dedicate to the respective parties and their successors and assigns as follows: 1. ACCESS TRACTS (A.T.)

The tract delineated hereon as A.T.l is hereby dedicated for private road purposes to the fee simple owners of "Parcels A, B and C". The tract delineated hereon as A.T.2 is hereby dedicated for private road purposes to the fee simple owners of "Parcels A, C and D". Tracts A. 1 and A.T.2 shall be maintained in accordance with the Covenants For Maintenance and Assessments For Boynton Trail Centre as recorded in the Public Records of Palm Beach County, Florida encumbering the land described in this Plat, without recourse to Palm Beach County. Said access tracts shall also be reserved for construction and maintenance of utilities and drainage purposes, and the utility and drainage maintenance obligations shall be in accordance with said Covenants For Maintenance and Assessments For Boynton Trail Centre without recourse to Palm Beach County.

KNOW ALL MEN BY THESE PRESENTS that Sunrise Savings and Loan Association

of Florida, a Florida corporation, and Knight Enterprises, Inc., a Florida cor-

Page 171, Public Records of said county, containing 29,49 acres, more or less,

have caused the same to be surveyed and platted as shown hereon and do hereby

2. WATER MANAGEMENT TRACT (W.M.T.)

The tracts delineated hereon as W.M.T.1 and W.M.T.2, are hereby dedicated for water management and drainage easement purposes for the use and benefit of the fee simple owners of "Parcels A, B, C and D". The maintenance obligation for said tracts shall be in accordance with said Covenants For Maintenance and Assessments For Boynton Trail Centre, without recourse to Palm Beach County.

3. EASEMENTS

The utility, drainage and maintenance easements as shown are hereby dedicated in perpetuity for construction and maintenance of utilities and drainage for the use and benefit of the fee simple owners of "Parcels A, B, C and D" and said easements shall be maintained in accordance with said Covenants For Maintenance and Assessments For Boynton Trail Centre, without recourse to Palm Beach County.

4. LIMITED ACCESS EASEMENTS

The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above-named corporations have caused these presents to be signed, and their corporate seals affixed hereto by and with the authority of their Board of Directors this 25th day of JUNE, 1984, A.D. AND this 28th day of JUNE, 1984.

Sunrise Savings and Loan Association

BY: WILLIAM'C FRAME, SENIOR VICE PRESIDENT Knight Enterprises, Inc.

ACKNOWLEDGMENT AS TO SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA

STATE OF FLORIDA ... COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared C. FRAME and L. DEVANEY to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior VICE PRESIDENT and SECRETARY of the Sunrise Savings and Loan Association of Florida, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 25th day of JUNE, 1984, A.D.

My commission expires: AUGUST 28,1987 DandE Jadd

Notary Public, State of Florida at Large

ACKNOWLEDGMENT AS TO KNIGHT ENTERPRISES, INC.

STATE OF FLORIDA : SS COUNTY OF PALM BEACH :

BEFORE ME personally appeared William L. Knight to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of the Knight Enterprises, Inc., a Florida corporation, and he acknowledged to and before me that he 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 28 day of JUWE, 1984, A.D.

My commission expires: August 28,1987 David E Jodd Notary Public, State of Florida at Large

TITLE CERTIFICATION

STATE OF FLORIDA : SS

I. Doward C. BREWEL, an officer of Commonwealth Land Title Insurance Company, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Sunrise Savings and Loan Association of Florida, a Florida corporation, and in Knight Enterprises. Inc., a Florida corporation; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that there are no applicable deed reservations which affect the subdivision of the

