

20090137588

FEBRUARY 2009

OAKTON COMMONS CPD

SHEET 1 OF 5

BEING A REPLAT OF TRACT "E", OAKTON LAKES R.P.D., RECORDED IN PLAT BOOK 80, PAGE 33, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

85
STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THIS PLAT WAS FILED FOR RECORD AT 2:51 PM THIS 24 DAY OF April, 2009. AND DULY RECORDED IN PLAT BOOK NO. 112 ON PAGES 85-89 SHARON R. BOCK CLERK AND COMPTROLLER OF THE CIRCUIT COURT BY: [Signature] DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT FILLMORE PROPERTY, LTD., A FLORIDA LIMITED PARTNERSHIP, OAKTON COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND THE CITY OF WEST PALM BEACH, A FLORIDA POLITICAL SUBDIVISION, OWNERS OF THE LAND SHOWN HEREON AS "OAKTON COMMONS CPD", BEING A REPLAT OF TRACT "E", OAKTON LAKES R.P.D., RECORDED IN PLAT BOOK 80, PAGE 33, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE SOUTHEAST ONE-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:

THE SOUTH ONE-THIRD (S. 1/3) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), THE SOUTH TWO-THIRDS (S. 2/3) OF THE WEST ONE-QUARTER (W. 1/4) OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4); THE EAST ONE-HALF (E. 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THE SOUTH TWO-THIRDS (S. 2/3) OF THE EAST ONE-QUARTER (E. 1/4) OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), ALL BEING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

EXCEPTING, HOWEVER, THE RIGHT-OF-WAY FOR OKEECHOBEE ROAD (STATE ROAD NO. 704) BEING THE SOUTH 200 FEET OF SAID SECTION 20.

TOGETHER WITH ALL OF TRACT "E", OAKTON LAKES R.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 33, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 44.07 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. TRACTS "A", "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR OAKTON COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACT "F" (FIRE STATION), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF WEST PALM BEACH, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, FOR ALL PROPER AND LEGAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND/OR ASSIGNS.
3. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, A FLORIDA POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF WEST PALM BEACH.
4. TRACT "P" (PRESERVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, A FLORIDA POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, FOR PRESERVATION AND CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND/OR ASSIGNS.
5. TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCHICKEDANZ OAKTON BUILDING GROUP, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
5. THE LANDSCAPE BUFFER 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 BUFFER AND LANDSCAPING 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 20th DAY OF March, 2009.

FILLMORE PROPERTY, LTD. A FLORIDA LIMITED PARTNERSHIP

WITNESS (1): [Signature] BY: ITS GENERAL PARTNER FILLMORE PROPERTY COMPANY, A FLORIDA CORPORATION
PRINTED NAME: JOEL T. STRAWN
WITNESS (2): [Signature] BY: [Signature] GEORGE T. ELMORE, PRESIDENT
PRINTED NAME: GEORGE T. ELMORE

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

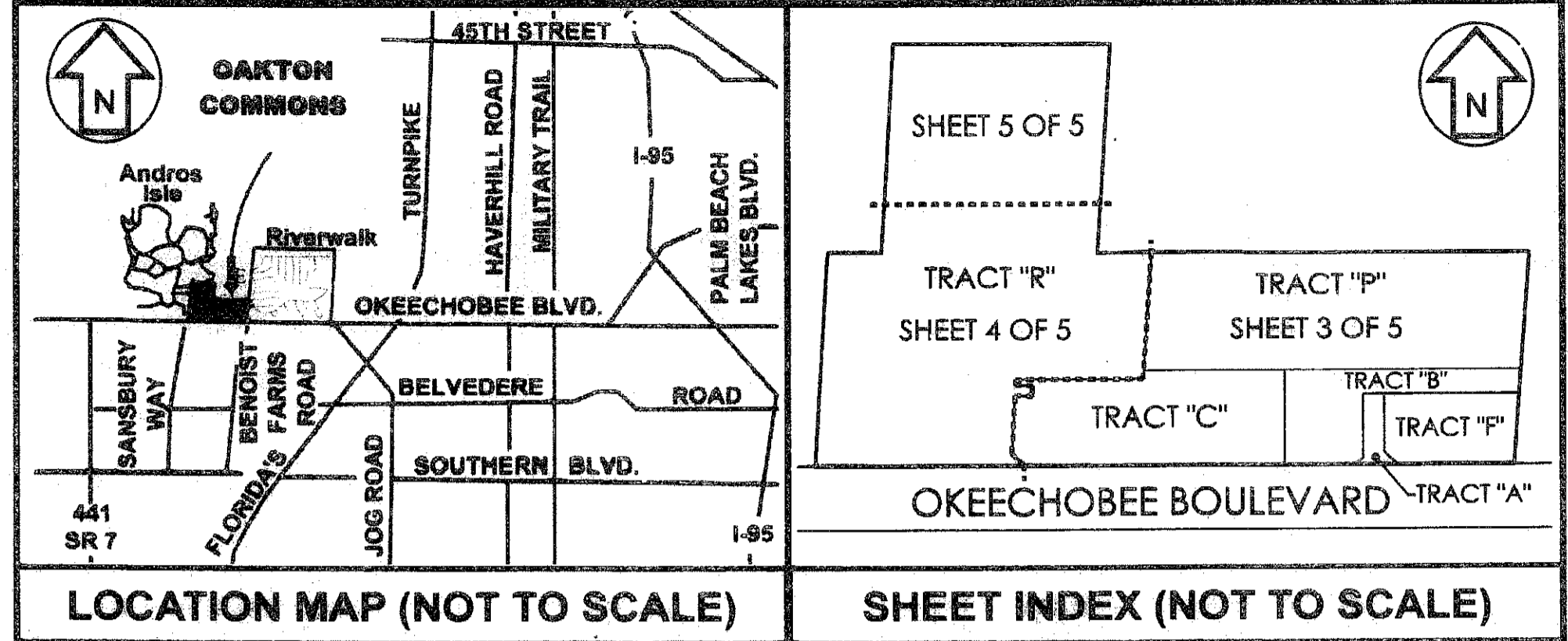
BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FILLMORE PROPERTY COMPANY, GENERAL PARTNER OF FILLMORE PROPERTY, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2009.

