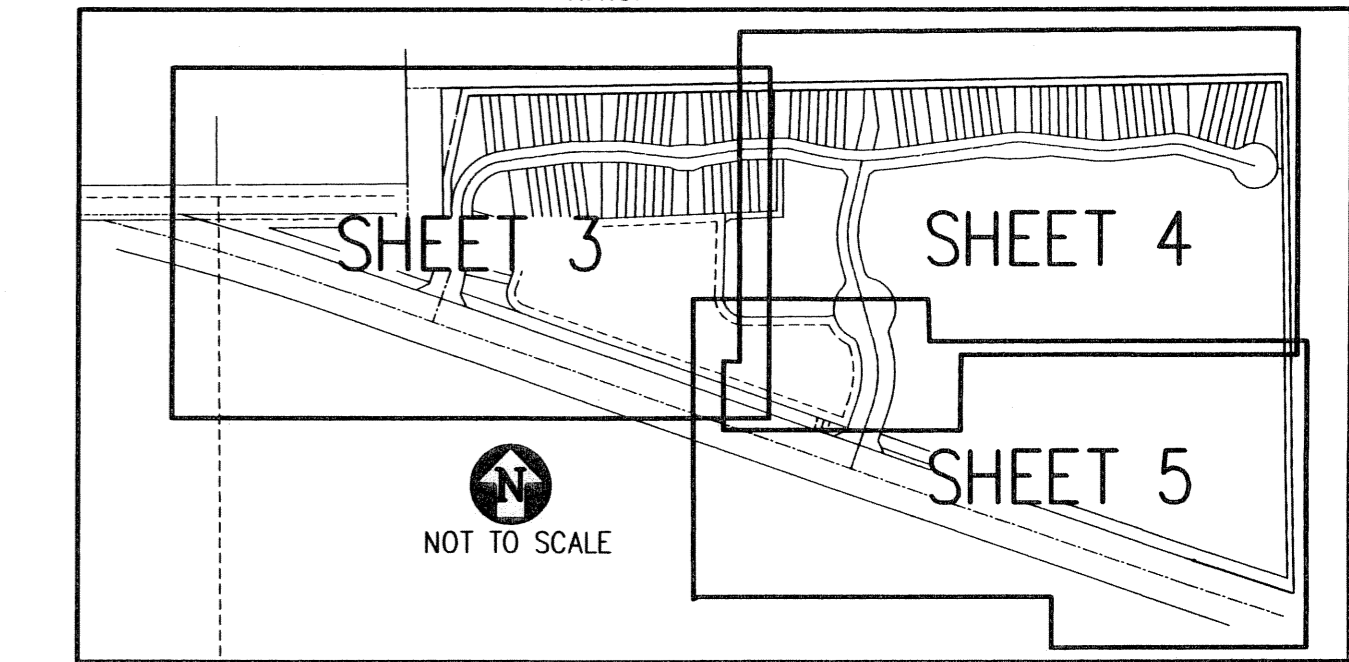
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### LEGEND

- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- (M) MEASURED
- O.R.B. OFFICIAL RECORD BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- R.O.W. RIGHT-OF-WAY
- C.B. CHORD BEARING
- P.R.C. POINT OF REVERSE CURVATURE
- P.B. PLAT BOOK
- P.G. PAGE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ☉ CENTER LINE
- ☐ SET PERMANENT REFERENCE MONUMENT #2633
- SET PERMANENT CONTROL POINT (P.K. NAIL & DISC #2633)
- N.R. NON-RADIAL



LOCATION MAP  
N.T.S.



INDEX MAP

TABULAR ZONING DATA:  
PETITION No 97-095  
ZONING: P.U.D.  
P.U.D. AREA= 43.064 ACRES  
RESIDENTIAL PODS: 26.593

BUFFER TRACTS: 3.672 ACRES  
RECREATION & OPEN SPACE: 3.550 ACRES  
ROADWAY TRACTS: 4.197 ACRES  
WATER MANAGEMENT TRACT: 5.097 ACRES

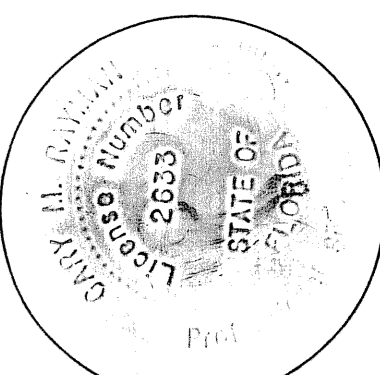
TOTAL AREA= 43.064 ACRES

TOTAL DWELLING UNITS: 420  
GROSS DENSITY: 9.75 U/A

### SURVEYORS 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 SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

[Signature]  
GARY M.F. RAYMAN, PSM  
LICENSE NO. LS 2633  
STATE OF FLORIDA

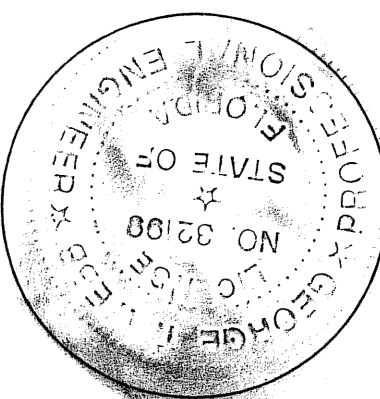


SURVEYOR SEAL

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2) FLORIDA STATUTES, THIS 9<sup>th</sup> DAY OF November, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

[Signature]  
GEORGE T. WEBB P.E. - COUNTY ENGINEER



COUNTY ENGINEER SEAL

THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. SHALLAWAY FOY RAYMAN & NEWELL, INC. ENGINEERS SURVEYORS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603

### GREEN CAY VILLAGE

**SFRN**  
Engineers • Surveyors • Mappers  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405  
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRNNC.COM

DATE	07/10/2004
SCALE	1" = 50'
CAD FILE	03504PLAT
SIX PROJECT	03504
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

SHEET NO.	2/5
JOB NO.	03504.03

GREEN CAY VILLAGE  
BOOK 106  
PAGE 121  
FLOOD ZONE B  
QUAD # 26  
SE  
TAX. 964  
PUD NAME WINBERG FARMS  
ZONING PLD  
ZIP CODE 33437

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