

OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D.

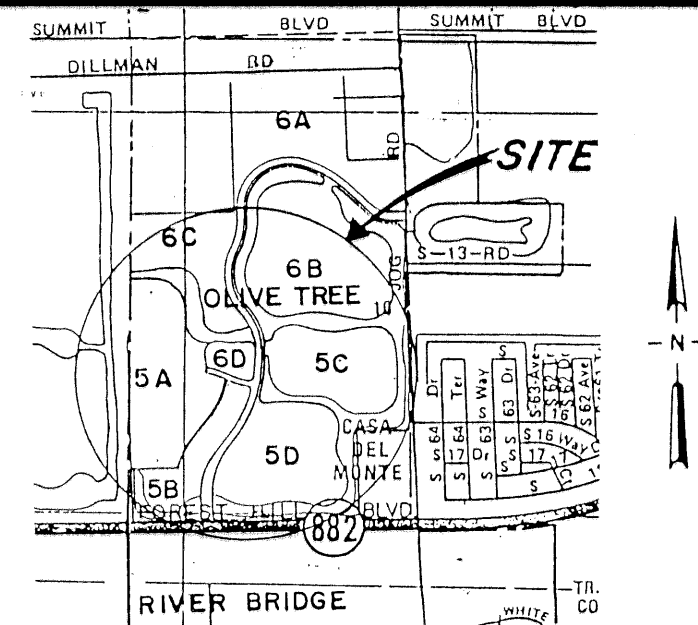
(BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS ABANDONED BY RESOLUTION R-81-1099, RECORDED IN OFFICIAL RECORD BOOK 3595, PAGES 779 THROUGH 782 INCLUSIVE AND AS ABANDONED BY RESOLUTION R-87-319, RECORDED IN OFFICIAL RECORD BOOK 5215, PAGES 125 THROUGH 129 INCLUSIVE ALL IN THE AFORESAID PUBLIC RECORDS OF PALM BEACH COUNTY)

SITUATE IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST,

CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

JANUARY 1996

SHEET 1 OF 3



VICINITY MAP n.t.s.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the OLIVE TREE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., situate in the West One-Half of Section 10, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, being a portion of Block 14, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the public records of Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

COMMENCING at the South One-Quarter Section corner of said Section 10, Thence North 00°16'12" East along the North/South One-Quarter Section line, a distance of 1662.72 feet to a point being South 00°16'12" West 3676.38 feet distant of the North One-Quarter Section corner of said section 10; Thence North 89°43'48" West, departing said North/South One-Quarter section line, a distance of 40.00 feet to the West Right-of-Way line of Jog Road as now laid out and in use, said point also being the POINT OF BEGINNING of the hereinafter described parcel of land:

