

40-53

Oakwood

A.P.U.D.

PLAT I

SHEET 1 OF 2 SHEETS

53

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TANEN CONSTRUCTION COMPANY OF "EAG GALLIE", INC., A FLORIDA CORPORATION, AND NATHAN TANEN AND MELVIN TANEN TRUSTEES, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, BEING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS OAKWOOD, PLAT I, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF TRACTS 57 THRU 60, INCLUSIVE OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 19, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; AND PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 19, BEAR DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 1230.13 FEET TO THE POINT OF BEGINNING.

- THENCE, NORTH 010°-38'-47" EAST, A DISTANCE OF 662.59 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF TRACTS 57 AND 59;
- THENCE, NORTH 89°-59'-45" EAST, ALONG THE NORTH LINE OF SAID TRACTS 57 AND 59 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 959.89 FEET;
- THENCE, SOUTH 010°-32'-23" WEST, A DISTANCE OF 119.98 FEET;
- THENCE, NORTH 89°-59'-45" EAST, A DISTANCE OF 362.36 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID TRACT 57;
- THENCE, SOUTH 010°-32'-23" WEST, ALONG THE EAST LINE OF THE AFORESAID TRACTS 57 AND 59, A DISTANCE OF 592.67 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SECTION 19;
- THENCE, DUE WEST, ALONG THE SAID SOUTH LINE OF SECTION 19, AND ALONG THE SOUTH LINE OF THE AFORESAID TRACTS 58 AND 60, A DISTANCE OF 1334.06 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS SHOWN HEREON AS OAKWOOD LAKES DRIVE AND NINTH ROAD ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE STREET SHOWN HEREON AS SILVER LACE LANE IS HEREBY DEDICATED TO THE VILLAGE OF OAKWOOD LAKES, INC. FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. EASEMENTS:

- A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- C. INGRESS AND EGRESS EASEMENTS - THE INGRESS AND EGRESS EASEMENTS AS SHOWN THEREON ARE HEREBY DEDICATED TO THE VILLAGE OF OAKWOOD LAKES, INC. FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. WATER MANAGEMENT TRACT:

THE WATER MANAGEMENT TRACT SHOWN HEREON AS TRACT "B" IS HEREBY DEDICATED TO THE VILLAGE OF OAKWOOD LAKES, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. DRAINAGE RIGHTS OF WAY:

THE DRAINAGE RIGHT OF WAY AS SHOWN FOR LATERAL NO. 24 IS DEDICATED TO THE LAKE NORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT.

5. RECREATION AREA:

RECREATION TRACT "A" AS SHOWN IS HEREBY DEDICATED TO THE VILLAGE OF OAKWOOD LAKES, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS THIS 22ND DAY OF FEBRUARY, A.D. 1980.

ATTEST:
 TANEN CONSTRUCTION COMPANY OF "EAG GALLIE", INC.
 MELVIN TANEN, TREASURER
 NATHAN TANEN, PRESIDENT

IN WITNESS WHEREOF, WE, NATHAN TANEN AND MELVIN TANEN, DO HERETO SET OUR HANDS AND SEALS THIS 22ND DAY OF FEBRUARY, A.D. 1980.

WITNESSES:
 NATHAN TANEN, TRUSTEE
 MELVIN TANEN, TRUSTEE

BEING A RE-SUBDIVISION OF A PART OF TRACT #57 AND ALL OF TRACTS #58, 59 AND 60, OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 19, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

WEIMER AND COMPANY
 LAND SURVEYORS - PLANNERS - ENGINEERS
 2800 FOREST HILL BOULEVARD • WEST PALM BEACH, FLORIDA 33409
 PHONE 366-9900

P.U.D. TABULATION

TOTAL ACRES THIS PLAT	19,276 AC.
TOTAL ACRES R/W (COLLECTOR)	1,263 AC.
TOTAL ACRES R/W (CANAL)	0,748 AC.
TOTAL NET ACREAGE	17,065 AC.
TOTAL NUMBER OF UNITS	84 UNITS
MAXIMUM DENSITY THIS PLAT	4.36 D.U./AC.
RECREATION AREA ACREAGE	2,532 AC.

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED NATHAN TANEN AND MELVIN TANEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF THE ABOVE NAMED TANEN CONSTRUCTION COMPANY OF "EAG GALLIE", INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER, RESPECTIVELY, 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 22ND DAY OF FEBRUARY, A.D. 1980
 MY COMMISSION EXPIRES: APRIL 22, 1983 Law S. Set Hall
 NOTARY PUBLIC

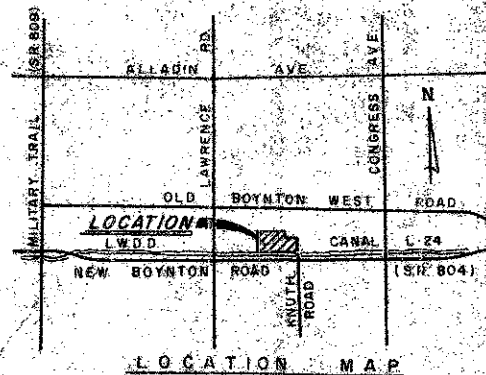
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED NATHAN TANEN AND MELVIN TANEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 22ND DAY OF FEBRUARY, A.D. 1980
 MY COMMISSION EXPIRES: APRIL 22, 1983 Law S. Set Hall
 NOTARY PUBLIC

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS, OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT MONUMENTS SHOWN MUST BE PERMANENT CONTROL POINTS SHOWN THIS D.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2800 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA 33409.



COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 24TH DAY OF July, A.D. 1980
 BY: [Signature]
 COUNTY ENGINEER
 BOARD OF COUNTY COMMISSIONERS
 THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 24TH DAY OF July, A.D. 1980
 BY: [Signature]
 DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, ROBERT S. LEVY, 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 TANEN CONSTRUCTION COMPANY OF "EAG GALLIE", INC. AND NATHAN TANEN AND MELVIN TANEN TRUSTEES, AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.
 DATE: 11/23/79
 ROBERT S. LEVY, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

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, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE PLACED PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (1) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW UPON THE COMPLETION OF THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
 0281-300
 ROLF ERNST WEIMER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 1106