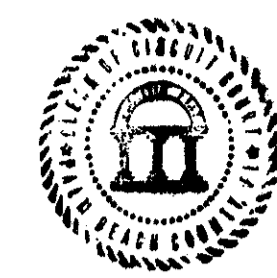


0226-008

177



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:24 P.M.
this 24th day of JUNE 1994
and duly recorded in Plat Book No. 72
on page 177
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

PLATINA PLAT No. 2 IN COUNTRY CLUB TRAIL -P.U.D.

A REPLAT OF A PORTION OF TRACT "A" OF PLATINA PLAT No. 1
AS RECORDED IN PLAT BOOK 63, PAGES 83 THROUGH 85
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1
OCTOBER 1993

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MILANO VILLAGE HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREOF, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREOF, DATED THIS 31 DAY OF April, 1994.

THE MILANO VILLAGE HOMEOWNER'S ASSOCIATION, INC.
FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*
T.R. BEER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MILANO VILLAGE HOMEOWNER'S ASSOCIATION, INC., A CORPORATION, AND SEVERALLY 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 31 DAY OF April, 1994.

MY COMMISSION EXPIRES: 10/5/94
[Signature] NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF JUNE, 1994.

BY: *[Signature]*
MARY MCCARTHY, CHAIR

ATTEST:

DOROTHY H. WILKEN, CLERK

BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF JUNE, 1994.

[Signature]
GEORGE J. WELLS, COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO BUILDERS (FLORIDA), INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4-25-94
[Signature]
J. HERMAN DANCE, PRESIDENT
GOLD COAST TITLE COMPANY

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.L.S. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF 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.") 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 4-27-94
[Signature]
GARY A. RAGER, P.L.S.
LICENSE NO. 4828
STATE OF FLORIDA

0226-008

[Signature]
72/177

SCALE: 1" = 50'	NICK MILLER, INC. Surveying	DRAWN BY:
DATE: OCT. 1993	Planning & Engineering Consultants	CHK
PLATINA PLAT No. 2		
2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (407) 627-3200		DRAWING NUMBER 88025FH

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREOF, BEING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS PLATINA PLAT No. 2, IN COUNTRY CLUB TRAIL - P.U.D., A REPLAT OF A PORTION OF TRACT "A" OF PLATINA PLAT No. 1 AS RECORDED IN PLAT BOOK 63, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 120.0 FEET, SAID POINT OF TANGENCY LYING IN THE EAST RIGHT OF WAY LINE OF PLATINA AVENUE AS SHOWN ON PLATINA PLAT No. 1, AS RECORDED IN PLAT BOOK 63, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST RIGHT OF WAY LINE BEING A COMMON BOUNDARY WITH TRACT "A" AS SHOWN ON SAID PLATINA PLAT No. 1; THENCE SOUTH 0°04'25" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 215.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 120.0 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 78°25'05", A DISTANCE OF 164.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78°29'30" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PLATINA AVENUE, A DISTANCE OF 48.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 5°18'00" EAST, ALONG A RADIAL LINE, A DISTANCE OF 72.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 5.0 FEET; THENCE WESTERLY SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 5°18'00" EAST, A DISTANCE OF 15.0 FEET; THENCE SOUTH 84°42'00" WEST, A DISTANCE OF 36.0 FEET; THENCE SOUTH 11°30'30" EAST, A DISTANCE OF 107.73 FEET; THENCE SOUTH 84°42'00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF CLASSICO PLACE, A DISTANCE OF 91.71 FEET; THENCE NORTH 51°32'45" WEST, ALONG SAID RIGHT OF WAY LINE OF CLASSICO PLACE, A DISTANCE OF 34.58 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1240.00 FEET, AND A RADIAL LINE AT SAID INTERSECTION OF NORTH 82°12'29" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF PLATINA AVENUE, THROUGH A CENTRAL ANGLE OF 3°42'59", A DISTANCE OF 80.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°30'30" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PLATINA AVENUE, A DISTANCE OF 53.61 FEET; THENCE NORTH 33°29'30" EAST ALONG SAID RIGHT-OF-WAY LINE OF PLATINA AVENUE, A DISTANCE OF 35.36 FEET; THENCE NORTH 78°29'30" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PLATINA AVENUE, A DISTANCE OF 136.59 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A", AS SHOWN HEREOF, IS HEREBY RESERVED FOR THE MILANO VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, OPEN SPACE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL "B", AS SHOWN HEREOF, IS HEREBY RESERVED FOR THE MILANO VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING LOTS WITHIN THIS PLAT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF April, 1994.

MINTO BUILDERS (FLORIDA), INC.
A FLORIDA CORPORATION,

ATTEST: *[Signature]* BY: *[Signature]*
PHILIPPE JOANISSE, VICE-PRESIDENT
MICHAEL GREENBERG, PRESIDENT

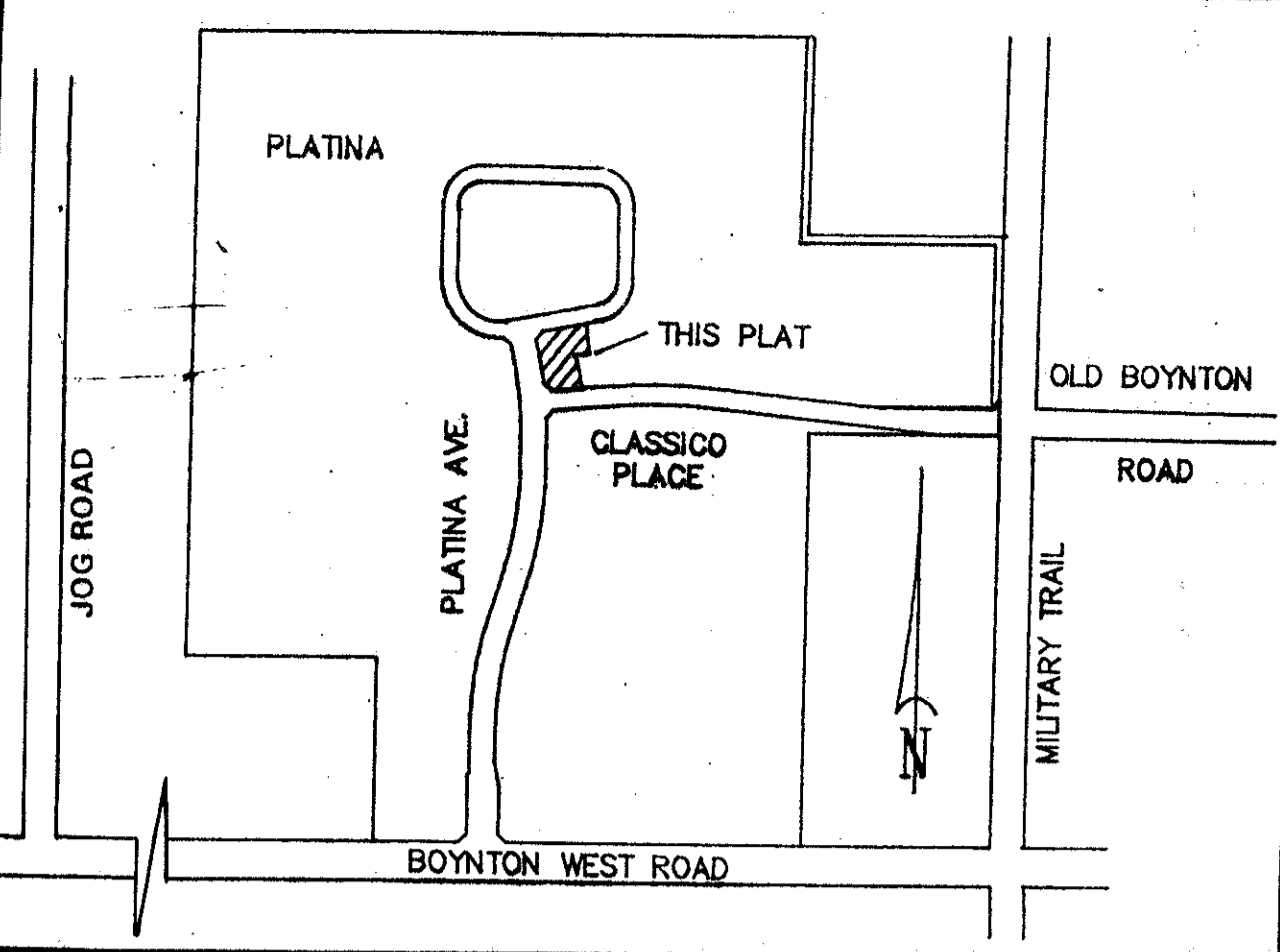
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILIPPE JOANISSE WHO ARE PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO BUILDERS (FLORIDA), INC., A 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 31 DAY OF April, 1994.