From said POINT OF BEGINNING, Thence North 00°16'12" East along said right-of-way line a distance of 881.76 feet to the boundary line of OLIVE TREE - PHASE 6A OF THE RIVER BRIDGE P.U.D., according to the plat thereof, as recorded in Plat Book 71, pages 181 and 182 of the aforesaid public records of Palm Beach County; Thence departing said Right-of-Way line and traversing the last mentioned boundary line twenty (20) courses, first bearing North 89°43'48" West, a distance of 107.14 feet to the beginning of a curve, concave to the Northeast, having a radius of 700.00 feet and from which a radial line bears North 00°16'12" East; Thence Northwesterly along the arc of said curve, subtended by a central angle of 48°04'53", a distance of 58.74 feet to the end of said curve, also being a point of reverse curvature to a curve concave to the Southwest, having a radius of 200.00 feet and from which a radial line bears South 48°21'07" West; Thence Northwesterly along the arc of said curve, subtended by a central angle of 46°25'28", a distance of 162.05 feet to the end of said curve, also being a point of compound curvature to a curve concave to the South, having a radius of 750.00 feet and from which a radial line bears South 01°55'39" West; Thence Westerly along the arc of said curve, subtended by a central angle of 16°00'00", a distance of 209.44 feet to the end of said curve, also being a point of reverse curvature to a curve concave to the North, having a radius of 650.00 feet and from which a radial line bears North 14°04'21" West; Thence Westerly along the arc of said curve, subtended by a central angle of 34°29'10", a distance of 391.23 feet to the end of said curve, also being a point of reverse curvature to a curve concave to the Southwest, having a radius of 750.00 feet and from which a radial line bears South 20°24'49" West; Thence Northwesterly along the arc of said curve, subtended by a central angle of 06°34'02", a distance of 85.97 feet to the end of said curve, also being a point of compound curvature to a curve concave to the Southeast, having a radius of 200.00 feet and from which a radial line bears South 13°50'47" West; Thence Northwesterly along the arc of said curve, subtended by a central angle of 64°21'20", a distance of 224.64 feet to the end of said curve, also being a point of reverse curvature to a curve concave to the North, having a radius of 100.00 feet and from which a radial line bears North 50°30'33" West; Thence Westerly along the arc of said curve, subtended by a central angle of 88°31'37", a distance of 154.51 feet to the end of said curve, also being the point of cusp of a curve concave to the Southwest, having a radius of 630.00 feet and from which a radial line bears South 75°34'04" West; Thence Northwesterly along the arc of said curve, subtended by a central angle of 25°30'12", a distance of 280.42 feet to the end of said curve, also being a point of reverse curvature of a curve concave to the East, having a radius of 500.00 feet and from which a radial line bears North 50°03'53" East; Thence Northerly along the arc of said curve, subtended by a central angle of 66°15'31", a distance of 578.22 feet to the end of said curve, also being a point of reverse curvature of a curve concave to the West, having a radius of 700.00 feet and from which a radial line bears North 63°40'36" West; Thence Northerly along the arc of said curve, subtended by a central angle of 27°09'09", a distance of 331.73 feet to the end of said curve; Thence North 00°49'45" West, a distance of 47.38 feet to the beginning of a curve concave to the Southeast, having a radius of 351.00 feet and from which a radial line bears North 89°10'15" East; Thence Northerly and Easterly along the arc of said curve, subtended by a central angle of 75°28'32", a distance of 462.37 feet to the end of said curve, also being a point of compound curvature of a curve concave to the South, having a radius of 836.00 feet and from which a radial line bears South 15°21'13" East; Thence Easterly along the arc of said curve, subtended by a central angle of 28°18'30", a distance of 413.04 feet to the end of said curve, also being a point of compound curvature of a curve concave to the Southwest, having a radius of 396.00 feet and from which a radial line bears South 12°57'17" West; Thence Southeasterly along the arc of said curve, subtended by a central angle of 11°07'07", a distance of 76.85 feet to the end of said curve; Thence North 24°04'24" East, a distance of 60.00 feet to a point on the arc of a curve, concave to the Southwest, having a radius of 456.00 feet and from which a radial line bears South 24°04'24" West; Thence Northwesterly along the arc of said curve, subtended by a central angle of 11°07'07", a distance of 88.49 feet to the end of said curve, also being a point of compound curvature of a curve concave to the South, having a radius of 896.00 feet and from which a radial line bears South 12°57'17" West; Thence westerly along the arc of said curve, subtended by a central angle of 28°18'30", a distance of 442.69 feet to the end of said curve, also being a point of compound curvature of a curve concave to the Southeast, having a radius of 411.00 feet and from which a radial line bears South 15°21'13" East; Thence Southwesterly along the arc of said curve, subtended by a central angle of 28°01'53", a distance of 201.08 feet to the end of said curve; Thence South 89°10'15" West, a distance of 158.04 feet to a point on the West line of the East One-Half of Tracts 3 and 10, Block 14 of the aforesaid plat of PALM BEACH FARMS CO. PLAT NO. 3; Thence along said west line and departing the boundary line of said OLIVE TREE - PHASE 6A OF THE RIVER BRIDGE P.U.D., South 00°49'45" East, a distance of 288.57 feet; Thence South 89°00'12" West a distance of 988.51 feet to the West line of Tracts 9 and 16 of the aforesaid plat of PALM BEACH FARMS CO. PLAT NO. 3; Thence South 00°58'09" East, along said West line, a distance of 614.90 feet; Thence N87°40'34"E a distance of 233.62 feet to the beginning of a curve, concave to the Southeast, having a radius of 420.00 feet and from which a radial line bears S02°19'26"E; Thence Southeasterly along the arc of said curve, subtending a central angle of 21°00'00", a distance of 153.94 feet to a point of compound curvature being concave to the Southwest, having a radius of 200.00 feet, and from which a radial line bears S18°40'34"W; Thence Southeasterly along the arc of said curve, subtending a central angle of 60°00'00", a distance of 209.44 feet to a point of compound curvature of a curve being concave

