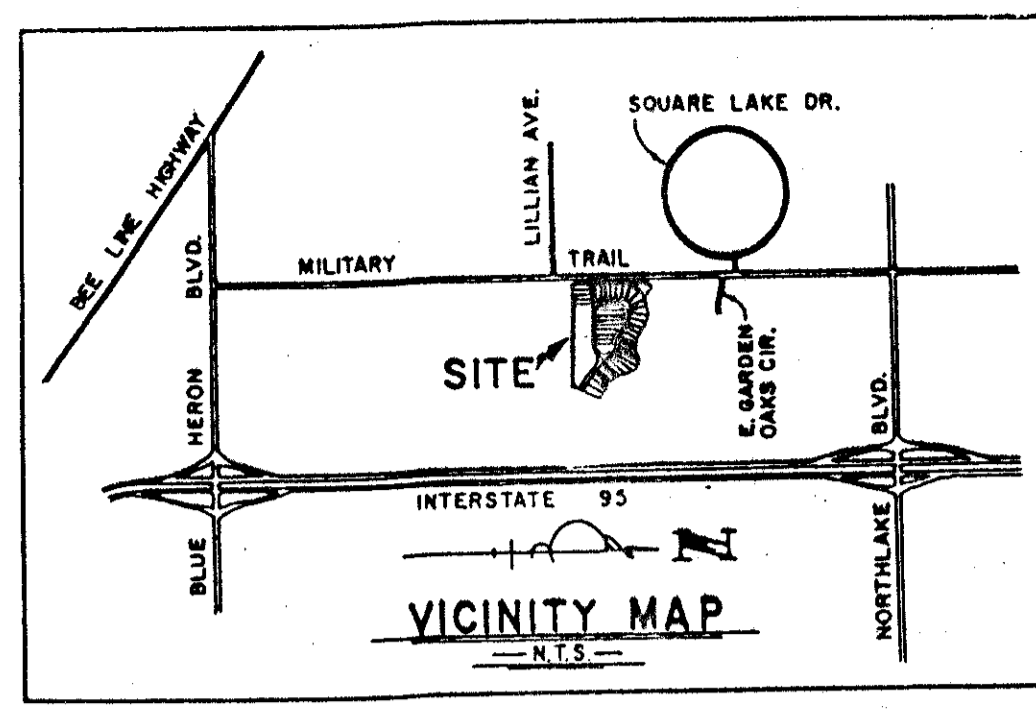


0578-004

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GARDEN OAKS WEST PLAT 2

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST
BEING A REPLAT OF TRACT "D-1" AS SHOWN ON THE PLAT OF GARDEN OAKS WEST
RECORDED IN PLAT BOOK 69, PAGES 132 & 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
DECEMBER, 1993

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 1:15 P.M. this 18 day of March 1994
and duly recorded in Plat Book No. 72 on Page 50-51
Dorothy H. Wilken, Clerk of the Circuit Court
By *Seig A. Stally*, D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA AND COMPANY, INC. A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT "D-1" AS SHOWN ON THE PLAT OF GARDEN OAKS WEST AS RECORDED IN PLAT BOOK 69, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GARDEN OAKS WEST PLAT 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 168 OF SAID PLAT OF GARDEN OAKS WEST; THENCE SOUTH 88°43'37" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ROYAL FERN WAY AS SHOWN ON SAID PLAT OF GARDEN OAKS WEST, A DISTANCE OF 299.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 37°50'00" AND A RADIUS OF 111.00 FEET, A DISTANCE OF 73.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°26'23" EAST, A DISTANCE OF 49.89 FEET; THENCE SOUTH 86°33'51" EAST, A DISTANCE OF 32.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE LACEY OAK DRIVE AS SHOWN ON SAID PLAT OF GARDEN OAKS WEST; THENCE SOUTH 46°34'05" EAST, A DISTANCE OF 69.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 10°11'01" AND A RADIUS OF 520.81 FEET, A DISTANCE OF 92.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 56°45'06" EAST, A DISTANCE OF 66.58 FEET; THENCE SOUTH 19°14'22" EAST, A DISTANCE OF 14.52 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS SOUTH 15°33'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 10°55'39" AND A RADIUS OF 263.42 FEET, A DISTANCE OF 50.24 FEET; THENCE NORTH 88°43'37" WEST, A DISTANCE OF 44.79 FEET; THENCE NORTH 15°44'43" WEST, A DISTANCE OF 10.46 FEET; THENCE NORTH 88°43'37" WEST ALONG THE NORTH LINE OF TRACT S-1 AS SHOWN ON SAID PLAT OF GARDEN OAKS WEST, A DISTANCE OF 55.25 FEET; THENCE NORTH 01°16'23" EAST ALONG THE EAST LINE OF LOT 168 OF SAID PLAT OF GARDEN OAKS WEST, A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 1.956 ACRES MORE OR LESS.

