

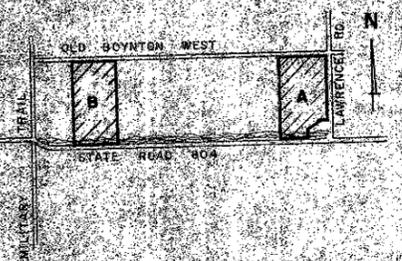
40-71

71

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

BEING A REPLAT OF THE PLAT OF BENT TREE GARDENS
 AS SAME IS SHOWN AND RECORDED IN PLAT BOOK 40, PAGES 6, 7 & 8
 SHEET NO. ONE OF THREE SHEETS

71
 20
 40
 7,72277
John W. Matthes



DESCRIPTION

This is a replat of the plat of Bent Tree as recorded in Plat Book 40, Pages 6, 7 & 8.

DEDICATION & RESERVATION

RECORDING OF THIS DEED SHALL BE THE RESPONSIBILITY OF THE DEED GRANTOR, DREXEL INVESTMENTS, INC. (hereinafter "DREXEL"). DREXEL, as the holder of the fee interest in the property described in the foregoing instrument, has caused the same to be recorded in the Public Records of Palm Beach County, Florida, as shown hereon, to the effect that the same shall be a public record and shall be a part of the public records of said county, and the same shall be a part of the public records of said county.

The undersigned 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 the dedication herein by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3191 at Pages 1739 through 1742, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

Brian C. Deuschle
 BRIAN C. DEUSCHLE
 SECRETARY

Harry T. Mangurian Jr.
 HARRY T. MANGURIAN JR.
 PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF BROWARD

BEFORE ME, personally appeared HARRY T. MANGURIAN JR. AND BRIAN C. DEUSCHLE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of DREXEL INVESTMENTS, INC. a corporation, and they severally acknowledged to me and before me that they executed such instrument as such officers of said corporation and that the seal of said instrument is the corporate seal of said corporation and that it was affixed to said instrument by the and regular corporate authority and that said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal, this 17 day of July, 1980

Jeffrey S. Morley
 Notary Public

My Commission Expires: 2/29/84

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 hereon and does hereby join in and consent to the dedication of the land described in the dedication herein by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3191 at Pages 1739 through 1742, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION, UNITED STATES CORPORATION, has caused these presents to be signed by its VICE PRESIDENT and attested to by its ASST. SECRETARY, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 2 day of July 1980

Attest: *Carol Ann Hoot*
 CAROL ANN HOOT SECRETARY R.D. GAMBLE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF DADE

BEFORE ME, personally appeared R.D. GAMBLE AND CAROL ANN HOOT, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and ASST. SECRETARY of AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION, UNITED STATES CORPORATION, and they severally acknowledged to me and before me that they executed such instrument as such officers of said corporation and that the seal of said instrument is the corporate seal of said corporation and that it was affixed to said instrument by the and regular corporate authority and that said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal, this 2 day of July, 1980

Isabel Paul
 Notary Public

My Commission Expires: 10-7-80

NOTES

- Permanent Record Monuments (P.R.M.) are designated thus: (C)
- Permanent Control Points (P.C.P.) are designated thus: (O)
- References cited herein are to 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 utility easements.
- There shall be no buildings or any kind of construction on utility easements, except as shown on the plan.
- In instances where drainage and utility easements intersect, the access within the easement for an easement and utility easements. Construction and maintenance of utility facilities shall conform with the drainage facilities within these areas of intersection.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

I, BRIAN C. DEUSCHLE, Secretary of the Corporation, do hereby certify that I have examined the title to the above described property and that the same is as shown and recorded in the Public Records of Palm Beach County, Florida, and that the same is a part of the public records of said county.

July 8, 1980 *Brian C. Deuschle*
 COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 5th day of August, 1980.

Herbert R. Kahl
 Palm Beach County Engineer

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5th day of August, 1980.

Dennis P. Kohler
 Board of County Commissioners

ATTEST: JOHN P. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

John P. Dunkle

FIELD STATISTICS DATA

Total Area: 29.127 Acres
 Project Area: 4.111 Acres
 Balance: 25.016 Acres

SURVEYOR'S CERTIFICATION

I, Lawrence A. Matthes, a professional land surveyor duly licensed by the State of Florida, certify that the above described plat, together with all the data hereon, was prepared by me or under my direct supervision and that I am a duly qualified land surveyor under the laws of the State of Florida.

Dated this 22 day of August, 1980

Lawrence A. Matthes
 LAWRENCE A. MATTHES
 State of Florida, License No. 63260

0226-002

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Field Book No. 0226-002	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH, FLORIDA	A REPLAT OF THE PLAT OF BENT TREE GARDENS	79-313
Designer: M. B. ALONZO			NOV 1979
Draftsman: L. A. MATTHES			31
Approved:			BF 2290B