

"A PART OF COUNTRY CLUB TRAIL, A P.U.D."

SHEET 1 OF 2 SHEETS

11

ASHLEY LAKE PARK

A REPLAT OF A PORTION OF TRACTS E & F PLAT No. 1 CEDAR POINT (P.B. 30, PGS. 178 & 179, P.B.C.R.) SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that ASHLEY LAKE PARK LIMITED PARTNERSHIP, a Florida Limited Partnership, Owner of the land shown hereon, being a replat of portions of Tract "E" & "F" of CEDAR POINT PLAT No. 1, as recorded in Plat Book 30, Pages 178 and 179, said lands being shown hereon as ASHLEY LAKE PARK, more particularly described as follows:

A portion of Plat No. 1, CEDAR POINT, according to the Plat thereof, as recorded in Plat Book 30, Pages 178 and 179, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Plat; thence South 89° 29' 59" West, along the South boundary of said Plat, 27.02 feet to the POINT OF BEGINNING; thence continue South 89° 29' 59" West, along said boundary 920.00 feet; thence North 00° 30' 01" West, 590.00 feet; thence North 89° 29' 59" East, 247.83 feet; thence North 00° 30' 01" West, 157.58 feet to a point on the South boundary of Tract A (Cedar Point Boulevard) of said Plat; thence South 88° 40' 00" East, along said South boundary 681.00 feet; thence South 43° 11' 47" East, 35.64 feet to a point on the West right-of-way line of Military Trail, as shown on said Plat, thence South 02° 16' 26" West, 531.07 feet; thence southerly along the arc of a tangent curve, being concave to the East, having a radius of 11519.23, a delta of 00° 50' 31", an arc distance of 169.29 feet to the POINT OF BEGINNING, (the last two courses described being coincident with said right-of-way line).

Said lands lying in Palm Beach county, Florida, containing 14.993 acres, more or less.

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

1. Parcel "A" and Parcel "B" are reserved for development purposes in accordance with the approved site plans.
2. Parcel "C" is reserved for water management purposes and shall be the perpetual maintenance obligation of the Banyan Springs Property Owners Association, Inc., its successors and assigns, without recourse to Palm Beach County.
3. Parcel R-1 is reserved for ingress, egress, utility, drainage and other proper purposes and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to Palm Beach County.
4. Lake maintenance area is reserved for the maintenance of Parcel "C" and other proper purposes and is the perpetual maintenance obligation of the Banyan Springs Property Owners Association, Inc., its successors and assigns, without recourse to Palm Beach County.
5. 20' Planting area is reserved for landscaping, and other proper purposes and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to Palm Beach County.
6. Utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
7. Drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage facilities and is the perpetual maintenance obligation of the Owner, its successors and assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named partnership has caused these presents to be signed this 17th day of June, 1986 A.D.

ASHLEY LAKE PARK LIMITED PARTNERSHIP
a Florida partnership

BY: CROW ASHLEY LAKE PARK LIMITED PARTNERSHIP
a Florida partnership

BY: CTSB DEVELOPMENT CORPORATION,
a Florida Corporation, as one of its
General Partners

ATTEST: Andy Chaikovsky
Assistant Secretary

BY: James J. Bilik
James J. Bilik
President

ATTEST: Robert V. Dowdy
Assistant Secretary

BY: MUBEN REALTY COMPANY,
a New Jersey Corporation, General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME personally appeared James J. Bilik and Andy Chaikovsky, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of CTSB Development Corporation, the general partner of Crow Ashley Lake Park Limited Partnership, a general partner of Ashley Lake Park Limited Partnership, a Florida partnership and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of the said partnerships and that the corporate seal affixed to the foregoing instrument is the 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 on behalf of the said partnerships.

WITNESS my hand and official seal, this 17th day of June, 1986.

