

**DEDICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JOHN RAWN AND RONALD G. ORLOFF, OWNERS OF THE TRACT OF LAND SHOWN HEREON AS PLAT OF GREEN PINES ESTATES, A REPLAT OF A PORTION OF THE REPLAT OF GREENACRES PLAT #2 AS RECORDED IN PLAT BOOK 16, PAGE 4, ALSO A REPLAT OF A PORTION OF THE PLAT OF GREENACRES PLAT #2 AS RECORDED IN PLAT BOOK 13, PAGES 3 & 4, LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE 12 FOOT AND THE 30 FOOT MAINTAINANCE AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS THE MAINTENANCE OBLIGATION OF GREEN PINES ESTATES COMMUNITY ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
2. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
4. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATIONS AND RELATED PURPOSES.
5. THE 5 FOOT LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS, ACCESS IS EXPRESSLY PERMITTED AT THE LOCATIONS OF THE ACCESS EASEMENTS SHOWN ON THE PLAT WHICH ABUT 10<sup>TH</sup> AVENUE NORTH.
6. THE LIFT STATION ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATIONS AND RELATED PURPOSES.

IN WITNESS WHEREOF, WE JOHN RAWN AND RONALD G. ORLOFF DO HEREUNTO SET OUR HANDS AND SEALS THIS 29 DAY OF MARCH, 1999.

WITNESS: [Signature] BY: [Signature]  
JOHN RAWN

WITNESS: [Signature] BY: [Signature]  
RONALD G. ORLOFF

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN RAWN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29 DAY OF MARCH, 1999.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME: John R. Casper  
COMMISSION NO: CC 600403  
MY COMMISSION EXPIRES: 11/16/2000

BEFORE ME PERSONALLY APPEARED RONALD G. ORLOFF, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29 DAY OF MARCH, 1999.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME: John R. Casper  
COMMISSION NO: CC 600403  
MY COMMISSION EXPIRES: 11/16/2000

PLAT OF

**GREEN PINES ESTATES**

A REPLAT OF A PORTION OF THE REPLAT OF GREENACRES PLAT #2 AS RECORDED IN PLAT BOOK 16, PAGE 4 ALSO A REPLAT OF A PORTION OF THE PLAT OF GREENACRES PLAT #2 AS RECORDED IN PLAT BOOK 13, PAGES 3 & 4 LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST.  
**CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA**

APRIL, 1999

SHEET 1 OF 2 SHEETS

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE GREEN PINES ESTATES COMMUNITY ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29 DAY OF MARCH, 1999.

GREEN PINES COMMUNITY ASSOCIATION  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: [Signature]  
John D. Rawn Pres  
PRINTED NAME AND TITLE

WITNESS: [Signature]

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John Rawn, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF GREEN PINES ESTATES COMMUNITY ASSOCIATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT EXECUTED SUCH 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 29 DAY OF MARCH, 1999.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME: John R. Casper  
COMMISSION NO: CC 600403  
MY COMMISSION EXPIRES: 11/16/2000

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DONALD KOHL, ESQUIRE, AN ATTORNEY DULY LICENSED 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 JOHN RAWN AND RONALD G. ORLOFF, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS FREE OF ENCUMBERANCES.

DATE: 3-29-1999 BY: [Signature]  
DONALD KOHL

**LEGAL DESCRIPTION:**

FOUR PARCELS OF LAND IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**PARCEL 1** TRACT "O", LESS THE NORTH 150 FEET AND SOUTH 30 FEET REPLAT OF BLOCKS 6, 7, 18, 19, 30, 31, 42, 43, AND 54, GREENACRES PLAT NO. 2, AS RECORDED IN PLAT BOOK 16, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**PARCEL 2** LOT 19, BLOCK 18, OF GREENACRES PLAT #2, ACCORDING TO A PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**PARCEL 3** NORTH 150 FEET OF TRACT "O", GREENACRES PLAT #2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PARCEL 4** TRACT "N", GREENACRES PLAT #2, ACCORDING TO A PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

**PARCEL 1** GREENACRES PLAT NO. 2 REPLAT OF THE NORTH 300 FEET OF THE SOUTH 400 FEET OF TRACT "M" ACCORDING TO THE PLAT THEREOF, ON FILE WITH THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 16, PAGE 4.

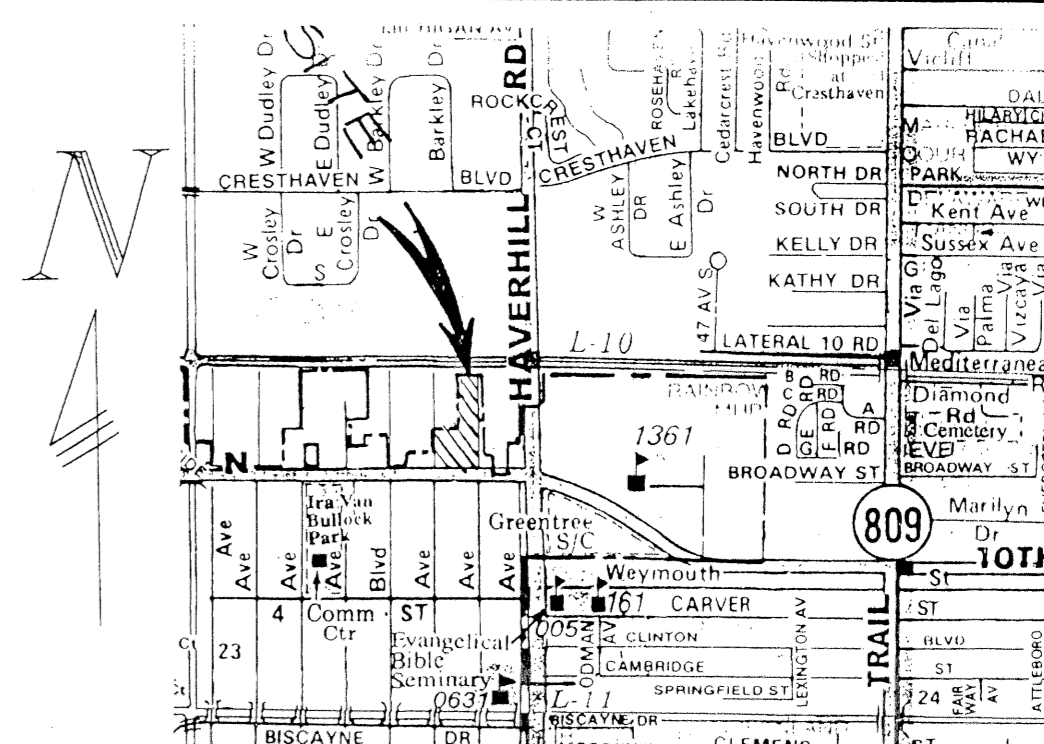
**PARCEL 2** ALL OF LOT 2, BLOCK 18, GREENACRES PLAT NO. 2, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGES 3 & 4.

ALSO KNOWN AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON GREENACRES PLAT #2, REPLAT, AS RECORDED IN PLAT BOOK 16, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°27'46"W, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 523.09 FEET; THENCE S01°32'14"W, A DISTANCE OF 78.81 FEET TO THE POINT OF BEGINNING #1; THENCE S02°07'24"W, ALONG THE EASTERLY PROPERTY LINE OF TRACT N, SAID GREENACRES PLAT #2 REPLAT, A DISTANCE OF 745.44 FEET TO A POINT; THENCE S47°07'24"W A DISTANCE OF 35.36 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF 10<sup>TH</sup> AVENUE NORTH AS IT IS LAID OUT AND NOW IN USE; THENCE N87°52'36"W, A DISTANCE OF 105.00 FEET TO A POINT; THENCE N02°07'24"E, A DISTANCE OF 769.11 FEET TO A POINT; THENCE S88°27'46"E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING #1.

AND COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AS SHOWN ON GREENACRES PLAT #2, REPLAT, AS RECORDED IN PLAT BOOK 16, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°27'46"W, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 523.09 FEET; THENCE S01°32'14"W, A DISTANCE OF 78.81 FEET TO THE NORTHEAST CORNER OF TRACT N, SAID GREENACRES PLAT #2 REPLAT; THENCE S02°07'24"W, ALONG THE EASTERLY PROPERTY LINE OF TRACT N, SAID GREENACRES PLAT #2, A DISTANCE OF 745.44 FEET TO A POINT; THENCE S47°07'24"W A DISTANCE OF 35.36 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF 10<sup>TH</sup> AVENUE NORTH AS IT IS NOW LAID OUT AND IN USE; THENCE N87°52'36"W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING #2; THENCE CONTINUE N87°52'36"W, A DISTANCE OF 105.00 FEET TO A POINT; THENCE N42°52'36"W A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BROWARD AVENUE AS IT IS LAID OUT AND NOW IN USE; THENCE N02°07'24"E, A DISTANCE OF 345.00 FEET TO A POINT; THENCE S87°52'36"E, A DISTANCE OF 130.00 FEET TO A POINT; THENCE S02°07'24"W, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS LYING IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND CONTAINING, IN BOTH PARCELS, 3.41 ACRES, MORE OR LESS.



LOCATION MAP-NOT TO SCALE

171

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:02 P.M. THIS 13 DAY OF April 1999, AND DULY RECORDED IN PLAT BOOK NO. 171 THROUGH 172 ON

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY [Signature] D.C.

**SURVEYORS CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 CITY OF GREENACRES, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

DATE: 03-29-99 ROBERT D. WHITEHEAD, P.S.M.  
LICENSE NUMBER 5524  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:  
TRIANGLE LAND SURVEYING, INC.  
183 RIVERA AVENUE  
ROYAL PALM BEACH, FLORIDA 33411-1001  
CERTIFICATION OF AUTHORIZATION  
LICENCED BUSINESS NUMBER 2992

**CITY APPROVALS:**

CITY OF GREENACRES  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF APRIL, 1999.

BY: [Signature] SAMUEL FERRERI, MAYOR

BY: [Signature] SONDR A. HILL, CITY CLERK

BY: [Signature] WADIE ATALLAH, P.E., ENGINEERING,  
PLANNING AND BUILDING DIRECTOR

**CITY SURVEYOR:**

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES

[Signature]  
JAMES R. ZEIS  
FLORIDA CERTIFICATE NO. 5030  
STATE OF FLORIDA

SURVEYOR	CITY OF GREENACRES	NOTARY	NOTARY	GREEN PINES ESTATES COMMUNITY ASSOCIATION	NOTARY	CITY SURVEYOR

1 OF 2  
PAGE

PROJECT NO. 7401  
DRAWN BY: J.M.  
CHECKED BY: R.D.W.  
DATE: 3/24/99

**TRIANGLE**  
Land Surveying, Inc.  
Surveying To Specification  
LB 2992  
183 Rivera Avenue  
Royal Palm Beach, Florida 33411-1001  
(407) 798-3966