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

1. EASEMENTS

THE 3' F.P.L.E. EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

2. TRACTS

TRACT "0-1" AS SHOWN HEREON, IS HEREBY RESERVED TO THE GARDEN OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3RD DAY OF FEBRUARY, 1994.

WITNESS: *William E. Shannon* BY *OTBD*
Julie McDonagh BY *OTTO B. DIVOSTA, PRESIDENT*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED OTTO B. DIVOSTA WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVOSTA AND COMPANY, INC., 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 3RD DAY OF February, 1994.
My Commission Expires: 06/20/97
Julie McDonagh
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE GARDEN OAKS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3RD DAY OF FEBRUARY, 1994.

GARDEN OAKS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Barbara W. Wynne* BY *Charles H. Hathaway, Pres.*
William E. Shannon CHARLES H. HATHAWAY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GARDEN OAKS HOMEOWNERS ASSOCIATION, INC., A 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 3RD DAY OF February, 1994.
My Commission Expires: Feb 3, 97
Barbara W. Wynne
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE FIRM, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DIVOSTA AND COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

AMERICAN TITLE OF PALM BEACHES, LTD.
BY: FIRST SOUTHERN TITLE COMPANY, INC., ITS GENERAL PARTNER
Harvey Scholl
HARVEY SCHOLL, PRESIDENT
DATE: Feb 4, 1994

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4948, AT PAGE 1416 AND SUPPLEMENTED BY SAID LANDS IN OFFICIAL RECORD BOOK 5108, PAGE 1691 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 CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4TH DAY OF February, 1994.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF UNITED STATES OF AMERICA.

WITNESS: *Robert H. Madison* BY: *John M. Ahrenholz*
William E. Shannon JOHN M. AHRENHOLZ, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN M. AHRENHOLZ, WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A 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 4TH DAY OF February, 1994.
My Commission Expires: 4-5-97
Robert H. Madison
NOTARY PUBLIC

P.U.D. TABULATIONS

TOTAL ACREAGE.....	1.956 ACRES
TRACT "0-1".....	0.272 ACRES
LOT AREA.....	1.684 ACRES
NO. OF UNITS.....	14 UNITS
DENSITY.....	7.15 D.U./ACRE

THIS PLAT IS PART OF PARCEL 60 OF THE GARDEN OAKS P.U.D.

SURVEYOR'S CERTIFICATE

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: Feb 7, 1994
Craig S. Pusey
CRAIG S. PUSEY, P.L.S.
LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF March, 1994.
BY: *Mary McCarthy*
MARY MCCARTHY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: *Jan M. Green*
JAN M. GREEN, DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF March, 1994.
BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- PERMANENT REFERENCE MONUMENTS (P.R.M.'S, P.L.S. #5019) ARE SHOWN THUS: ■
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
- LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF ROYAL FERN WAY AS SHOWN ON THE PLAT OF GARDEN OAKS WEST AS RECORDED IN PLAT BOOK 69, PAGES 132 AND 133 OF THE PALM BEACH COUNTY PUBLIC RECORDS HAVING A BEARING OF SOUTH 88°43'37" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- U.E. DENOTES UTILITY EASEMENT
N.R. DENOTES NON RADIAL LINE
C.B. DENOTES CHORD BEARING
P.O.B. DENOTES POINT OF BEGINNING
F.P.L.E. DENOTES FLORIDA POWER AND LIGHT EASEMENT
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (N.R.)
- WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT OVER UTILITY EASEMENTS.
- THE 15' WALL AND LANDSCAPE BUFFER EASEMENT SHOWN HEREON COMBINES WITH THE ADJACENT TRACT S-1 TO FORM THE OVERALL 25' P.U.D. BUFFER, PER THE PLAT OF GARDEN OAKS WEST (P.B. 69, PAGES 132 AND 133)

PET. 89-15
WILSCROW
AGRM
ROADS

0578-004
72/50

SUBDIVISION: GARDEN OAKS WEST PL 2
BOOK 72 PAGE 50
FLOOD ZONE B FLOOD MAP # 13018
QUAD # 29 ZONING RM
SE 29-15 ZIP CODE
PUD NAME GARDEN OAKS

DEDICATION	DEDICATION NOTARY	GARDEN OAKS HOMEOWNER ASSOC. INC.	NOTARY	MORTGAGEE	MORTGAGEE NOTARY	BOARD OF COUNTY COMMISSION	CLERK OF CIRCUIT COURT	COUNTY ENGINEER	SURVEYOR

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405
GARDEN OAKS WEST PLAT 2