COUNTY OF PALM MEACH) ME MEATE OF PLORIDA

Then P'nd were filed for record at \$ 14.1 Q. M. Preside day of M. Q. C.M. 20.02

and duty neorged in Plet Book No. 94

DONOTHY H. WILKEN, Clark of Groun Court

MADISON GREEN-PLAT No. 1, PARCEL "F" AND PARCEL "J", REPLAT

REING A REPLAT OF ALL OF LOTS 1-115. INCLUSIVE. BLOCK "F". RIDGEWOOD COURT AND RIDGEWOOD CIRCLE. AS SHOWN ON MADISON GREEN - PLAT No. 1, PARCEL "F", PARCEL "G" AND PARCEL "I", REPLAT AS RECORDED IN PLAT BOOK 91, PAGES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PARCEL "J". AS SHOWN ON MADISON GREEN - PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2001

SHEET 1 OF 7

DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTIONS 15 AND 22. TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MADISON GREEN - PLAT NO. 1, PARCEL "F" AND PARCEL "J" REPLAT BEING A REPLAT OF ALL OF LOTS 1 THRU 115, INCLUSIVE, BLOCK "F", RIDGEWOOD COURT NEPLAI OF ALL OF LOIS I THRU TIS, INCLUSING, BLOCK F, INDEE-WOUL COORT AND RIDGEWOOD CIRCLE AS SHOWN ON THE PLAT OF MADISON GREEN — PLAT No. 1, PARCEL "F", PARCEL "C" AND PARCEL "I", AS RECORDED IN PLAT BOOK 91, PACES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PARCEL "J", AS SHOWN ON THE PLAT OF MADISON GREEN — PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PACES 14 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 15 AND 22, YOWN-SHIP 43 SOUTH, RANCE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK "F" LOTS 1 THRU 115, INCLUSIVE, RIDGEWOOD CIRCLE AND PARCEL "F", PARCEL "G" AND PARCEL "I" AS RECORDED IN PLAT BOOK 91, PAGES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PARCEL "J", AS SHOWN ON MADISON GREEN - PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE PUBLIC RECORDS OF PALM

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

PINCEWOOD CIRCLE AND PINCEWOOD COURT AS SHOWN HEREIN ARE HERERY MIDGEWOOD CIRCLE AND MIDGEWOOD COURT, AS SHOWN PIEREUN ARE HEREBY
DEDICATED TO THE WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC. ITS
SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER
PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PHOMEN PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL UTILITY FACILITIES LOCATED IN RIDGEWOOD GRELE AND RIDGEWOOD COURT ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH.

PINE PLACE, WISTY OAKS CIRCLE AND WILLOW WAY, AS SHOWN HEREON ARE PINE PLACE, MISTY OAKS CIRCLE AND MILLOW MAY, AS SHOWN HEREON ARE HERREBY DEDICATED TO THE LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSICINS, FOR PRIVATE STREET PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSICINS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL UTILITY FACILITIES LOCATED IN PINE PLACE, MISTY OAK CIRCLE AND WILLOW WAY ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH.

THE INTERIOR DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS

THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE THE WILLAGE OF KOTAL PAUM BEACH SHALL HAVE HER HIGH, BUT NOT HE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL INTERIOR DRAINAGE AND PRIVATI STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FEMELIATES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLA OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED THE VILLAGE OF ROYAL PALM BEACH. FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PHERPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRIAL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIONS FOR ACCESS TO THE STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF INDIAN TRAIL IMPROVEMENT DISTRICT, IT

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL DRAINAGE EASEMENTS, STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED IN RIDGEWOOD COURT RIDGEWOOD CIRCLE PINE PLACE, MISTY DAKS CIRCLE AND WILLOW WAY IS HEREBY DEDICATED TO INDIAN

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL DRAINAGE EASEMENTS, STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED IN TRACT WMT-22 IS HEREBY DEDICATED TO MADISON GREEN MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

TRACT WAIT-22 IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. MADISON GREEN MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS HERBY ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION FOR TRACT WHT-22. WITHOUT RECOURSE TO INDIAN TRAIL IMPROVEMENT DISTRICT. THE INDIAN TRAIL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE AND MAINTAIN ANY PORTION OF TRACT WMT-22 FOR STORMWATER MANAGEMENT AND

STATE OF FLORIDA COUNTY OF PALM BEACH

PERSONALLY APPEARED T.R. BEER WHO IS BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND 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 RECULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND RECULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS APPEARS OF THE PROFIT OF REFORE ME

MY COUMISSION EXPIRES: \$4. 26, 2002. ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

THE MADISON GREEN MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, INC. SUCCESSIONS AND ASSIGNS, AS STATED AND SHOWN HEREDN, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED OF TRANSPORT , 2002. STATED HEREON, DATED THIS ______ DAY

MADISON GREEN MASTER ASSOCIATION, INC.

