

DRAWING NUMBER 39-47

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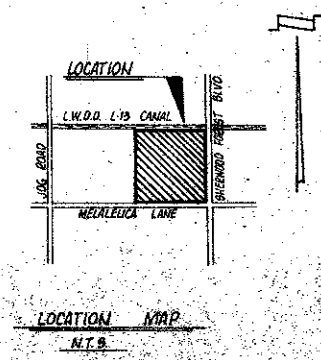
A PLANNED UNIT DEVELOPMENT

OAK TERRACE

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

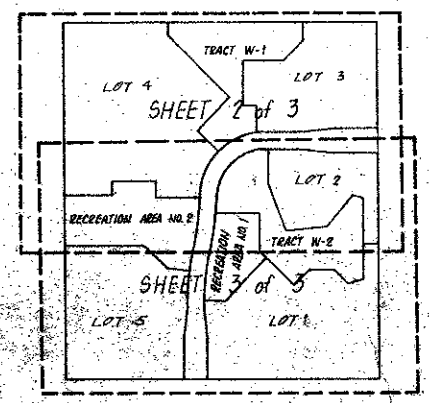
IN 3 SHEETS, SHEET NO. 1

NOVEMBER 1979



47

COUNTY OF PALM BEACH
STATE OF FLORIDA
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DESCRIPTION

A parcel of land lying in Section 27, Township 44 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the East One Quarter (1/4) corner of said Section 27;

Thence N 88°58'34" W along the North line of the Southeast Quarter (SE 1/4) of said Section 27 a distance of 1,118.15 feet to the Northeast (NE) corner of a tract of land owned or formerly owned by Lake Worth Associates, Ltd., a Florida Limited Partnership;

Thence S 01°07'31" W along the East line of said tract a distance of 1,343.43 feet to the centerline of Melealuca Lane (an 80 foot road right-of-way);

Thence S 88°57'29" E along the centerline of Melealuca Lane a distance of 1,131.58 feet to a point of intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 27;

Thence N 00°28'09" E along said East line of the Southeast Quarter (SE 1/4) of Section 27 a distance of 1,343.88 feet to the TRUE POINT OF BEGINNING.

LESS the North 75 feet for canal right-of-way; also less the South 40 feet and the East 40 feet for roadway rights-of-way.

Containing 30.603 acres, more or less.

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS that FSC, Inc. owner of the lands shown and described hereon and shown herein as OAK TERRACE has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

STREETS

The street shown hereon as Tract S1 is hereby dedicated to the OAK TERRACE PROPERTY OWNER'S ASSOCIATION, INC.

The street shown hereon as Tract S2 is hereby dedicated to Palm Beach County.

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage canals.

WATER MANAGEMENT TRACTS

The Water Management Tracts shown hereon as W1 & W2 are hereby dedicated to the OAK TERRACE PROPERTY OWNERS ASSOCIATION, INC.

RECREATION AREAS

The recreation areas shown hereon as RECREATION AREAS 1 & 2 ARE RESERVED FOR RECREATION PURPOSES.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its President and attested to by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 21 day of January, A.D. 1980.

Attest: Donald A. Egan Secretary By: James B. Shearouse, Jr. President
FSC, Inc. a corporation of the State of Florida

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared James B. Shearouse, Jr. to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 21 day of January, A.D. 1980.

Michelle S. Foga
Notary Public

My Commission Expires November 14, 1980

MIDLANTIC NATIONAL BANK
NOTARY SEAL

MORTGAGEE'S CONSENT

STATE OF New Jersey
COUNTY OF Essex

The undersigned hereby certifies that he is the holder of a mortgage upon the property described hereon, and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 3177 at Pages 1302 through 1303 Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, FRANK BRITTO, Vice President do hereunto set my hand and seal this 17 day of JANUARY, A.D. 1980.

WITNESS my hand and official seal this 17 day of JANUARY, A.D. 1980.
John T. Kellum ASSISTANT CASHIER By: Henry Ruff Vice PRES.
MIDLANTIC NATIONAL BANK

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF ESSEX

BEFORE ME personally appeared FRANK BRITTO, Vice President of the well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 17 day of JANUARY, A.D. 1980.

George M. Schneider
Notary Public

My Commission Expires: January 23, 1980

NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus: —
- Permanent Control Points (P.C.P.'s) are designated thus: —
- Bearings cited hereon are in the meridian of _____
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no buildings of any kind or construction or trees or shrubs placed on drainage easements.
- In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

- D. E. Denotes Drainage Easement
- U. E. Denotes Utility Easement

Field Book No.	Pg.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA
Design	J. C. YESTE	
Drawn	ENGEL BRECHT	
Checked		
Not to be used for Construction until Approved Approved		

APPROVAL

TOWN OF GREENACRES CITY

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 11 DAY OF January, A. D. 1980.

BY: Gordon L. Spivey, Jr. MAYOR

BY: John P. Phelan CITY ENGINEER

ATTEST: Ronald Carter CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Palm Beach

I, James W. Winters 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 in FSC, Inc. and that the current taxes have been paid; and that I find that the property is not encumbered by the mortgages shown hereon, and that I find all mortgages are shown and are true and correct.

Date: Jan 11, 1980 By: James W. Winters

Greenacres City

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 and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments 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 1980-052 and 1980-053.

Date: JAN 22, 1980 By: James W. Winters
Florida Cert. No. 12345

This instrument was prepared by LANDLUCIA M. MITCHELL SURVEYOR
Robert E. Owen & Associates, Inc., Engineers and Planners, 1625 Palm Beach Lakes Blvd., West Palm Beach, Florida.

Job No.	79-1166
Date	NOV 1979
Sheet	1 of 3
File No.	BF-2499

OAK TERRACE
IN 3 SHEETS, SHEET NO. 1