Notary Public
NOTARY PUBLIC, State of Florida, at Large

ACKNOWLEDGEMENT

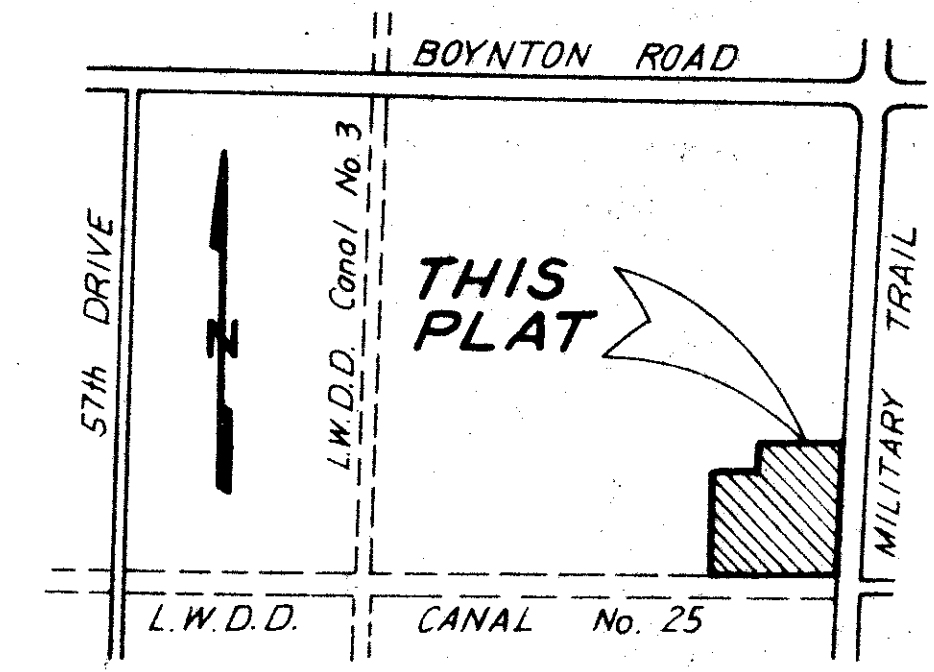
STATE OF NEW JERSEY)
COUNTY OF ESSEX) S.S.

BEFORE ME personally appeared Andrew P. Galenas and Robert V. Dowdy, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Muben Realty Company, a general partner of Ashley Lake Park Limited Partnership, a Florida partnership and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of the said partnership 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 on behalf of the said partnership.

WITNESS my hand and official seal, this 17th day of June, 1986.

Notary Public
NOTARY PUBLIC, State of Florida, at Large

Prepared By:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA
By: **FREDERICK E. CONROD III, P.L.S. #2816**



LOCATION SKETCH

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF ORANGE) S.S.

Sun Bank, N.A., as Trustee, hereby certifies that it is the holder of a mortgage, by virtue of an assignment recorded in Official Records Book 4694, Page 855, 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 4694 at Page 804, and of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation as caused these presents to be signed by its Assistant Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by 1986, A.D.

SUN BANK, N.A.,
AS TRUSTEE

ATTEST: Geraldine P. Kail
Vice President

BY: Susan E. Best
Assistant Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF ORANGE) S.S.

BEFORE ME personally appeared Susan E. Best and Geraldine P. Kail, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Vice President and Vice President of Sun Bank, N.A. and severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the corporate seal affixed to the foregoing instrument is the 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 17th day of June, 1986.

Notary Public
NOTARY PUBLIC, State of Florida, at Large

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY)
COUNTY OF ESSEX) S.S.

The Mutual Benefit Life Insurance Company a New Jersey corporation, 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 owner thereof and agrees that its mortgage, which is recorded in Official Record Book 4694 at Page 862, and 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 Senior Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 17th day of June, 1986, A.D.

THE MUTUAL BENEFIT LIFE INSURANCE COMPANY,
a New Jersey corporation

ATTEST: Thomas L. Martin
Assistant Secretary

BY: Robert W. Kopchans
Senior Vice President

ACKNOWLEDGEMENT

STATE OF NEW JERSEY)
COUNTY OF ESSEX) S.S.

BEFORE ME personally appeared Robert W. Kopchans and Thomas L. Martin, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Assistant Secretary of The Mutual Benefit Life Insurance Company, a New Jersey corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the corporate seal affixed to the foregoing instrument is the 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 17th day of June, 1986.

Notary Public
NOTARY PUBLIC, State of New Jersey

SEALS:

COUNTY ENGINEER	SURVEYOR	C.T.S.B DEVEL CORP	NOTARY	NOTARY	MUBEN REALTY CO	M.B.L.C.	SUN BANK	NOTARY
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TITLE CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

I, Jeffrey A. Deutch, 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 ASHLEY LAKE PARK LIMITED PARTNERSHIP, formerly Banyan Place Associates, Ltd., that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

Date: 6-17-86

By: Jeffrey A. Deutch
JEFFREY A. DEUTCH, P.A.

APPROVAL - PALM BEACH COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

This plat is hereby approved for record this 22 day of July, 1986.

By: Karen M. Marcus
KAREN M. MARCUS, CHAIR
Palm Beach County

Attest: JOHN B. DUNKLE, CLERK

By: Robert B. Compton
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 22 day of July, 1986.

By: Herbert Kahle
HERBERT KAHLE
Palm Beach County Engineer

20/4/86
SUBDIVISION - Ashley Lake Park
BOOK 51 PAGE 11
FLOOD ZONE AH-20 FLOOD MAP - 1969
QUAD # 35 ZONING
SE ZIP CODE 33437
PUD NAME

SURVEYOR'S 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 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 Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with this plat in Palm Beach County 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: 5-30-86
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors

0226-00
ASHLEY LAKE PARK

DRAWING NUMBER
54/11

DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

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PLAN HOLD CORPORATION - IRVINE, CALIFORNIA