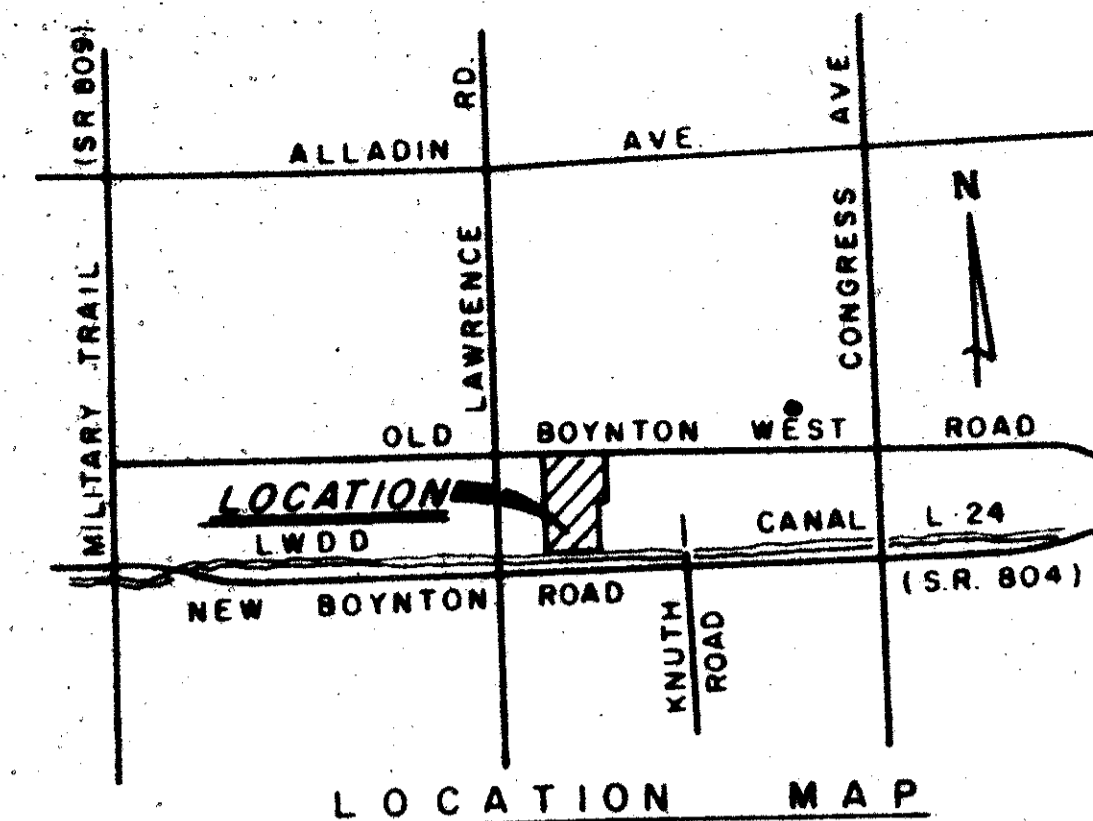


# Oakwood

A P.U.D.

PLAT II

SHEET 1 OF 2 SHEETS



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed  
 A.M. this 10<sup>th</sup> day  
 and duly recorded in  
 on Page 442  
 John B. Dunkle, Clerk  
 By Dorothy G. ...

BEING A SUBDIVISION OF A PART OF  
 THE SOUTHWEST ONE-QUARTER OF THE  
 SOUTHWEST ONE-QUARTER OF SECTION 19,  
 TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
 PALM BEACH COUNTY, FLORIDA

MARCH, 1984

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NATHAN TANEN AND MELVIN TANEN, TRUSTEES, OWNERS OF THE LAND HEREON, BEING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS OAKWOOD, PLAT II BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 19, BEAR DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 662.57 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; SAID POINT BEING THE POINT OF BEGINNING:

THENCE, NORTH 01°-55'-20" EAST, ALONG THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 1373.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD BOYNTON WEST ROAD (A 66 FOOT RIGHT OF WAY);  
 THENCE, SOUTH 87°-42'-45" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 655.73 FEET;  
 THENCE, SOUTH 01°-38'-47" WEST, A DISTANCE OF 684.04 FEET;  
 THENCE, SOUTH 89°-59'-45" WEST, A DISTANCE OF 35.01 FEET;  
 THENCE, SOUTH 01°-38'-47" WEST, A DISTANCE OF 662.59 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SECTION 19;  
 THENCE, DUE WEST, ALONG SAID SOUTH LINE OF SECTION 19, A DISTANCE OF 627.56 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 STREET SHOWN HEREON AS OAKWOOD LAKES DRIVE AND THE ADDITIONAL RIGHT OF WAY FOR OLD BOYNTON WEST ROAD ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