Commonwealth Land Title Insurance Company

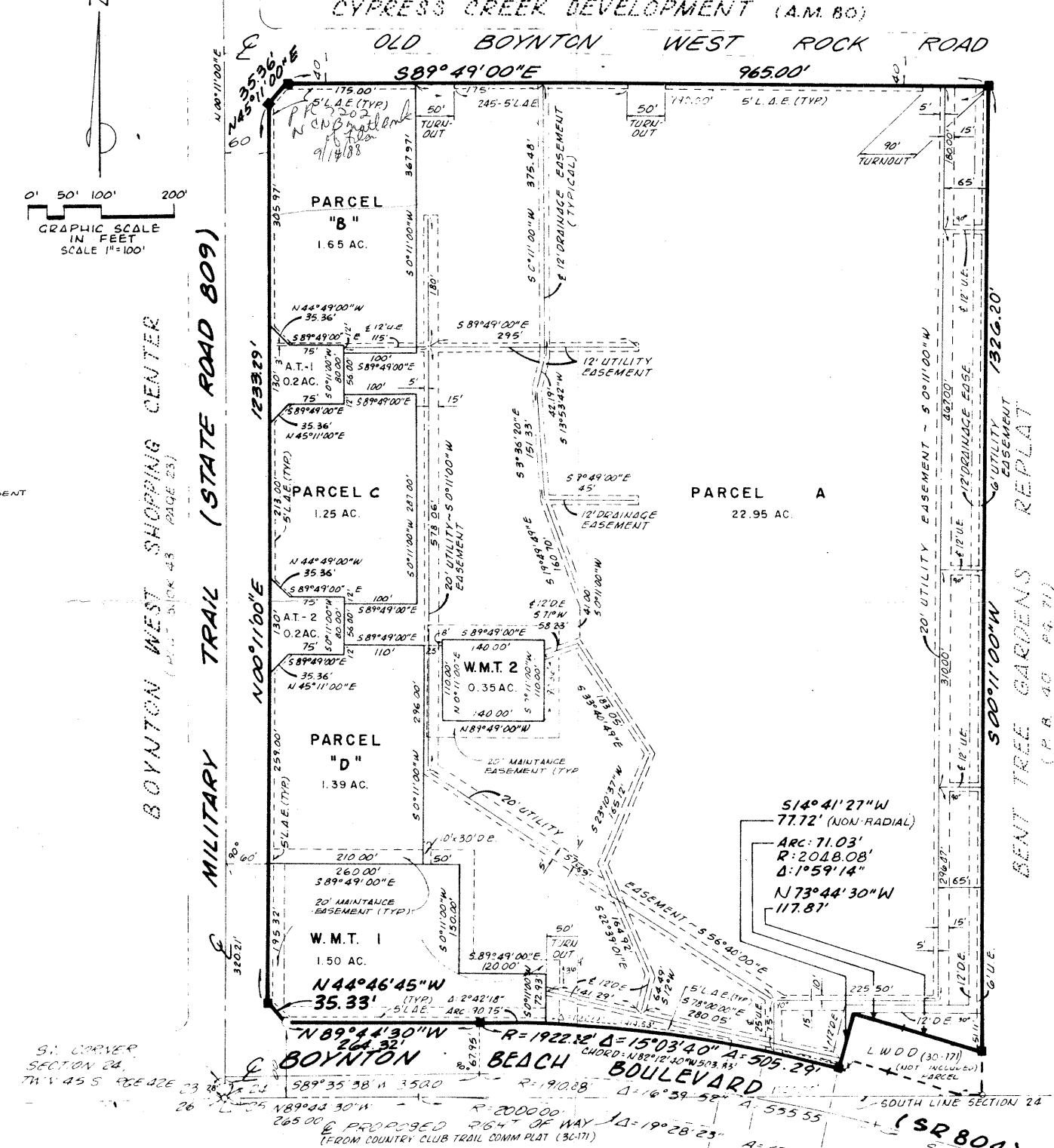
By Multiple Company

Jak Jak

BOYNTON TRAIL CENTRE

poration, owners of the land shown hereon, being in the southwest quarter of Section 24, Township 45 South, Range 42 East, Palm Beach County, Florida, being IN THE S.W. 1/4 OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

BEING A REPLAT IN COUNTRY CLUB TRAIL COMMERCIAL AS RECORDED IN PLAT BOOK 30, PAGE 171, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CYPRESS CREEK DEVELOPMENT (A.M. BO) BOYNTON WEST ROCK ROAD 965.00 589°49'00"E 5' L. A. E. (TYP.)