to the West, having a radius of 1000.00 feet, and from which a radial line bears S78°40'34"W; Thence Southerly along the arc of said curve, subtending a central angle of 14°47'15", a distance of 258.09 feet to a point of reverse curvature of a curve being concave to the Northeast, having a radius of 181.81 feet, and from which a radial line bears S86°32'11"E; Thence Southeasterly along the arc of said curve, subtending a central angle of 89°46'59", a distance of 284.90 feet; Thence S01°23'26"E a distance of 230.58 feet to a non-tangent point on a curve being concave to the Southwest, having a radius of 525.00 feet, and from which a radial line bears S10°24'26"W; Thence Southeasterly along the arc of said curve, subtending a central angle of 14°07'56", a distance of 129.49 feet to the end of said curve; Thence S65°27'38"E a distance of 130.61 feet to the beginning of a curve being concave to the Northeast, having a radius of 475.00 feet, and from which a radial line bears N24°32'22"E; Thence Southeasterly along the arc of said curve, subtending a central angle of 11°54'06", a distance of 98.67 feet to the end of said curve; Thence S12°38'16"W a distance of 62.00 feet; Thence S77°21'44"E a distance of 17.73 feet; Thence S12°38'16"W a distance of 32.00 feet; Thence S73°40'22"E a distance of 27.32 feet to the beginning of a curve being concave to the Northwest, having a radius of 106.00 feet, and from which a radial line bears N73°40'22"W; Thence Southwesterly along the arc of said curve, subtending a central angle of 00°57'08", a distance of 18.38 feet to the end of said curve; Thence S17°16'46"W a distance of 111.43 feet to the beginning of a curve being concave to the Northwest, having a radius of 808.00 feet, and from which a radial line bears N72°43'14"W; Thence Southwesterly along the arc of said curve, subtending a central angle of 20°45'35", a distance of 292.76 feet to the end of said curve; Thence S38°02'21"W a distance of 218.47 feet to the beginning of a curve being concave to the Southeast, having a radius of 627.00 feet, and from which a radial line bears S51°57'39"E; Thence Southwesterly along the arc of said curve, subtending a central angle of 37°47'36", a distance of 413.58 feet to a point of cusp with a curve being concave to the Southeast, having a radius of 300.00 feet, and from which a radial line bears S12°57'07"E; Thence Southwesterly along the arc of said curve, subtending a central angle of 33°00'32", a distance of 172.83 feet to a point of reverse curvature being concave to the North, having a radius of 200.00 feet, and from which a radial line bears N45°57'39"W; Thence Westerly and Northerly along the arc of said curve, subtending a central angle of 135°08'13", a distance of 471.72 feet to the end of said curve; Thence N00°56'55"W a distance of 192.47 feet; Thence S89°01'51"W a distance of 101.82 feet back to the West line of Tract 33 of the aforesaid plat of PALM BEACH FARMS CO. PLAT NO. 3; Thence South 00°58'09" East, along said West line, a distance of 496.38 feet to the Northerly right-of-way line of Forest Hill Boulevard, as recorded in official records book 3852, page 1094 of the aforesaid public records of Palm Beach County; Thence along said right-of-way line for the following two courses, first bearing North 89°02'21" East a distance of 1654.54 feet; Thence North 88°27'58" East a distance of 349.41 feet to the Westerly line of Woodbridge Plaza, according to the plat thereof, as recorded in Plat Book 50, Pages 118 and 119 of the aforesaid public records of Palm Beach County; Thence North 00°48'29" West along said Westerly line and the Northerly extension thereof, a distance of 771.95 feet; Thence South 89°43'48" East a distance of 465.32 feet back to the POINT-OF-BEGINNING.

