OLIVE TREE - PARCEL 6C

BEING A REPLAT OF A PORTION OF OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., (P.B. <u>76</u>, PGS. <u>102</u> - <u>104</u>) LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA. JANUARY 1996 SHEET 1 OF 3

FOREST HILL BLVD. LOCATION MAP n.t.s. SECTION 10, TWP. 44 S., RGE. 42 E.

PETSCHE & ASSOCIATES, INC

Florida certificate No. 4544

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STATE OF FLORIDA COUNTY OF PALM BEACH

This plat was filed for record at 1:06 P.M., this 26 day of January , 1996, and duly recorded in Plat Book No. <u>76</u> on Pages <u>131</u> thru <u>133</u>.

DOROTHY H. WILKEN Clerk Circuit Court

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the OLIVE TREE CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, the owners of the land shown hereon as OLIVE TREE - PARCEL 6C, situate in Section 10, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida,

Being all of PARCEL 6C, AND WATER MANAGEMENT TRACT F, both being a part of OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., according to the plat thereof, as recorded in Plat Book 76, pages 102 through 104, all being of the public records of Palm Beach County, Florida. Containing 809779.423 square feet (18.590 acres) more or

TOGETHER WITH:

A portion of WATER MANAGEMENT TRACT E, according to the aforesaid record plat of OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., being more particularly described as follows:

Beginning at the Northwest corner of said WATER MANAGEMENT TRACT E, thence N86°57'05"E along the North line of said WATER MANAGEMENT TRACT E, a distance of 496.25 feet; thence \$14°16'59"E a distance of 8.41 feet; thence \$86°57'05"W a distance of 498.19 feet to the West line of said WATER MANAGEMENT TRACT E; thence N00°58'09"W along said West line, a distance of 8.26 feet to the point-of-beginning. Containing 4102.090 square feet (0.0942 acres) more or less.

Total Plat Boundary containing 813,881.513 square feet (18.684 acres) more or less. Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tract A, the access tract as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the FAIRWAY ISLE HOMEOWNER'S ASSOCIATION INC., its successors and assigns, for ingress and egress, utilities and drainage. However, OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through Tract A, to the drainage easements.
- 2. Tract B, as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the OLIVE TREE PROPERTY OWNERS' ASSOCIATION. INC., its successors and assigns for open space and recreational purposes.
- 3. Tract C, as shown hereon, is hereby dedicated in perpetuity to and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNER'S ASSOCIATION INC., its successors and assigns for open space and recreational purposes. Furthermore title to said tracts or portions thereof may not be conveyed to any individual home
- 4. The Utility Easements as shown, hereon are hereby dedicated in perpetuity for construction, operation, maintenance, inspection, replacement and repair of utilities, cable television or security facilities and appurtenances, by any public utility, cable television or security service. The property owner shall maintain the property on, over, or under which the utility easements are located.
- 5. The Drainage Easements, as shown hereon, are hereby dedicated to, and shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of drainage facilities. However, the OLIVE TREE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns shall have the right of access through the drainage easements to the water management tract.
- 6. The 20 foot Lake Maintenance Easement as shown hereon, was previously dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE - PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book __76__, pages __102__ through __104__ of the Public Records of Palm Beach County, Florida and is hereby not rededicated by this replat.
- 7. The 12 foot Access Easement as shown hereon, is hereby dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for ingress/egress to Water Management Tract F, for the construction and maintenance of drainage facilities, shall be the perpetual maintenance obligation of the FAIRWAY ISLES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.
- 8. The 4' Wall Maintenance and Roof Drainage Easements as shown hereon, are hereby dedicated in perpetuity to the lots which adjoin said easements, for maintenance of and roof drainage for the zero building side of said adjoining lots. The owner shall maintain the property on, over, or under which said easements are located.
- 9. Water Management Tract F, as shown hereon, was previously dedicated in perpetuity to the OLIVE TREE PROPERTY OWNERS' ASSOCIATION INC., its successors and assigns, for the construction and maintenance of drainage facilities according to OLIVE TREE -PHASE 5A/6B OF THE RIVER BRIDGE P.U.D., as recorded in Plat Book 76, pages 102 through 104 of the Public Records of Palm Beach County, Florida and is hereby not rededicated by this replat.

