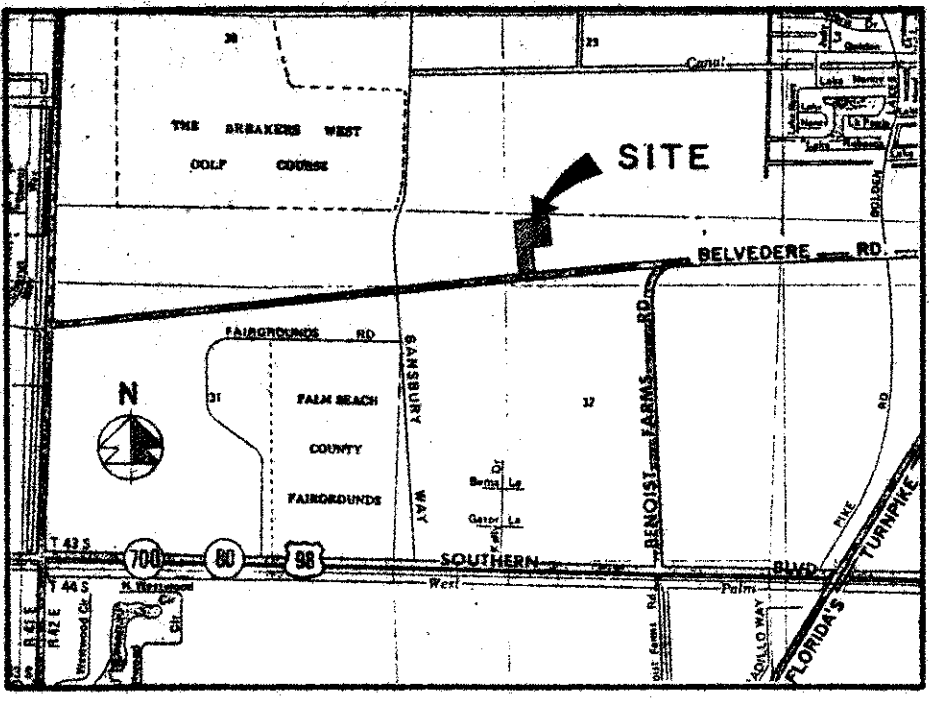


DRAWING NUMBER 55/197



VICINITY MAP

OAK - LAND PARK

A MOBILE HOME CONDOMINIUM PARK

SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF A PORTION OF BLOCK 2, TRACTS 13, 14 & 16 OF PALM BEACH FARMS COMPANY PLAT #3 AS IN PLAT BOOK 2, PAGE 46.

MAY 1986

SHEET 1 OF 2

197

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD THIS 10 DAY OF FEBRUARY AD, 1987 AND DULY RECORDED IN PLAT BOOK 2 ON PAGES 197 AND 198
JOHN B. DUNKLE, CLERK
BY: *John B. Dunkle*, D.C.

27432/43/82
SUBMITTER: Oak Land Park
BOOK 55 PAGE 197
FLOOD ZONE B FLOOD MAP #150A
QUAD 46 ZONING
SE ZIP CODE 33411
PUD NAME

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT H.B.P., INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS OAK-LAND PARK SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 2, TRACTS 13, 14 & 16 OF PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 46 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/4 OF TRACT 13, AND THE WEST 1/4 OF TRACT 14, BLOCK 2, SAID PALM BEACH FARMS CO. PLAT NO. 3 TOGETHER WITH, THE EAST 1/4 OF TRACT 16, BLOCK 2, SAID PALM BEACH FARMS COMPANY PLAT NO. 3, LESS THE EAST 66 FEET THEREOF AND LESS THAT PORTION OF THE EAST 1/4 OF SAID TRACT 16 LYING SOUTHERLY OF THE PROPOSED NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE TRACT L-3 CANAL AS SHOWN ON THE RIGHT-OF-WAY MAP OF BELVEDERE ROAD RECORDED IN ROAD BOOK 4, PAGES 96 TO 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.5139 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- ALL LOTS SHOWN ON THIS PLAT EXCLUSIVELY FOR MOBILE HOME PARKING AND USE INCIDENTAL THERETO, EXCEPT AS TO THE TRACTS INDICATED FOR SPECIFIC OTHER USES. MOBILE HOME PARKING IS PROHIBITED ELSEWHERE THAN ON THE INDICATED LOTS.
- TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO OAK-LAND PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THIS TRACT, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, THE WATER MANAGEMENT TRACT, AND THE MAINTENANCE EASEMENT ENCOMPASSED THEREIN, AS SHOWN HEREON, IS HEREBY DEDICATED TO OAK-LAND PARK HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C AND D, THE LANDSCAPE BUFFER ZONE SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, OAK-LAND PARK HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER MAINTENANCE EASEMENTS LOCATED ON LOTS 14-19, 28, 48 AND 62 AS SHOWN HEREON ARE DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE OAK-LAND PARK HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR BUFFER, FENCE AND LANDSCAPE CONSTRUCTION AND MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE OAK-LAND PARK HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR MAINTENANCE OF LIFT STATION FACILITIES AND APPURTENANCES THERETO.
- TRACT E, AS SHOWN HEREON, IS INTENDED FOR THE USE OF ANY PUBLIC UTILITY, CABLE TELEVISION, AND THE OAK-LAND PARK HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITY, CABLE TELEVISION OR DRAINAGE FACILITIES AND APPURTENANCES; ALSO FOR THE USE AS INGRESS AND EGRESS TO TRACT B AND ALL LOTS. TRACT E IS HEREBY DEDICATED TO THE OAK-LAND PARK HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 15' RIGHT OF WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 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.

