

OAKTON PRESERVE
BEING A REPLAT OF TRACT "R", OAKTON COMMONS CPD, RECORDED IN PLAT BOOK 112, PAGE 85, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "OAKTON PRESERVE", BEING A REPLAT OF TRACT "R", OAKTON COMMONS CPD, RECORDED IN PLAT BOOK 112, PAGE 85, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "R", OAKTON COMMONS CPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 85, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, CONTAINING 23.44 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "A" (RESIDENTIAL ACCESS STREET), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET AND OFF STREET PARKING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACT "B" (BUFFER TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. TRACT "C" (CONSERVATION TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSERVATION PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
4. TRACT "E" (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
5. TRACT "L" (LAKE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
6. TRACT "O" (OPEN SPACE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
7. TRACT "R" (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
8. TRACT "S" (LIFT STATION), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A SANITARY SEWER LIFT STATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND/OR ASSIGNS.
9. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
10. THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES WITHIN THE ASSOCIATED LAKE TRACT PURSUANT TO THE OBLIGATIONS OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
11. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE 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.
12. AN ACCESS AND UTILITY EASEMENT OVER ALL OF TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, W. K. SCHICKEDANZ, THIS 26th DAY OF July, 2010.

SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS (1): [Signature] BY: [Signature]
PRINTED NAME: [Name] W. K. SCHICKEDANZ, GENERAL PARTNER

WITNESS (2): [Signature]
PRINTED NAME: [Name]

ACKNOWLEDGMENT:

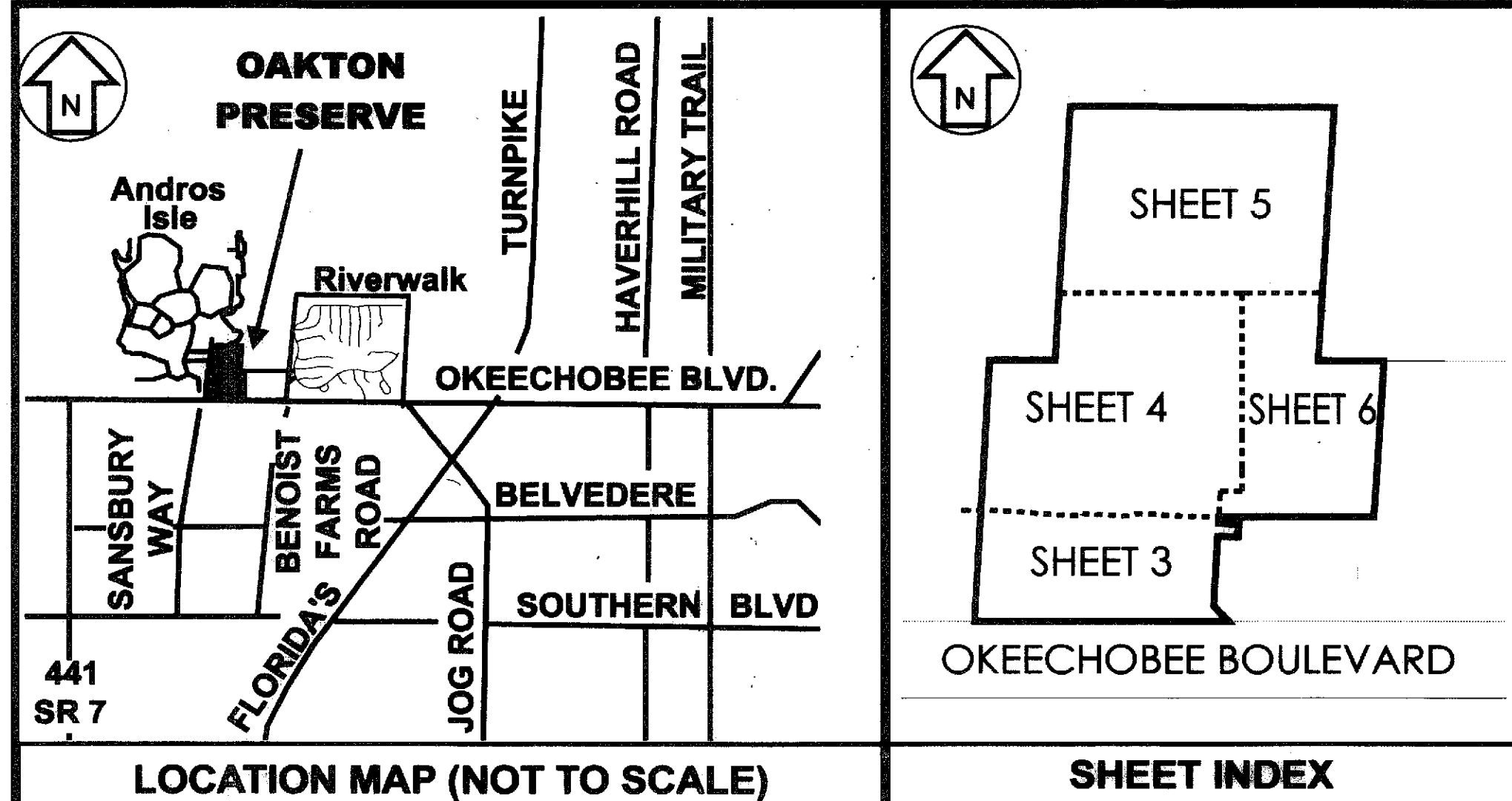
STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED W. K. SCHICKEDANZ (WHO IS/IS NOT) PERSONALLY KNOWN TO ME AND (H/HE) (HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID/DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS GENERAL PARTNER OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF July, 2010.

