



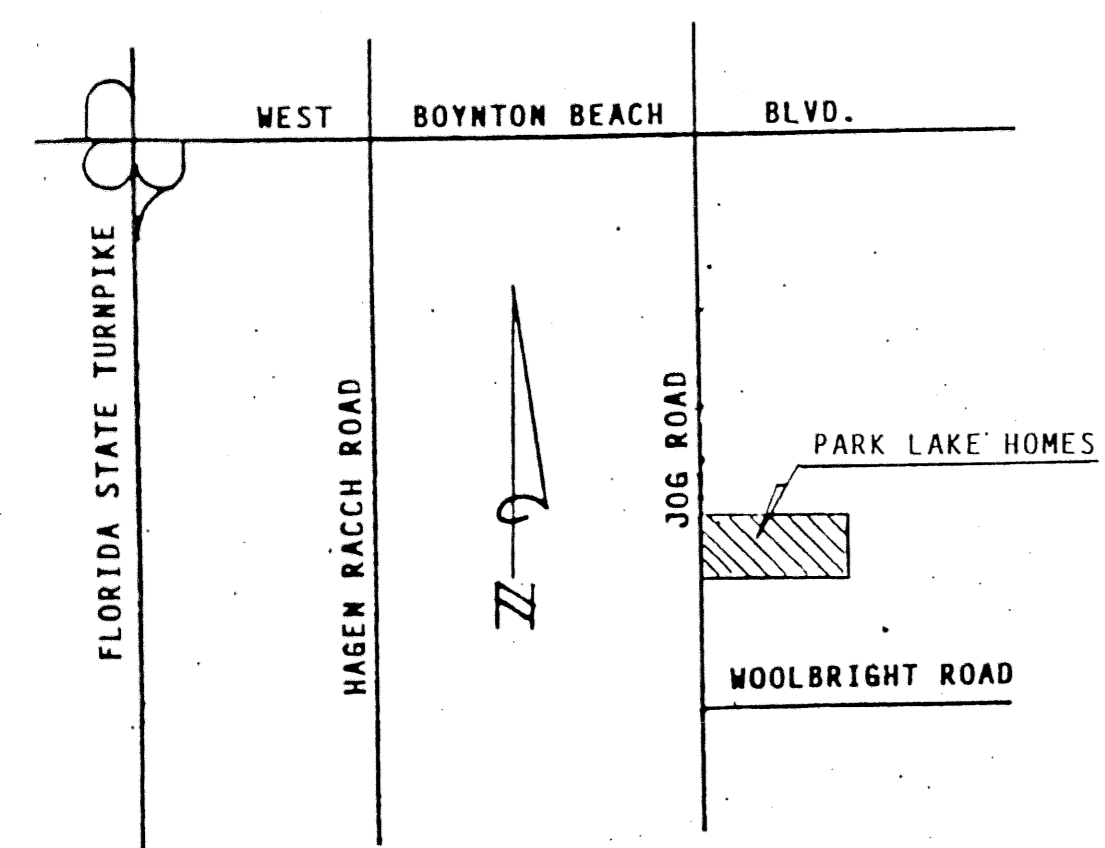
# PARK LAKE HOMES

AT INDIAN WELLS. P.U.D.

BEING A REPLAT OF A PORTION OF PARCEL "C", ACCORDING TO THE PLAT OF INDIAN WELLS, A P.U.D., AS RECORDED IN PLAT BOOK 52, AT PAGES 145-149, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST

JULY 1999  
SHEET 1 OF 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on this 28 day of January 1999 and duly recorded in Plat Book No. 50-51 on page 145-149 of the Public Records of the County of Palm Beach, Florida.  
DOROTHY J. WICKEL, Clerk of Circuit Court  
by *[Signature]* D.C.



LOCATION MAP  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PARK LAKE BUILDERS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF LAND SHOWN HEREON AS PARK LAKE HOMES, BEING A REPLAT OF A PORTION OF PARCEL "C", ACCORDING TO THE PLAT OF INDIAN WELLS, A P.U.D., AS RECORDED IN PLAT BOOK 52, PAGES 145-149, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED AS FOLLOWS:

PARCEL "C" OF THE PLAT OF INDIAN WELLS, A P.U.D., BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 52, PAGE 145-149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 2.44 FEET THEREOF.

SAID LAND LYING AND BEING IN THE COUNTY OF PALM BEACH, FLORIDA, CONTAINING 7.77 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOYNTON OASIS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### UTILITY EASEMENTS

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.