OLIVE TREE CORPORATION

SEAL NOTARY PUBLIC

MYRNA JEAN WHITE My commission # gc286755 expires

the authority of their Board of Directors, this 15 day of Canaday, 1996. OLIVE TREE CORPORATION, a Delaware Corporation

In witness whereof, the OLIVE TREE CORPORATION has caused these presents to be signed

and sealed by their respective officers and their corporate seal to be affixed hereto by and with

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Ivan M. Chosnek and Stephen Honig, to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President respectively of the above named OLIVE TREE CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary 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 of said corporation.

Witness my hand and official seal, this 5 day of lay, 1996.

My commission expires

MYRNA JEAN WHITE MY COMMISSION & CC256766 EXPIRES May 15, 1996 KNOWED THRU THOY FAIN HEURANCE, HI

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I GARY L. KORNFELD, an Attorney, duly licensed to practice law in the state of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to OLIVE TREE CORPORATION, a Delaware corporation, that the current taxes have been paid, that there are no mortgages encumbering the land described hereon and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

LEVY, KNEEN, MARIANI, CURTIN, WIENER, KORNFELD & DEL RUSSO P.A.

THIS INSTRUMENT WAS PREPARED UNDER THE RESPONSIBLE DIRECTION OF ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PETSCHE & ASSOCIATES, INC., 2581 METROCENTRE BLVD., SUITE 6, WEST PALM BEACH, FL 33407.

SEAL PROFESSIONAL LAND SURVEYOR

SEAL CITY OF GREENACRES

SURVEYOR'S NOTES:

SURVEYOR'S CERTIFICATION

COUNTY OF PALM BEACH

This <u>15</u> day of <u>JAN</u>, 1996.

STATE OF FLORIDA

denotes Permanent Reference Monuments set, PLS (Professional Land Surveyor) # 4544. denotes Permanent Reference Monument found, PLS 4544, unless otherwise noted. denotes Permanent Control Point, LB (Licensed Business) # 4574.

I hereby 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 complies with chapter 21HH-6

of the Florida Administrative Code, and is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.s) have been set and that permanent control points

(P.C.Ps) will be set under guarantees posted for the required improvements, as required by law; That the survey data complies with all the requirements of chapter 177 of the Florida Statutes,

as amended, and Ordinances of the City of Greenacres, Florida.

- 1. Bearings shown hereon are based upon an assumed bearing of North 00°16'12" East, and are referenced to the North-South quarter section line of Section 10, Township 44 South, Range 42 East and are given for the sole purpose of delineating angles only.
- 2. Lines which intersect curves are <u>not</u> radial to those curves unless otherwise noted.
- Building Setback Lines shall be as approved by the City of Greenacres, Florida.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- Easements are for Public Utilities unless otherwise noted. There shall be no construction of any kind, trees, or shrubs placed on easements without permission of the occupying utilities.
- 6. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

This plat is hereby approved for record this 22"day of JANUARY, 1996.

89 single family lots

P.U.D. TABULAR DATA

----- 13.4608 acres ----- 1.8268 acres Private road ----- 0.9986 acres Open space tracts ----- 2.3979 acres Total plat area ----- 18.684 l acres



sional Engineers – Land Surveyors – Development Consultants – Testing Services 581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800

6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788

1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

OLIVE TREE - PARCEL 6C

SECTION 10, TOWNSHIP 44S., RANGE 42E. CITY OF GREENACRES, FLORIDA

Date: Drawn by: SEPT. 1995 O.W.O. Designed by: Checked by: R. HAGLER

JOB NUMBER: SHEET

 $1" = 40' \mid 95 - 053 \mid 1 \text{ OF } 3$

