

ND-6

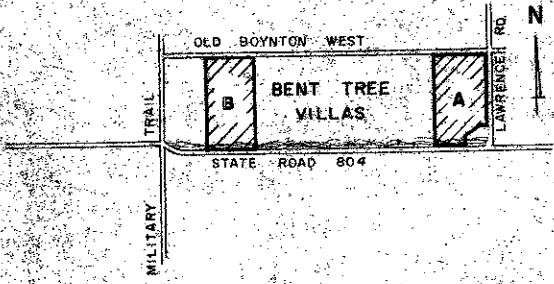
A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL PLAT OF BENT TREE GARDENS IN SECTIONS 24 AND 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

"B"

6

BEING A REPLAT OF PARCELS "A" & "B" OF PLAT OF BENT TREE
AS SAME IS SHOWN AND RECORDED IN PLAT BOOK 38, PAGES 51, 52, 53 & 54
SHEET NO ONE OF THREE SHEETS

COUNTY OF PALM BEACH
PLAT OF BENT TREE GARDENS
IN SECTIONS 24 AND 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
PLAT BOOK 38, PAGES 51, 52, 53 & 54
SHEET NO. 1 OF 3 SHEETS
DATE OF RECORDATION
BY
L. A. MATTHEWS
Surveyor



LOCATION MAP
NOT TO SCALE

DESCRIPTION

Parcels "A" and "B" of the Plat of Bent Tree as recorded in Plat Book 38, Pages 51 thru 54, located in Sections 24 and 25, Township 45 South, Range 42 East, Palm Beach County, Florida.

DEDICATION & RESERVATION

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

PRIVATE ROAD TRACTS
Tract "A" shall be dedicated to the Bent Tree Gardens West Condominium Association Inc., and is the perpetual maintenance obligation of said Association.
Tract "B" shall be dedicated to the Bent Tree Gardens East Condominium Association Inc., and is the perpetual maintenance obligation of said Association.
Tract R-1 and R-2 are hereby reserved for recreation purposes.

EASEMENTS
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
A blanket non-exclusive easement for underground utilities is granted to such utility companies as may with the owners consent install utility facilities on several tracts to serve structures to be built.
Accordingly, the easements herein granted shall only extend to the areas where utility facilities are actually installed.

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 21st day of April, A.D. 1980.

DREXEL INVESTMENTS, INC., a corporation of the STATE OF FLORIDA
Bryan C. Deuschle, Secretary
Harry T. Mansurian, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared HARRY T. MANSURIAN and BRYAN C. DEUSCHLE, known to me to be the individuals whose names and signatures are on the foregoing instrument as PRESIDENT and SECRETARY of DREXEL INVESTMENTS, INC., a corporation, and they severally acknowledged to me before me that they executed such instrument as such officers of said corporation and that the said instrument is the free and voluntary act of said corporation and that the said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal, this 21 day of April, A.D. 1980.
By: Charles S. Dunbar, Notary Public
My Commission Expires: Dec 15, 1985

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE
The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby join in and consent to the dedication of the land described in the declaration hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3193, at Pages 1793, through 1793 Public Records of Palm Beach County, Florida, shall be subordinated to the said declaration shown hereon.
IN WITNESS WHEREOF AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION, INC. has caused these presents to be signed by its 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 27th day of March, A.D. 1980.
Amel M. Cappel, Vice President
Carole Hall, Assistant Secretary
L.D. JONES, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME personally appeared L. D. JONES and CAROLE HALL, known to me to be the individuals whose names and signatures are on the foregoing instrument as VICE PRESIDENT and ASSISTANT SECRETARY of AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION, INC., a corporation, and they severally acknowledged to me before me that they executed such instrument as such officers of said corporation and that the said instrument is the free and voluntary act of said corporation and that the said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal, this 28th day of March, A.D. 1980.
By: Isabel Carroll, Notary Public
My Commission Expires: Oct 7, 1980

NOTES

Permanent Reference Monuments (PRM's) are designated thus:
Permanent Control Points (P.C.P.'s) are designated thus:
Bearings and distances are in the recording 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 other easements.
There shall be no buildings or other kind of construction or trees or shrubs placed on drainage easements.
In addition, utility easements and utility easements between the areas within the street, and the drainage and utility easements, and easements of utility facilities shall not encroach into the drainage easements within those easements.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
I, BRIAN G. 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 no encumbered title is vested in DREXEL INVESTMENTS, INC. and that the current taxes have been paid.
Bryan G. Deuschle

COUNTY APPROVALS

COUNTY ENGINEER
This plat is hereby approved for record this 17 day of June, A.D. 1980.
By: Herbert F. Kahleff, Engineer
Palmetto Beach, Florida
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 17 day of June, A.D. 1980.
By: Dennis P. Koehler, Chairman
Board of County Commissioners
ATTEST: JOHN P. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Gas Tudy, Deputy Clerk

P.U.D. STATISTICAL DATA

Total Area 31,147 Acres
Total Units 544 Units
Density 16.4 D.U./Acres

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 (PRM'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 guarantee posted with PALM BEACH COUNTY, FLORIDA for the required improvements; and further that the survey data complies with all the requirements of Chapter 127, Florida Statutes, as amended and ordinances of the PALM BEACH COUNTY, FLORIDA.
Date: May 2, 1980
By: Lawrence A. Matthews, Surveyor
Florida Cert. No. 2204

0226-002

This instrument was prepared by LAWRENCE A. MATTHEWS, Robert E. Owen Associates Inc., Engineers and Planners, 1675 Palm Beach Lakes Blvd., West Palm Beach, Florida.

FIELD BOOK No. 0226-002	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH, FLORIDA	PLAT OF BENT TREE GARDENS	79-518
Drawn by M. B. ALONZO			50
Checked by L. A. MATTHEWS			NOV. 1979
Approved			BF 2290A