IN WITNESS WHEREOF, H.B.P., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT AND ATTESTED TO BY IT'S SECRETARY TREASURER, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, THIS 6 DAY OF JANUARY, 1987.

ATTEST: *Audrey P. Handy* SECRETARY TREASURER BY: *Fay E. Handy* PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED FAY E. HANDY AND AUDREY P. HANDY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY TREASURER OF H.B.P., INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 6 DAY OF JANUARY 1987.

MY COMMISSION EXPIRES: *Sept. 11, 1991* *Rhina E. Shipe* NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SUN POINT SAVINGS BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4689 AT PAGE 1320 AND 1321 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION, AND OFFICIAL RECORD BOOK 4987 AT PAGE 1535.

IN WITNESS WHEREOF, SUN POINT SAVINGS BANK OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF JANUARY, 1987.

ATTEST: *David Owen, Jr.* ASSISTANT VICE PRESIDENT BY: *Charles L. Rossetti* CHARLES L. ROSSETTI VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES L. ROSSETTI AND J. DAVID OWEN, JR., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF SUN POINT SAVINGS BANK OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9 DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 211H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 9 DAY OF JANUARY, 1987.
Richard D. Adams, Jr.
RICHARD D. ADAMS, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3366

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF FEBRUARY 1987.
BY: *Carol A. Roberts* CHAIR

ATTEST: JOHN B. DUNKLE, CLERK BY: *Kathryn S. Miller* DUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF FEBRUARY 1987.
Herbert F. Kahler
HERBERT F. KAHLER, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°55'50" E ALONG THE EAST LINE OF TRACT 16, BLOCK 2 PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 46 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS: ■ P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: ●
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS INSTRUMENT WAS PREPARED BY DONALD L. TODD IN THE OFFICES OF WEYANT & ASSOCIATES, INC., 1280 N. CONGRESS AVENUE, SUITE 206, WEST PALM BEACH, FLORIDA 33409.

TITLE CERTIFICATION

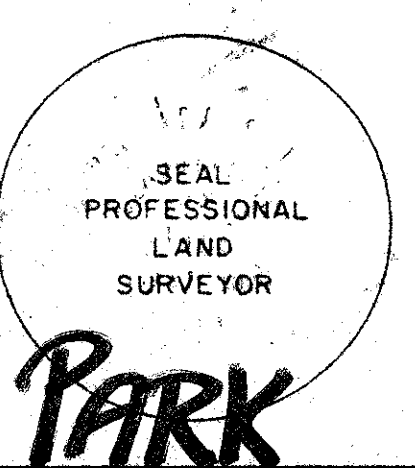
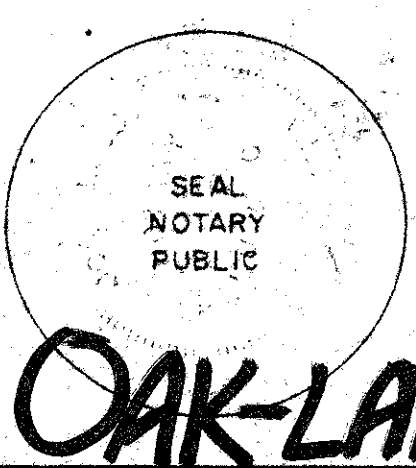
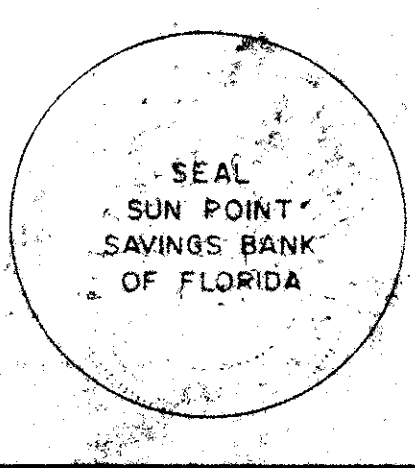
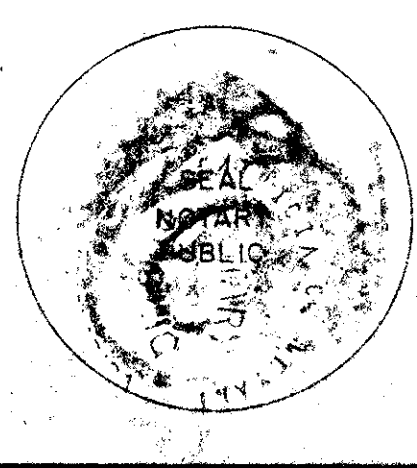
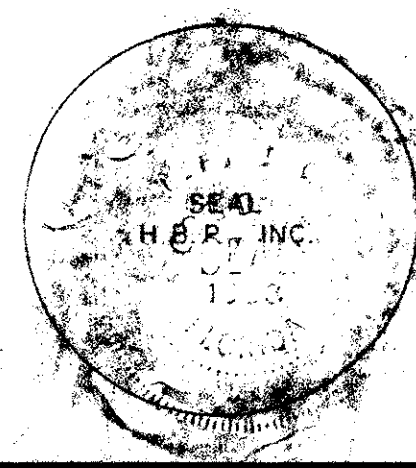
I JOSEPH A. VASSALLO A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN H.B.P., INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: *1-13-87* BY: *Joseph A. Vassallo*

Pet. 83-98 collect 402.00

55/197

0495-001



OAK-LAND PARK

Weyant & Associates, Inc.
Engineers - Planners - Surveyors
Palm Beach 683-6333
Stuart 286-7033

1 2