

20130154730

FEBRUARY 2013

OAKTON PRESERVE REPLAT

00074-304

SHEET 1 OF 3

149

BEING A REPLAT OF LOTS 13 THROUGH 34, INCLUSIVE, LOTS 74 THROUGH 101, INCLUSIVE, TRACT "C", AND A PORTION OF TRACT "A", OAKTON PRESERVE, RECORDED IN PLAT BOOK 113, PAGE 168, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN THE SOUTHEAST QUARTER OF 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, AND OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "OAKTON PRESERVE REPLAT", BEING A REPLAT OF LOTS 13 THROUGH 34, INCLUSIVE, LOTS 74 THROUGH 101, INCLUSIVE, TRACT "C", AND A PORTION OF TRACT "A", OAKTON PRESERVE, RECORDED IN PLAT BOOK 113, PAGE 168, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN THE SOUTHEAST 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:

LOTS 13 THROUGH 34, INCLUSIVE, LOTS 74 THROUGH 101, INCLUSIVE, TRACT "C", AND THAT PART OF TRACT "A" LYING SOUTHERLY OF LOT 101 AND EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 101, OAKTON PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 168, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 4.35 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 "C-R" (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.
2. 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.
3. 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.
4. THE WALKWAY 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 PEDESTRIAN WALKWAY PURPOSES. THE MAINTENANCE OF THE WALKWAY LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE 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 4th DAY OF MARCH, 2013.

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

WITNESS (1): [Signature]
PRINTED NAME: [Name]
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 (HAS) (HAS NOT) PRODUCED [Identification] 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 4th DAY OF MARCH, 2013.

MY COMMISSION EXPIRES: 05/2013 BY: [Signature] SEAL: [Notary Seal]
PRINTED NAME: SUZANNE RUDEZ COMMISSION NO. DD 803267

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF MARCH, 2013.

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

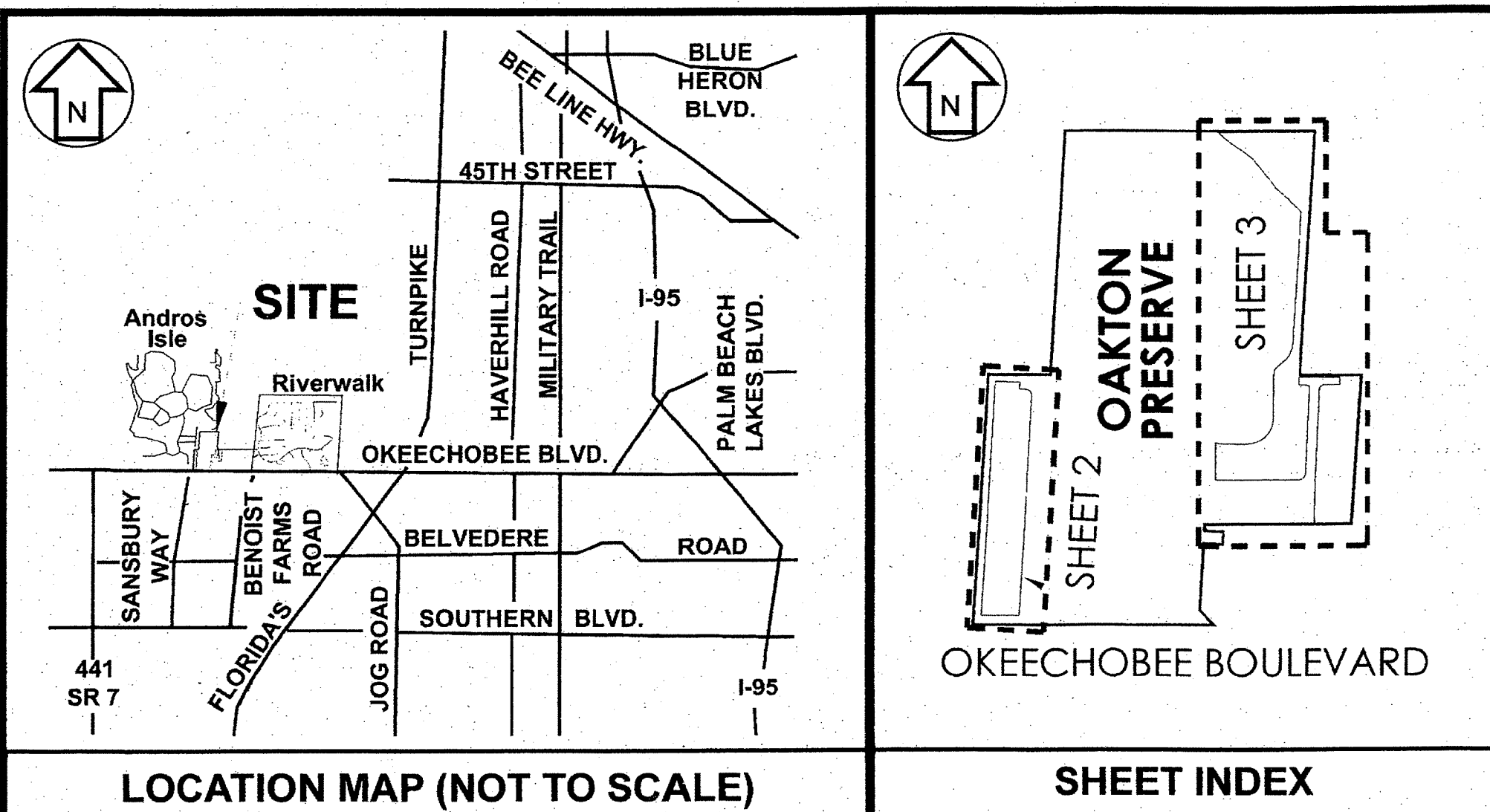
ACKNOWLEDGMENT:

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 (HAVE) (HAVE NOT) PRODUCED [Identification] AND (RESPECTIVELY) 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 4th DAY OF MARCH, 2013.

MY COMMISSION EXPIRES: 5/21/13 BY: [Signature] SEAL: [Notary Seal]
PRINTED NAME: SUZANNE RUDEZ COMMISSION NO. DD 803267



TITLE CERTIFICATION:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

I, ALYS N. DANIELS, 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 A PORTION OF THE TITLE TO THE PROPERTY IS VESTED IN SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND THE REMAINDER IS VESTED IN OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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: 3/27/2013 BY: [Signature]
ALYS N. DANIELS, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0354600
701 U.S. HIGHWAY ONE, SUITE 402
NORTH PALM BEACH, FL 33408

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 27th DAY OF MARCH, 2013.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: [Signature] BY: [Signature]
O'NEAL BARDIN, JR. ADRIAN M. SALEE
ASSISTANT SECRETARY PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

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 FOR OAKTON PRESERVE, RECORDED IN PLAT BOOK NO. 113, PAGES 168-173, INCLUDES LOTS WITH RESTRICTIONS RELATED TO WORKFORCE HOUSING AS OUTLINED IN ORDINANCE NO. 4162-08, WHICH ORDINANCE DOES NOT AFFECT ANY OF THE PROPERTY SHOWN ON THIS REPLAT.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE PLATTED BEARING OF NORTH 04°50'51" EAST, ALONG THE WESTERLY LINE OF TRACT "F", OAKTON LAKES R.P.D., PLAT BOOK 80, PAGE 33, 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 IT IS 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 JOEL T. STRAWN, AS TRUSTEE BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 23163 PAGE 1582, AND (B) THE MORTGAGE WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 23011, PAGE 132 AND ASSIGNED TO JOEL T. STRAWN, AS TRUSTEE 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, AND (D) WHICH ASSIGNED MORTGAGES WERE FURTHER ASSIGNED AND MODIFIED IN OFFICIAL RECORDS BOOK 23378, PAGE 1940, OFFICIAL RECORDS BOOK 23935, PAGE 410, OFFICIAL RECORDS BOOK 24111, PAGE 1669, OFFICIAL RECORDS BOOK 24131, PAGE 913, OFFICIAL RECORDS BOOK 24385, PAGE 462, OFFICIAL RECORDS BOOK 24619, PAGE 1101, AND OFFICIAL RECORDS BOOK 25342, PAGE 606, 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 ITS VICE PRESIDENT THIS 27th DAY OF February, 2013

PIPELINE UTILITIES, INC.
A FLORIDA CORPORATION

WITNESS (1): [Signature]
PRINTED NAME: Barbara S. Westcott
WITNESS (2): [Signature]
PRINTED NAME: Douglas T. Gebo
RANDY S. TYO, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RANDY S. TYO, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Identification] AS IDENTIFICATION, AND WHO (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PIPELINE UTILITIES, INC., A FLORIDA 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 27th DAY OF February, 2013.

MY COMMISSION EXPIRES: 7-13-16 BY: [Signature] SEAL: [Notary Seal]
PRINTED NAME: JUDY M. SPROUSE COMMISSION NO. 99269

CITY OF WEST PALM BEACH APPROVALS

COUNTY OF PALM BEACH, STATE OF FLORIDA
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 3rd DAY OF April, 2013.

BY: [Signature]
GERALDINE MUOIO, MAYOR

CITY PLANNING BOARD APPROVAL:

BY: [Signature]
STEVEN MAYANS, CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.
BY: [Signature] DATE: 3/28/13
VINCENT J. NOEL, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER, L.S. 4169

Seals for OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, PIPELINE UTILITIES, INC., and SURVEYOR'S CERTIFICATION: STEPHEN L. SHIRLEY, P.S.M. 3918.

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 MONUMENTS ACCORDING TO SECTION 177.091(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 26th DAY OF FEBRUARY, 2013.
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., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. - SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 L.B. NO. 7344 EMAIL: ALSURVEY@AOL.COM
RECORD PLAT
OAKTON PRESERVE REPLAT