### TRACT "B"

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT, PURSUANT TO A DECLARATION OF CONDOMINIUM, TO BE RECORDED AMONGST THE PUBLIC RECORDS OF PALM BEACH COUNTY, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTENANCES THERETO, INCLUDING RECREATION, PARKING, AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BOYNTON OASIS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

### OPEN SPACE

OPEN SPACE TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOYNTON OASIS CONDOMINIUM ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

CONSTRUCTION AND LANDSCAPING WITHIN SAID TRACT SHALL BE IN COMPLIANCE WITH THE FIRST SURVEYOR'S NOTE. TRACT "C" IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT RESTRICTIONS AS CONTAINED IN ORB. 4583, PAGE 284 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### LANDSCAPE/BUFFER TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOYNTON OASIS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF Oct., 1999.

PARK LAKE BUILDERS, L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY

PARK LAKE PCI, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER

WITNESS: *[Signature]*  
WITNESS: *[Signature]*

BY: *[Signature]*  
MICHAEL D. GOLDBERG  
MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICHAEL D. GOLDBERG, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF PARK LAKE PCI, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF PARK LAKE BUILDERS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES EXPRESSED THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF Oct., 1999

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGE CONSENT

STATE OF MARYLAND  
COUNTY OF Anne Arundel

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11000, PAGE 371, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF Oct., 1999.

HARBOURTON FINANCIAL CORP  
A DELAWARE CORPORATION

ATTESTED BY: *[Signature]*  
PAULA MORGAN  
SECRETARY

BY: *[Signature]*  
JAMES M. CLUETT  
VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF MARYLAND  
COUNTY OF Anne Arundel

BEFORE ME PERSONALLY APPEARED JAMES M. CLUETT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A MARYLAND DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF HARBOURTON FINANCIAL CORP., A DELAWARE 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 25 DAY OF October 1999

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF MARYLAND

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BOYNTON OASIS CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF Oct., 1999

BOYNTON OASIS CONDOMINIUM ASSOCIATION INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT.

WITNESS: *[Signature]*  
WITNESS: *[Signature]*

BY: *[Signature]*  
DEBRA SELLITTI  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEBRA SELLITTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOYNTON OASIS CONDOMINIUM ASSOCIATION INC, A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 21 DAY OF Oct., 1999  
MY COMMISSION EXPIRES: 4/17/2002

NOTARY PUBLIC  
STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CHARLES D. BRECKER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PARK LAKE BUILDERS, L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

KATZ, BARRON, SQUITERO, FAUST, & BERMAN, P.A.  
100 N.E. THIRD AVENUE, SUITE 280  
FORT LAUDERDALE, FLORIDA 33301

DATED: Oct. 27, 1999

BY: *[Signature]*  
CHARLES D. BRECKER

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 27 DAY OF February 2000. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. (NOTE TRACT "C", L.W.D.D. EASEMENT, RESTRICTIONS.)

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

GRID BEARING DATUM AS SHOWN HEREON, BASED ON THE CENTERLINE OF JOG ROAD, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, THE CENTER LINE BEARS THE BEARING OF NORTH 00 06' 09" EAST, (AN ASSUMED BEARING) AS SHOWN ON THE PLAT OF INDIAN WELLS, IN PLAT BOOK 52, PAGES 145-149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BEARING ROTATION FROM PLAT TO GRID IS 0 10' 52", COUNTER CLOCKWISE)

COORDINATES SHOWN HEREON ARE BASED ON PALM BEACH COUNTY COORDINATES STATIONS, "FLIP" AND "PUFF".

COORDINATES SHOWN ARE GRID  
DATUM= NAD 83, 1990 ADJUSTMENT  
ZONE= FLORIDA EAST  
LINEAR= U.S. SURVEY FOOT  
COORDINATES SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000032027

(GROUND DISTANCE) X (SCALE FACTOR) = GRID DISTANCE

### SURVEYORS 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; 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11/3/99

BY: *[Signature]*  
JOSEPH M. TUCKER, L.L.S.  
LICENSE NO. 3285  
STATE OF FLORIDA

### PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M. TUCKER  
RICHARD L. SHEPARD & ASSOCIATES INC.  
219 S.E. 23 rd. AVENUE (GOLF ROAD)  
P O BOX 759  
BOYNTON BEACH, FLORIDA 33435  
PHONE: (561) 737-6546

STATISTICAL DATA:  
TOTAL AREA OF PLAT 7.77 ACRES  
DWELLING UNITS 78 UNITS  
DENSITY 9.99 DU/AC  
PETITION NO. PDD 84-92  
CONDOMINIUM

LB 2102 Joe Tucker  
LAND SURVEYORS  
RICHARD L. SHEPARD and Associates  
310 SOUTH FEDERAL HIGHWAY  
P.O. BOX 759  
Boynton Beach, Florida 33435  
Phone (561) 391-4388  
Boa (561) 737-6546  
Fax (561) 734-7546

SUBDIVISION Park Lake Homes  
PLAT BOOK PAGE 50  
FLOOD ZONE FLOOD MAP # 185A  
QUAD # 85 ZONING PUD  
SE 04-93 ZIP CODE 33437  
TAX ID 953 Indian Wells  
PUD NAME



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 RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.