A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: Mw BY: . T.R. BEER, PRESIDENT

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MADISON GREEN MASTER ASSOCIATION, INC., A FLORIDA CORPOPATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICIR OF SAID CORPOPATION, AND THAT THE SEAL EFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPOPATE SEAL OF SAID CORPOPATION AND THAT IT WAS AFFIXED TO ADD INSTRUMENT BY DUE AND REGULAR CORPOPATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND REGULAR CORPOPATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND REGULAR CORPORATE SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF TRAVERY 2002.

MY COMMISSION EXPIRES: \$4.76,2802 Sinds D. June 1978 E. TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE. FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIEY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC., A FLORIDA COPPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIMISION DEPICTED BY THIS PLAT.

DATED: 1-29-2002

HARRY BINNIE, PRESIDENT FOUNDERS TITLE

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOUDER 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 OWNER THEREOF AND ACREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11796 AT PAGE 1374 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE IN WINESS WHEREUR, HE SAID CHOPTARION HAS LAUGED HELD
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS
BOARD OF DIRECTORS THIS DAY OF LAULUY 2002.

ACKNOWLEDGEMENT

STATE OF ELORIDA

BEFORE ME PERSONALLY APPEARED DONICE MILET

WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS MCE-PRESIDENT OF FIRST LIBION METIONAL

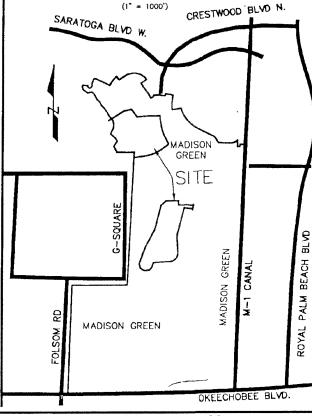
BOAK. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT
HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION,
AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE
CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO
SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT
SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 1 January

MY COMMISSION EXPIRES:

5 OF 7

SHEET INDEX



LOCATION MAP

MADISON GREEN-PLAT No.1 PARCEL "F" AND PARCEL "J", REPLAT

NICK MILLER, INC Surveying & Mapping Consultants SUITE 105 2560 RCA BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318

SCALE: N/A DATE: JUNE 2001 JOB NO. 99043EC ILE: moster j.dwg

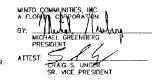
ACKNOWLEDGMENT

TRACTS J-1 AND J-2, BLOCK J AS SHOWN HEREDN, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS OVER PINE PLACE, MISTY OAKS CIRCLE AND MILLOW WAY IS HEREBY DEDICATED TO MADISON GREEN MASTER ASSOCIATION, NO. ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED THE LAKE MAINEMANCE EASEMENTS AS SHOWN HEREUM ARE FIEREST DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSIORS AND ASSIGNED WITHIN THE ASSOCIATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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 __22.Th.______DAY OF __TRUBLELY______2002.



ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG S. UNGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SR. VICE— PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., 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 BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEFOLOR SAID CORPORATION. ACT AND DEED OF SAID CORPORATION

WITHESS MY HAND AND OFFICIAL SEAL THIS

TRANSMY

MY COMMISSION EXPIRES: 641-24, 2002

MY COMMISSION EXPIRES: 641-24, 2002

MOTARY PUBLIC CC \$72.52

NOTARY PUBLIC CC \$72.52

THE WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENAN OBLICATIONS FOR SAME AS STATED HEREON, DATED THIS 2144

WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT WITNESS: 5 CO. Q.S. BY: Thu T.R. BEER, PRESIDENT

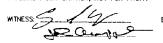
ACKNOWLEDGMENT

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WALDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT HE 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 BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND REGULAR CORPORATE SAID CORPORATION, WITHESS WHY HAND AND OFFICIAL SEAL THIS CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS CAPTURE TO DAY OF January 2002.

MY COMMISSION EXPIRES: Sept. 24, 2002 ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

LEXINGTON VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT



BY: T.R. BEER, PRESIDENT