GREENTREE VILLAS (R. B. 33 PG. 78 -78)

There shall be no buildings or any kind of construction placed on utility or drainage easements.

There shall be no structures, trees or shrubs placed on drainage

Where a drainage easement crosses a utility easement, the drainage easement shall take precedent.

and sewer shall be only with the approval of all utilities oc-BEARING DATUM: The west line of Section 24 is assumed to bear

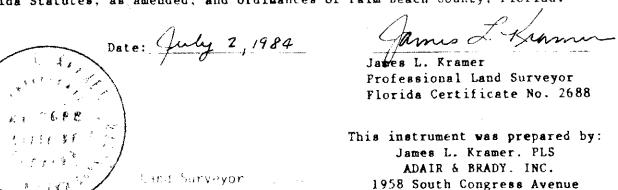
North 00°11'00" East as shown on the plat of Country Club Trail

Approval of landscaping on utility essements other than water

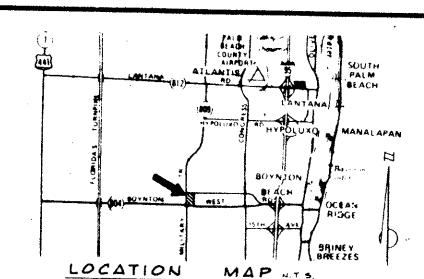
📕 - indicates Permanent Reference Monument.

LAND SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representstion of the lands surveyed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.



West Palm Beach, Florida 33406



STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at C: 25 AM , this 2 day of 1984. A.D. and duly recorded in Plat Book No. 48 on Page 191.

COUNTY ENGINEER

COUNTY COMMISSION

JOHN B. DUNKLE, Clerk

BY: D.C. D.C.

APPROVALS

This plat is hereby approved for record this ____ day of ______, 1984, A.D..

This plat is hereby approved for record this ____ day of

Ken Spillias, Chairman

Herbert F. Rahlert, County Engineer - 2000 French HALL REIL

ATTEST: JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

_____, 1984, A.D..

PALM BEACH COUNTY, FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS COUNTY OF PAIM BEACH :

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 said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 4053, Page 771, of the Fublic Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT and attested to by its AST. SERFERRY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28 day of JUNE, 1984, A.D..

ATTEST: NCNB NATIONAL BANK OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH :

BEFORE ME personally appeared L.R. ROSS and CAROL. J. MILLER. to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT - and ATT. Secretary of the NCNB NATIONAL BANK OF FLORIDA, and severally acknowledged to and before me that they executed such instrument as such officers 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

WITNESS my hand and official seal this 20 day of June ,1984, A.D..

My commission expires:

4-19-88

Notary Public, State of Florida at Large

LESSEE'S CONSENT

STATE OF FLORIDA : SS COUNTY OF PALM BEACH :

0352-001

The undersigned hereby certifies that it is the holder of a lease upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agrees that a memorandum of its lease is recorded in Official Record Book 4058, Page 50, of the Public Records of Palm Beach County, Florida, and that said lease shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28th day of

KNIGHT ENERGY SERVICES, INC.

ACKNOWLEDGMENT

COUNTY OF PALM BEACH :

known to me to be the individual described in and who executed the foregoing instrument as President of the KNIGHT ENERGY SERVICES, INC., a Florida corporation, and he acknowledged to and before me that he 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 28 day of June ,1984, A.D..

DavidE Jodd My commission expires: AUGUST 28,1987

CONSULTING ENGINEERS & LAND SURVEYORS

> JOB NO. 3062 FP134C

Notary

ADAFR & BRADY, INC

Notary Public, State of Florida at Large