#### 2. EASEMENTS

- A. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- B. 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. THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF OAKWOOD AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OAKWOOD LAKES WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- D. THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE VILLAGE OF OAKWOOD LAKES, INC., A FLORIDA CORPORATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 3. WATER MANAGEMENT TRACT

THE WATER MANAGEMENT TRACT SHOWN HEREON AS TRACT "C" IS HEREBY DEDICATED TO THE VILLAGE OF OAKWOOD LAKES, INC. FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 4. DRAINAGE RIGHT OF WAY

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

#### 5. BUFFER AREA AND TRACTS

THE BUFFER AREA AND TRACTS 7 THRU 12, INCLUSIVE, AS SHOWN ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OAKWOOD LAKES WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE NATHAN TANEN AND MELVIN TANEN, DO HERETO SET OUR HANDS AND SEALS THIS 29<sup>th</sup> DAY OF MARCH, 1984.

WITNESSES AS TO BOTH:

*John Holley* Nathan Tanen, TRUSTEE  
*Marlene B. Lewis* Melvin Tanen, TRUSTEE

### 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 29<sup>th</sup> DAY OF MARCH, 1984.

MY COMMISSION EXPIRES: April 3-1985 *Marlene B. Lewis*  
 NOTARY PUBLIC

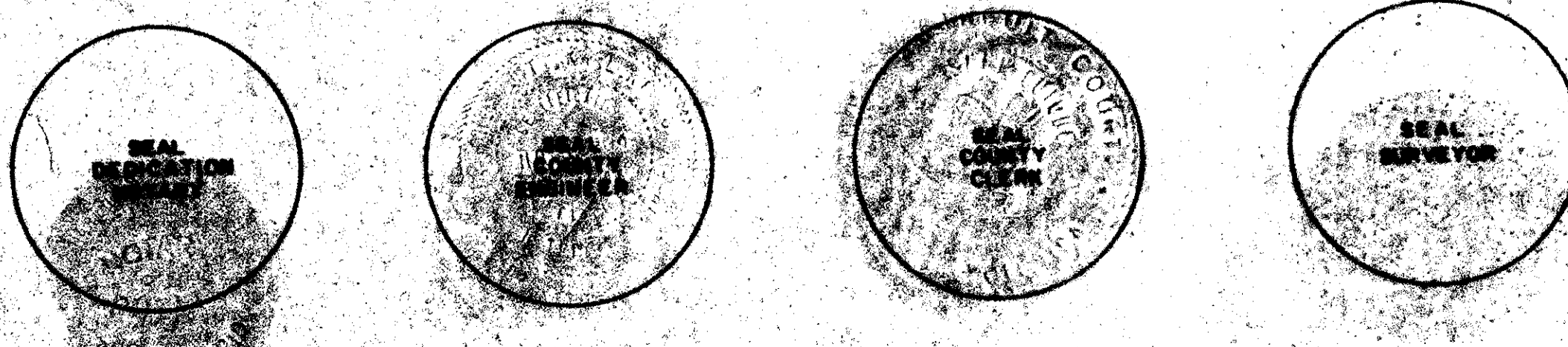
### P.U.D. TABULATION

TOTAL ACRES THIS PLAT	20.039 Acres
TOTAL ACRES R/W (COLLECTOR)	0.656 Acre
TOTAL ACRES R/W (CANAL)	0.360 Acre
TOTAL NET ACREAGE	19.023 Acres
TOTAL NUMBER OF UNITS	112 Units
MAXIMUM DENSITY THIS PLAT	5.59 D.U./Acre

### NOTES

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. U.E. DENOTES UTILITY EASEMENT  
 D.E. DENOTES DRAINAGE EASEMENT  
 I., E., U. AND D.E. DENOTES INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT
5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □  
 PERMANENT CONTROL POINTS ARE SHOWN THUS: ○
6. EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
7. 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.
8. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.  
 IN THE OFFICE OF EWING AND SHIRLEY, INC.  
 3767 LAKE WORTH ROAD, SUITE 118  
 LAKE WORTH, FLORIDA 33461



### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF MAY, 1984.

BY: *Ken Spillias*  
 KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF MAY, 1984.

BY: *Herbert F. Kahlert*  
 HERBERT F. KAHLERT  
 COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth Richards*  
 DEPUTY CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

I, JEFFREY S. TANEN, 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 TO NATHAN TANEN AND MELVIN TANEN, TRUSTEES; AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: April 2, 1984  
 JEFFREY S. TANEN, 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: APRIL 5, 1984  
 KENT W. EWING, JR.  
 REGISTERED SURVEYOR NO. 3894  
 STATE OF FLORIDA

EWING AND SHIRLEY, INC.  
 LAND SURVEYORS AND PLANNERS

3767 Lake Worth Road-Suite 118  
 Lake Worth Florida 33461  
 (305)988-0421

*Oakwood 48/4*

DRAWING NUMBER  
 48/44

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA