

**MADISON GREEN-PLAT No. 1, PARCEL "A", PARCEL "H" AND PARCEL "K" REPLAT
BEING A REPLAT OF ALL OF PARCEL "A", PARCEL "H" AND PARCEL "K", AS SHOWN ON MADISON GREEN -
PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH,
RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
FEBRUARY 2001
SHEET 2 OF 11**

INDIAN TRAIL IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS OF SAID, CANAL MAINTENANCE EASEMENT, DRAINAGE EASEMENT, AND LAKE MAINTENANCE ACCESS EASEMENT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 16th DAY OF March 2001

INDIAN TRAIL IMPROVEMENT DISTRICT

ATTEST: [Signature] BY [Signature]
SECRETARY WILLIAM GOTTHELF
PRESIDENT

ACKNOWLEDGMENT

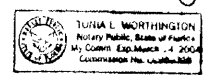
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF March 2001

MY COMMISSION EXPIRES:

[Signature]
NOTARY



APPROVALS

PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2001

BY: [Signature]
JOHN WASUKANIS, CHAIRPERSON

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF March, 2001

BY: [Signature]
DAVID LODWICK, MAYOR

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE No. 545, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13th DAY OF MARCH, 2001

BY: [Signature]
VILLAGE ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 3-16-01

[Signature]
NORMAN J. HOWARD, P.S.M.
FLORIDA CERTIFICATE No. 5776

ATTEST

BY: [Signature]
MARY ANNE DOULD, VILLAGE CLERK

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □ LB 4318 (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINTS ARE SHOWN THUS: ● LB 4318
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 89 DEGREES, 22 MINUTES, 46 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 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 VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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 PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM, OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

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; 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 AS REQUIRED BY SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DATE: MARCH 8, 2001

[Signature]
STEPHEN M. GORDON
PROFESSIONAL SURVEYOR
AND MAPPER
CERTIFICATE No. 5974
STATE OF FLORIDA

LAND USE TABLE

BLOCK A	
TRACT OS-1=	0.18 AC.
TRACT B-1=	0.51 AC.
TRACT AA =	7.12 AC.
LOTS=	26.49 AC.
TOTAL=	34.30 AC.
BLOCK H	
TRACT HH =	2.88 AC.
LOTS=	11.32 AC.
TOTAL=	14.20 AC.
BLOCK K	
TRACT OS-1=	0.41 AC.
TRACT OS-2 =	0.28 AC.
TRACT KK =	3.40 AC.
TRACT B-1 =	0.22 AC.
LOTS=	15.15 AC.
TOTAL=	19.46 AC.

SUMMARY INFORMATION

(TOTAL ACRES)	
BLOCK A=	34.30 AC.
BLOCK H=	14.20 AC.
BLOCK K=	19.46 AC.
TOTAL=	67.96 AC.

(NUMBER OF LOTS)

BLOCK A=	192
BLOCK H=	50
BLOCK K=	59

(APPROXIMATE LOT DIMENSIONS)

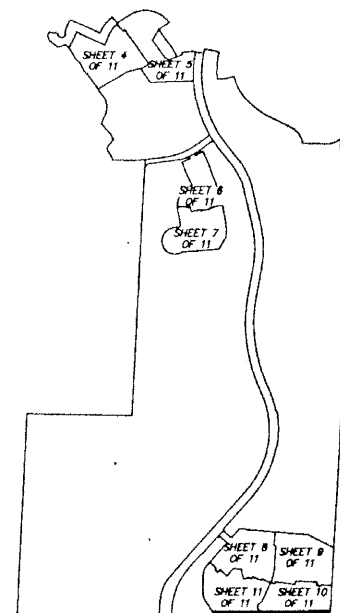
BLOCK A=	45' X 112'
BLOCK H=	75' X 115'
BLOCK K=	75' X 119'

(APPROXIMATE LOT SIZE)

BLOCK A=	0.14 AC.
BLOCK H=	0.28 AC.
BLOCK K=	0.32 AC.

(LINEAL FEET OF STREETS)

BLOCK A=	5746.90'
BLOCK H=	2310.65'
BLOCK K=	2658.57'



MINTO COMMUNITIES, INC. SEAL	WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION, INC. SEAL	PALM ESTATES AT MADISON GREEN ASSOCIATION, INC., SEAL	ROYAL ESTATES AT MADISON GREEN ASSOCIATION, INC., SEAL	MADISON GREEN MASTER ASSOCIATION, INC.	MORTGAGEE'S SEAL	INDIAN TRAIL IMPROVEMENT DISTRICT	VILLAGE ENGINEER'S SEAL	REVIEWING SURVEYOR'S SEAL	VILLAGE OF ROYAL PALM BEACH	SURVEYOR'S SEAL
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MADISON GREEN-PLAT No.1 PARCEL "A", PARCEL "H" AND PARCEL "K", REPLAT

NICK MILLER, INC.
Surveying & Mapping Consultants

SUITE 105
2560 RCA BLVD.
PALM BEACH GARDENS, FLORIDA 33410
TEL 561 827-5200 FAX 561 827-0983
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO. 2	SCALE: N/A
DATE: FEB 2000	JOB NO. 99043AK
FILE: SHEET1.DWG	