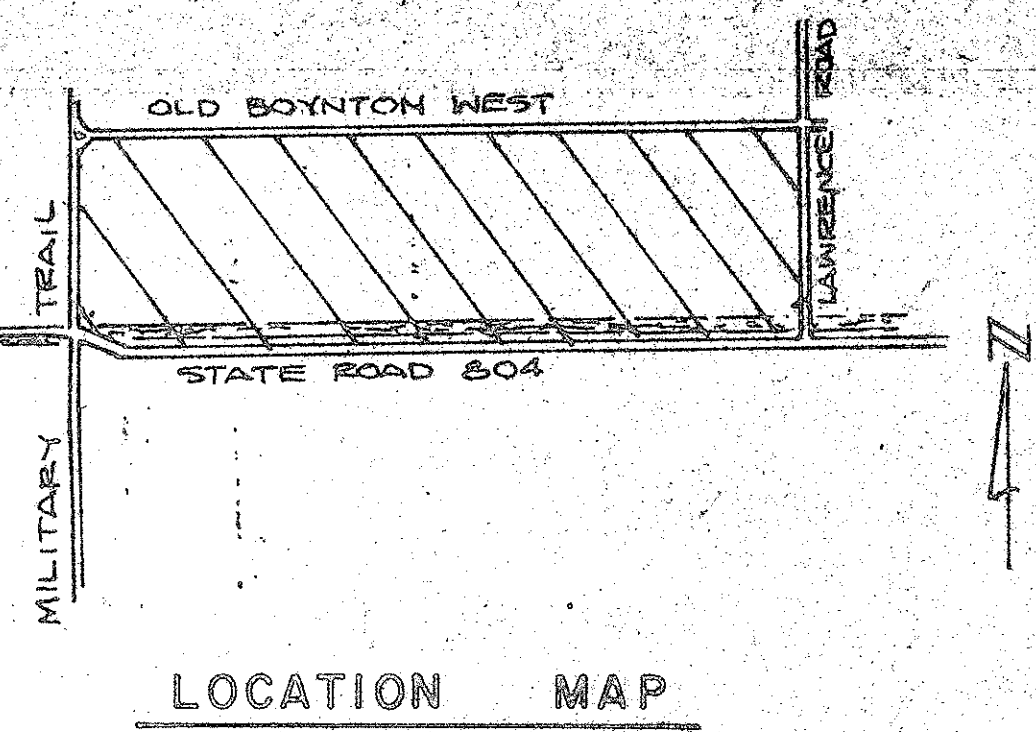


38-51

**A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL
PLAT OF BENT TREE**
IN SECTIONS 24 AND 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
BEING, IN PART, A REPLAT OF BOYNTON MANORS, AS SAME IS SHOWN AND RECORDED
IN PLAT BOOK 14, PAGE 21.
IN FOUR SHEETS, SHEET NO. ONE



51

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9.24.79
at 27 day of September
1979 and duly recorded in Plat Book No.
38 on page 51-54
GONN B. DUNKLE, Clerk Circuit Court
Charles N. Givens D.C.

DESCRIPTION

A parcel of land lying in the South 1/2 of Section 24 and the North 1/2 of Section 25, Township 45 South, Range 42 East, Palm Beach County, Florida being more particularly described as follows:

Begin at the Northeast corner of "Country Club Trail Commercial" as recorded in Plat Book 30, Page 171, Public Records of Palm Beach County, Florida; and from the Point of Beginning run North 0°04'04" West along a Northerly projection of the East line of said "Country Club Trail Commercial", a distance of 7.00 feet to the South Right-of-Way Line of Old Boynton West Rock Road, said point being 33 feet Southerly as measured at right angles to the centerline of said Old Boynton West Rock Road; thence run North 89°54'38" East along said South right-of-way line of said Old Boynton West Rock Road, a distance of 945.08 feet; thence North 89°52'42" East, continuing along said South right-of-way line, a distance of 3283.62 feet to an intersection with the West right-of-way line of Lawrence Road, said point being 40 feet as measured at right angles to the centerline of said Lawrence Road; thence run South 0°15'10" East, 40 feet Westerly from and parallel to said centerline, a distance of 1399.49 feet to a point on the South line of said Section 24; thence run South 0°31'33" East, 40 feet Westerly from and parallel to said centerline of Lawrence Road and the East line of said Section 25, a distance of 54.54 feet; thence departing said West right-of-way line run South 89°58'50" West, a distance of 100.00 feet; thence run South 44°58'50" West, a distance of 160.78 feet to a point on the arc of a curve, concave Northerly, having a radius of 21,385.90 feet and a central angle of 0°34'31"; thence from a tangent bearing of North 89°27'35" East, run along the arc of said curve in an Easterly direction, a distance of 214.72 feet to a point on the West right-of-way line of said Lawrence Road; thence run South 0°31'33" East along said West right-of-way line a distance of 47.00 feet to an intersection with the North right-of-way line of Boynton West Road (S.R. 804) as same is recorded in Road Plat Book 2, Pages 217 through 220, said point also being on the arc of a curve, concave North, having a radius of 21432.90 feet and a central angle of 01°07'21"; thence run along the arc of said curve in a Westerly direction an arc distance of 419.90 feet to the Point of Tangency of said curve; thence run North 89°59'30" West along said North right-of-way line of Boynton West Road, a distance of 2906.68 feet to the Point of Curvature of a curve, concave Northerly, having a radius of 1837.08 feet and a central angle of 16°00'23"; thence run along the arc of said curve and said North right-of-way line, an arc distance of 518.82 feet to the end of said curve; thence run North 73°59'05" West along said North right-of-way line, a distance of 412.43 feet to a point on the Southerly projection of the East boundary of said "Country Club Trail Commercial"; thence run North 0°04'04" West along the Southerly projection and the East boundary of said "Country Club Trail Commercial", a distance of 1420.92 feet to the Point of Beginning.

