

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, FLORIDA, SHOWN HEREON AS MADISON GREEN-PLAT NO. 1, TRACT "GC-6" REPLAT BEING A REPLAT OF ALL OF TRACT GC-6 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT GC-6, 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.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, DEVELOPMENT AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED TO MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR GOLF OPERATIONS AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

ACCESS EASEMENT "A" IS HEREBY RESERVED TO THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND FROM TRACT "A".

ACCESS EASEMENT "B" IS HEREBY RESERVED TO THE OWNER OF TRACT "B", ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND FROM TRACT "B".

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN TRACT "A" AND TRACT "B" IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH.

THE CART PATH EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE OWNER OF TRACT "B" FOR PEDESTRIAN, GOLF CART AND MAINTENANCE VEHICLE ACCESS.

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

THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE 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 EASEMENTS, DRAINAGE EASEMENTS AND ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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

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 21st DAY OF October, 2002.

MINTO COMMUNITIES, INC. A FLORIDA CORPORATION

ATTEST: CRAIG S. UNGER SR. VICE PRESIDENT

BY: MICHAEL GREENBERG PRESIDENT

MADISON GREEN-PLAT No. 1, TRACT "GC-6" REPLAT BEING A REPLAT OF ALL OF TRACT "GC-6" 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 2002 SHEET 1 OF 4

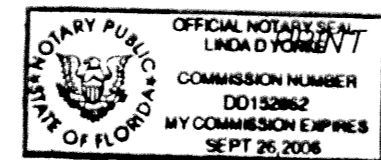
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 2002.

MY COMMISSION EXPIRES: 9-26-06 Linda D. Jordan



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE MADISON GREEN MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF October, 2002.

MADISON GREEN MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: CRAIG S. UNGER T.R. BEER, PRESIDENT

Craig S. Unger

T.R. Beer

Dick Newman

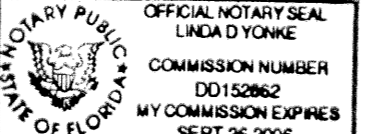
ACKNOWLEDGMENT

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 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 REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 2002.

MY COMMISSION EXPIRES: 9-26-06 Linda D. Jordan

Linda D. Jordan



TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY 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 CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 10-30-02 HARRY BINNIE, PRESIDENT FOUNDERS TITLE

APPROVALS

VILLAGE COUNCIL THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF November, 2002.

BY: DAVID LODWICK, MAYOR

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 545, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21st DAY OF November, 2002.

BY: RAY LIGGINS, VILLAGE ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 11-9-02 NORMAN J. HOWARD, P.S.M. FLORIDA CERTIFICATE No. 5776

ATTEST

BY: MARY ANNE GOULD, VILLAGE CLERK

INDIAN TRAIL IMPROVEMENT DISTRICT

STATE OF FLORIDA COUNTY OF PALM BEACH

INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS OF SAID DRAINAGE EASEMENT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 29th DAY OF August, 2002.

INDIAN TRAIL IMPROVEMENT DISTRICT ATTEST: WILLIAM GOTTHELF, SECRETARY

ACKNOWLEDGMENT

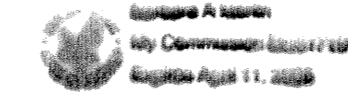
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

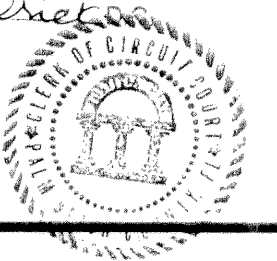
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF August, 2002.

MY COMMISSION EXPIRES: APRIL 11, 2005 BARBARA A. MERLIN

PRINT NAME: BARBARA A. MERLIN NOTARY PUBLIC STATE OF FLORIDA COMMISSION No. 22017191



SECURITY OF PALM BEACH COUNTY, FLORIDA The Plat was filed for record at 10:08 A.M. on the 21st day of November, 2002. and duly recorded in Plat Book No. 88 on page 135-137.



SURVEYOR'S NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB 4318
2. PERMANENT CONTROL POINTS ARE SHOWN THUS: LB 4318
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 23 DEGREES, 39 MINUTES, 07 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF CRESTWOOD BOULEVARD.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM, OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

SURVEYOR'S CERTIFICATE

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS AS REQUIRED BY SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DATE: 11/1/2002

STEPHEN M. GORDON PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE No. 5974 STATE OF FLORIDA

SUMMARY INFORMATION

Table with 2 columns: Field Name and Value. Fields include TOTAL ACRES (10.00 AC), NUMBER OF LOTS (2), LAND USE, TRACT A (4.97 AC), TRACT B (5.03 AC), TOTAL (10.00 AC).



MADISON GREEN -PLAT NO. 1, TRACT "GC-6" REPLAT NICK MILLER, INC. Surveying & Mapping Consultants SHEET NO. 1 SCALE: N/A DATE: JUNE 2002 JOB NO. 99043FF FILE: 99043FF.DWG