The above described parcel of land contains 3,699,419.04 square feet, (84.9269 acres) more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Parcels 5C, 5D and 6C, as shown hereon, are hereby reserved by the OLIVE TREE CORPORATION, its successors and assigns, for the construction of residential dwellings and related facilities, subject however, to the rights for the Water Management Tracts and 20 foot Lake Maintenance Easements granted herein.
- Water Management Tract A of OLIVE TREE - PHASE 6A, as shown hereon is shown for parcel line identification purposes only and is not a part of this plat.
- Parcel 6D, as shown hereon, is hereby dedicated to OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, for the construction of recreational related facilities.
- Tracts G and H, the signage tracts as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, for monument signs and other related purposes.
- Tract I, as shown hereon, is hereby reserved by OLIVE TREE CORPORATION, its successors and assigns, for replating into future development phases.
- Tract K, the right-of-way tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, its successors and assigns, for public roadway and other related purposes.
- Olive Tree Boulevard and Tract J, the road Rights-of-Way as shown hereon, are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, as a private road for ingress and egress, utilities and drainage.
- Water Management Tracts A, B, C, D, E and F as shown hereon, are hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities.
- The Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction, installations, operations, 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 20 foot Lake Maintenance Easements as shown hereon, are hereby dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of the Water Management Tracts.
- The Lift Station Easement as shown hereon, is hereby dedicated in perpetuity to the PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, its successors and assigns for lift station and related purposes.

- The 25'x 25' So. Bell Easement, as shown hereon, is hereby dedicated in perpetuity to the SOUTHERN BELL TELEPHONE COMPANY, its successors and assigns for construction operations, maintenance, inspection, replacement and repair of cable telephone 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 easements is located.

In witness whereof, the OLIVE TREE CORPORATION has caused these presents to be signed and sealed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 14 day of November, 1995.

OLIVE TREE CORPORATION, a Delaware Corporation

By: *Ivan M. Chosnek*
Ivan M. Chosnek, Vice President

Attest: *Hal R. Bradford*
Hal R. Bradford, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek and Hal R. Bradford, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively of the above named OLIVE TREE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary 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 of said corporation.

Witness my hand and official seal, this 14 day of November, 1995.

My commission expires _____
Myra Jean White
Myra Jean White, Notary Public
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I GARY L. KORNFIELD, an Attorney, duly licensed to practice law 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 to OLIVE TREE CORPORATION, a Delaware corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KNEEN, MARIANI, CURTIN, WIENER, KORNFIELD & DEL RUSSO P.A.

By: *Gary L. Kornfeld*
Gary L. Kornfeld, Attorney

Dated: 11/14/95

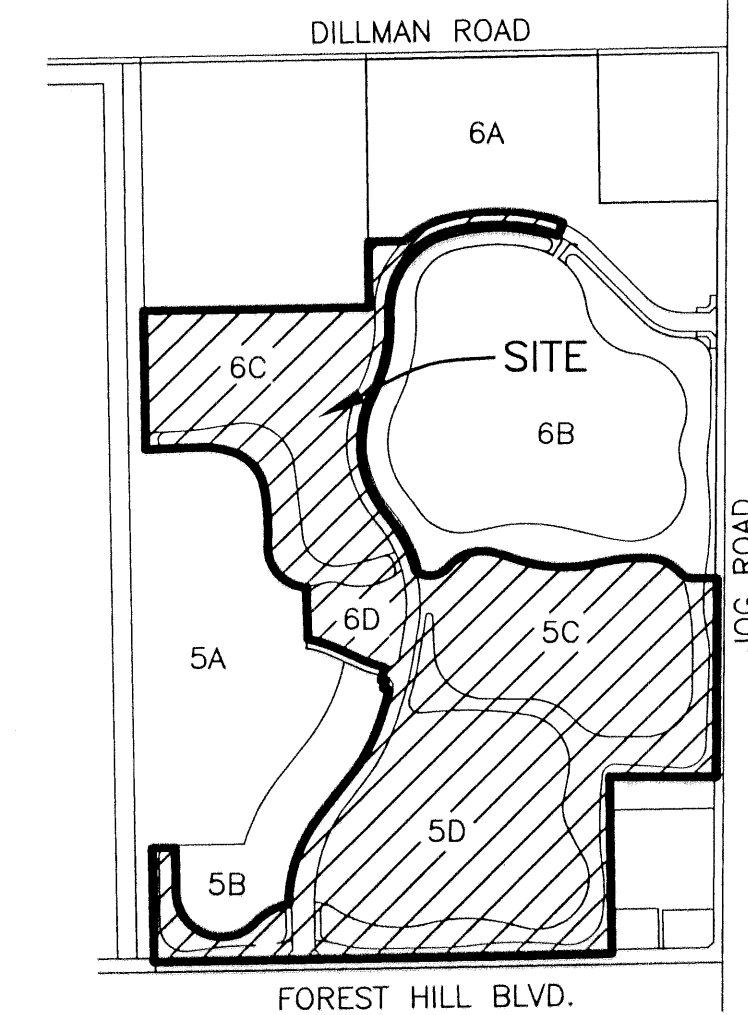
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby 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 complies with chapter 21HH-6 of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set and that permanent control points (P.C.P.s) will be set under guarantees posted for the required improvements, as required by law; That the survey data complies with all the requirements of chapter 177 of the Florida Statutes, as amended, and Ordinances of the City of Greenacres, Florida.