CONTAINING 155.029 acres, more or less.

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that DREXEL PROPERTIES INC. owner of the lands shown and described herein and shown hereon as PLAT OF BENT TREE has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- STREETS**
 - Tracts S-1 and S-2 as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
 - Tract S-3 and 1/2 E easement there from are hereby dedicated to Bent Tree Villas West Condominium Association, Inc. for private road purposes and is the perpetual maintenance obligation of said Association.
 - Tract S-4 and 1/2 E easement there from are hereby dedicated to Bent Tree Villas East Condominium Association, Inc. for private road purposes and is the perpetual maintenance obligation of said Association.
- EASEMENTS**
 - The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
 - The limited access easements, as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- The Water Management Tract shown hereon as Tract W-1 is hereby dedicated to the Bent Tree Water Management Association, Inc. for proper purposes and is the perpetual maintenance obligation of said Association.
- The Drainage Rights-of-Way, shown hereon as Tracts D-1, D-2 and D-3 are hereby dedicated to the Lake North Drainage District, in fee simple, for drainage right-of-way purposes.
- The recreation areas, shown hereon as Tract R-1 and R-2, are hereby reserved for recreation purposes.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its PRESIDENT and attested to by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 16 day of AUGUST, A.D. 1979.

DREXEL PROPERTIES INC.
a corporation of
the STATE OF FLORIDA

Attest: [Signature] By [Signature]
BRIAN C. DEUSCHLE HARRY T. MANGURIAN Jr.
SECRETARY PRESIDENT

ACKNOWLEDGMENT

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 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 16 day of AUGUST, A.D. 1979

By [Signature]
Notary Public

My Commission Expires: [Date]

P.U.D. DATA

Total Area	155.03 Acres
Total Units (Maximum)	1214 Units
Density	7.83 Du./Ac.
Total Coverage	80.67 Ac.
Total Open Space	59.48 Ac.
Area developed within this plat	113.84 Ac.
Dwelling units to be developed with this plat excluding Tracts A&B	670 Du.
Density (Excluding Tracts A&B)	5.89 Du./Ac.

NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus:
- Permanent Control Points (P.C.P.'s) are designated thus:
- Bearings cited herein are in the meridian of COUNTRY CLUB TRAIL COMMERCIAL, PLAT BOOK 30, PAGE 171
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
- 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 herein described property, that I find that unencumbered title to the property is vested in DREXEL PROPERTIES INC. and that the current taxes have been paid.

Date: August 16, 1979 By [Signature]
BRIAN C. DEUSCHLE

COUNTY APPROVALS

COUNTY ENGINEER
This plat is hereby approved for record this 16 day of August, A.D. 1979

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 16 day of August, A.D. 1979

ATTEST: JOHN F. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By [Signature]
Deputy Clerk

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon 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 21, 1979 By [Signature]
CHARLES N. GIVENS
Florida Cert. No. 7188 P.I.S.

0226
B-2000-305

This instrument was prepared by CHARLES N. GIVENS
Robert E. Owen & Associates, Inc., Engineers and Planners, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA	PLAT OF BENT TREE	Job No. 78-1148
Design			Scale
Drawn	Not to be used for Construction until Approved. Approved		Date FEB. 1979
Checked			Sheet 1
			of 4
			File No. BF-2290