MY COMMISSION EXPIRES: 10/5/94
[Signature] NOTARY PUBLIC



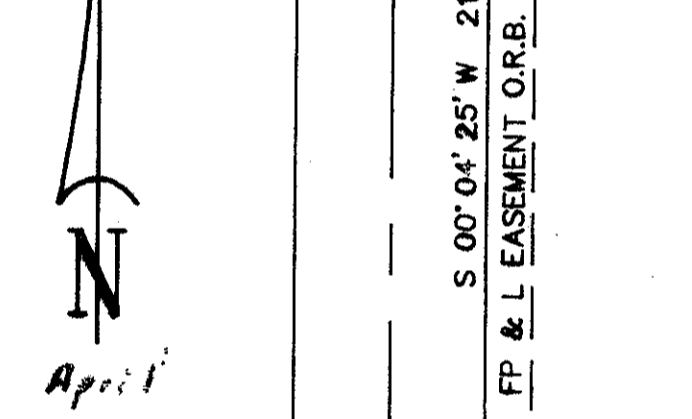
LOCATION MAP
(NOT TO SCALE)

LAKE WORTH DRAINAGE DISTRICT L-23 CANAL
EXISTING P.R.M. "R.L.S. 3888"
N. 89°26'14"E.
N. LINE OF TRACT "A"

TRACT "A"
PER P.B. 63, PGS. 83-85

S. 0°04'25"W.
521.24'
P.O.C.

S. 00°04'25" W. 215.74'
12' FP & L EASEMENT O.R.B. 6695, PG. 750



TRACT R-1
PER P.B. 63, PGS. 83-85

50' RIGHT OF WAY PER P.B. 63, PGS. 83-85
136.59
N 78° 29' 30" E
40.24
R=120.00
A=164.24
D=78° 25' 05"

INGRESS AND EGRESS EASEMENT PER O.R.B. #170, PG. 1092
R=5.00
A=7.85
D=90° 00' 00"

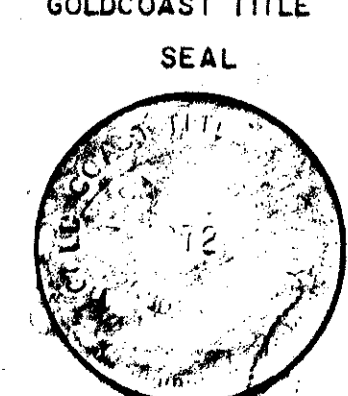
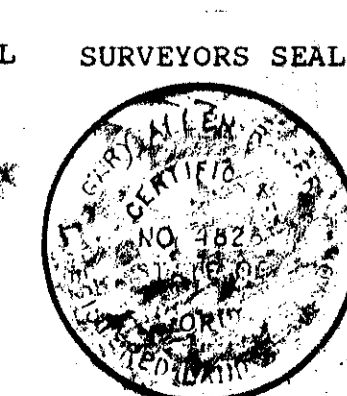
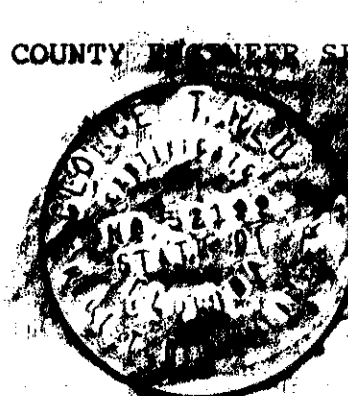
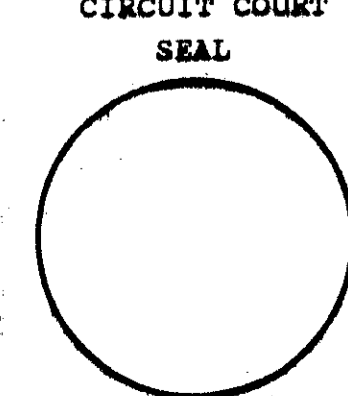
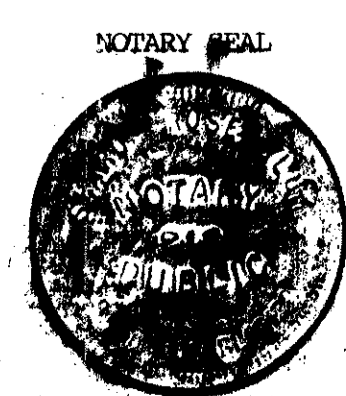
LIMITS OF PLAT
TRACT "A"
PER P.B. 63, PGS. 83-85

TRACT "A"
PER P.B. 63, PGS. 83-85

EASEMENT O.R.B. 6695, PG. 750
(188.20 TOTAL)

TRACT "C"
PER P.B. 63, PGS. 83-85

TRACT "C"
PER P.B. 63, PGS. 83-85



SUBDIVISION: PLATINA PLAT No. 2
BOOK 72 PAGE 177
PLAT BOOK 63 PAGE 85
CORNER AR
BY: [Signature]
DATE: 4/25/94