This 14 day of Nov., 1995.

PETSCH & ASSOCIATES, INC.
Roger A. Hagler
Roger A. Hagler
Professional Land Surveyor
Florida certificate No. 4544



P.U.D. LOCATION MAP n.t.s.
SECTION 10, TWP. 44S., RGE. 42E.

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PETSCH & ASSOCIATES, INC., 2581 METROCENTRE BLVD., SUITE 6, WEST PALM BEACH, FL 33407.

SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544.
- denotes Permanent Reference Monument found, Numbered as noted.
- denotes Permanent Control Point, LB (Licensed Business) # 4574.

- Bearings shown hereon are based upon an assumed bearing of North 00°16'12" East, and are referenced to the North-South quarter section line of Section 10, Township 44 South, Range 42 East and are given for the sole purpose of delineating angles only.
- Lines which intersect curves are radial to those curves unless otherwise noted.
- 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.

APPROVALS

This plat is hereby approved for record this 20 day of November 1995.

By: *Samuel J. Freri*
Samuel J. Freri, Mayor

By: *Wadie Atallah*
Wadie Atallah,
Engineering, Planning & Building Director

By: *Sandra K. Hill*
Sandra K. Hill, City Clerk

P.U.D. TABULAR DATA

Residential building pods	54.7655 acres
Water Management Tracts	20.3803 acres
Recreation Tracts	3.0761 acres
Sign Tracts	0.1376 acres
Miscellaneous Tracts	0.3288 acres
Road Right-of-Way	6.2386 acres
Total Plat Area	84.9269 acres

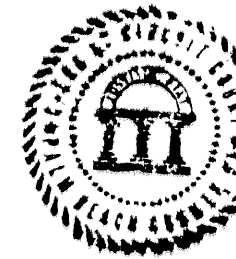
102

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record on 23-39 this 11 day of January, 1996, and duly recorded in Plat Book No. 76 on Pages 102 thru 104

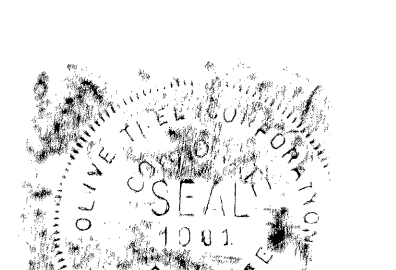
DOROTHY H. WILKIN
Clerk Circuit Court

By: *Leif A. Standley*
Leif A. Standley, S.C.



SUBDIVISION # OLIVE TREE
BOOK 76 PAGE 102
FLOOD ZONE - FLOOD MAP #
QUAD # - ZONING
SE - ZIP CODE
PUD NAME RIVER BRIDGE PUD

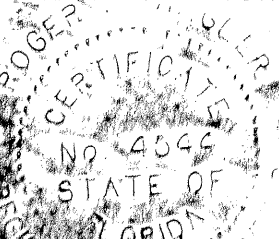
SEAL
OLIVE TREE CORPORATION



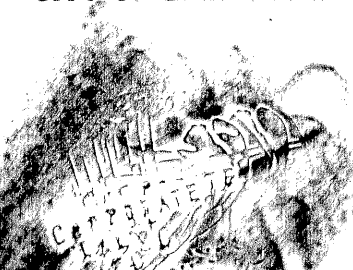
SEAL
NOTARY PUBLIC



SEAL
PROFESSIONAL
LAND SURVEYOR



SEAL
CITY OF GREENACRES



PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Testing Services
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788

OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D.

SECTION 10, TOWNSHIP 44S., RANGE 42E.
CITY OF GREENACRES, FLORIDA

Drawn by: M.E.H.	Date: AUGUST 1995	SCALE: NONE	JOB NUMBER: 95050PL1.DWG	SHEET OF: 1 OF 3
Designed by: R. HAGLER	Checked by: R. HAGLER			