MY COMMISSION EXPIRES: 12/31/12 BY: [Signature] NOTARY PUBLIC SEAL: [Seal]

PRINTED NAME: Linda J. Adamonis COMMISSION NO. DD 932191



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 27th DAY OF July, 2010.

OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: [Signature] BY: [Signature]
TOM APPLAGATE, VICE PRESIDENT GERHARD H. SCHICKEDANZ, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND TOM APPLAGATE (WHO ARE/ARE NOT) PERSONALLY KNOWN TO ME AND (H/HE) (HAVE/HAVE NOT) PRODUCED AS IDENTIFICATION, AND (DID/DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 27 DAY OF July, 2010.

MY COMMISSION EXPIRES: 12/31/12 NOTARY PUBLIC: [Signature] SEAL: [Seal]

PRINTED NAME: Linda J. Adamonis COMMISSION NO. DD 932191

TITLE CERTIFICATION:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

I, JOHN FENNIMAN, A DULY LICENSED ATTORNEY 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 IN SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: July 19, 2010 BY: [Signature]
JOHN FENNIMAN, ATTORNEY-AT-LAW
FLORIDA BAR NO. 106633
7741 N MILITARY TRAIL, SUITE 1
PALM BEACH GARDENS, FL 33410

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

UNIT OF DEVELOPMENT NO. 5D
STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 3rd DAY OF August, 2010.

ATTEST: [Signature] BY: [Signature]
ONEAL BARDIN, JR., SECRETARY DEBORAH DIAZ, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH, FLORIDA, ZONING AND LAND DEVELOPMENT REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. THE PLAT APPROVAL INCLUDES RESTRICTIONS FOR LOTS 102 THROUGH 114 INCLUSIVE RELATED TO WORKFORCE HOUSING INCLUDED IN ORDINANCE NO. 4162-08.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 88°45'53" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS, AS TRUSTEE AND NOT INDIVIDUALLY, THE HOLDER OF A MORTGAGE UPON PART OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT (a) THE MORTGAGE WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 22363 PAGE 1820 AND ASSIGNED TO THIS HOLDER BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 22163 PAGE 1592, AND (b) THE MORTGAGE WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 23011, PAGE 132 AND ASSIGNED TO THIS HOLDER BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 23163, PAGE 1589, AND (c) WHICH ASSIGNED MORTGAGES WERE THE OBJECT OF THAT CERTAIN MORTGAGE MODIFICATION, RENEWAL, CONSOLIDATION AND ADDITIONAL ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 23185, PAGE 1239, ALL PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOEL T. STRAWN, AS TRUSTEE AND NOT INDIVIDUALLY THIS 26th DAY OF July, 2010

WITNESS (1): [Signature]
PRINTED NAME: STEPHEN L. SHIRLEY

WITNESS (2): [Signature]
PRINTED NAME: CAROL ZRINIM

BY: [Signature]
JOEL T. STRAWN, AS TRUSTEE
AND NOT INDIVIDUALLY

ACKNOWLEDGMENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOEL T. STRAWN (WHO IS/IS NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF July, 2010.

MY COMMISSION EXPIRES: 08/31/10 BY: [Signature] NOTARY PUBLIC SEAL: [Seal]

PRINTED NAME: MARSHALE KENNEDY COMMISSION NO. DD 532371

CITY OF WEST PALM BEACH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 10th DAY OF SEPTEMBER, 2010.

BY: [Signature]
LOIS J. FRANKEL, MAYOR

CITY PLANNING BOARD APPROVAL:

BY: [Signature]
TODD BONLARRON, CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: [Signature] DATE: 9/8/10
VINCENT J. NOEL, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER, L. S. 4169

Seals for OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC. and NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

SURVEYOR'S CERTIFICATION: 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 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 ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
BY: [Signature] DATED THIS 28th DAY OF July, 2010.
STEPHEN L. SHIRLEY, P.S.M. 3918

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 THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4162 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4162 W. BLUE HERON BLVD.- SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2192 L.B. NO. 7344 EMAIL: ALSSURVEY@AOL.COM
RECORD PLAT OAKTON PRESERVE