MY COMMISSION EXPIRES: 10/10 BY: [Signature] NOTARY PUBLIC SEAL: [Seal]
PRINTED NAME: JOEL T. STRAWN COMMISSION NO. DD46230

OAKTON COMMONS, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): [Signature] BY: [Signature] GEORGE T. ELMORE, MANAGING MEMBER
PRINTED NAME: JOEL T. STRAWN
WITNESS (2): [Signature] BY: [Signature]
PRINTED NAME: MICHAEL J. SMOLAK



ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED [Signature] AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OAKTON COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2009.

MY COMMISSION EXPIRES: 2/10/10 BY: [Signature] NOTARY PUBLIC SEAL: [Seal]
PRINTED NAME: [Name] COMMISSION NO. DD504813

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 17th DAY OF March, 2009.

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

WITNESS (1): [Signature] BY: [Signature] W.K. SCHICKEDANZ, GENERAL PARTNER
PRINTED NAME: [Name]
WITNESS (2): [Signature] BY: [Signature]
PRINTED NAME: Michael J. Smolak

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED W. K. SCHICKEDANZ, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] 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 SUCH GENERAL PARTNER OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF March, 2009.

MY COMMISSION EXPIRES: 12/31/09 BY: [Signature] NOTARY PUBLIC SEAL: [Seal]
PRINTED NAME: Linda J. Adams COMMISSION NO. DD462300

IN WITNESS WHEREOF, THE ABOVE NAMED CITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR THIS 23rd DAY OF April, 2009.

CITY OF WEST PALM BEACH A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA

ATTEST: [Signature] BLANE KAUTHEN, CITY CLERK BY: [Signature] LOIS B. FRANKEL, MAYOR

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LOIS B. FRANKEL AND BLANE KAUTHEN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK, RESPECTIVELY, OF THE CITY OF WEST PALM BEACH, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY COMMISSION AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF April, 2009.

MY COMMISSION EXPIRES: BY: [Signature] NOTARY PUBLIC SEAL: [Seal]

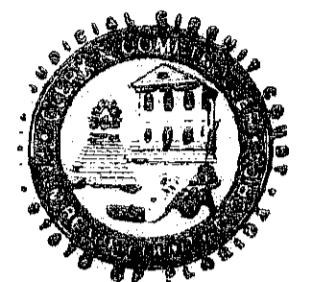
GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 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.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF SOUTH 88°45'53" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, 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.

00074-194



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 17th DAY OF March, 2009.

OAKTON PRESERVE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: [Signature] THOMAS A. APPEL DATE, VICE PRESIDENT BY: [Signature] G. SCHICKEDANZ, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED [Signature] (AND [Signature]) 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 17th DAY OF March, 2009.

MY COMMISSION EXPIRES: 12/31/09 BY: [Signature] NOTARY PUBLIC SEAL: [Seal]
PRINTED NAME: Linda J. Adams COMMISSION NO. DD462300

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 23rd DAY OF April, 2009.

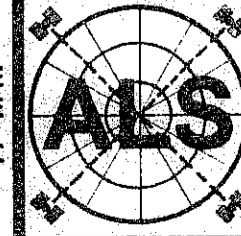
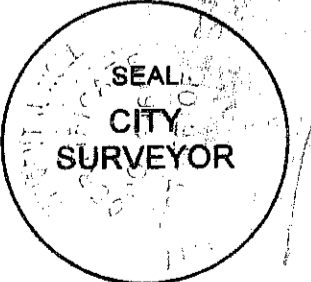
BY: [Signature] LOIS J. FRANKEL, MAYOR

CITY PLANNING BOARD APPROVAL:

BY: [Signature] KENNETH SPILVAS, CHAIR PERSON

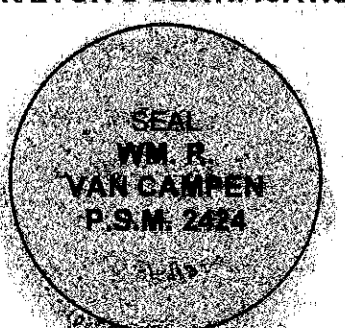
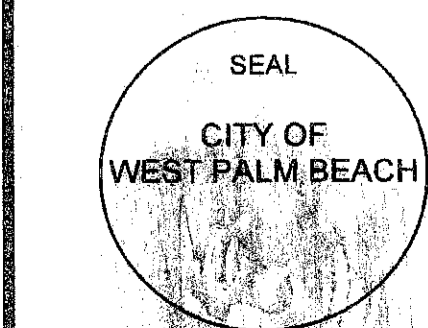
CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES. BY: [Signature] VINCENT J. NOEL, P.S.M. DATE: 4/15/09 PROFESSIONAL LAND SURVEYOR AND MAPPER, L. S. 4169



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 COMMONS CPD



SURVEYOR'S CERTIFICATION: 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), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. BY: [Signature] DATED THIS 23rd DAY OF April, 2009. WM. R. VAN CAMPEN, P.S.M. 2424 ASSOCIATED LAND SURVEYORS, INC., 4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA, L.B. 7344

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 WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.