

OAKBROOK OF BOCA WEST - P.U.D. - REPLAT NO. 1

A PLAT OF A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 19 AND 20 OF OAKBROOK OF BOCA WEST - P.U.D. AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

PET. 85-7
5/3/3/M

59

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:30 A.M. on this 11th day of JUNE 1995.
and duly recorded in Plat Book No. 75 on page 57-60
DOROTHY H. WILKEN, Clerk of Circuit Court by Debra D. Stanley, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANDREA HILL, AND MARTIN B. SERETEAN, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALSO BEING A REPLAT OF LOTS 19 AND 20 OF OAKBROOK OF BOCA WEST - P.U.D. AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OAKBROOK OF BOCA WEST - P.U.D. - REPLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 19 AND 20 OF OAKBROOK OF BOCA WEST - P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 92 AND 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. DRAINAGE EASEMENT:

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF OAKBROOK HOMEOWNERS' 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND SEALS AS FOLLOWS:

AS TO LOT 19-R

I, ANDREA HILL, DO HEREUNTO SET MY HAND AND SEAL THIS 12 DAY OF April, 1995

WITNESS Milton Brumer Andrea Hill
MILTON BRUMER ANDREA HILL

WITNESS Charles Hill
CHARLES HILL

AS TO LOT 20-R

I, MARTIN B. SERETEAN, DO HEREUNTO SET MY HAND AND SEAL THIS 11 DAY OF April, 1995

WITNESS Martin B. Seretean Martin B. Seretean
MARTIN B. SERETEAN

WITNESS Charles Hill
CHARLES HILL

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED ANDREA HILL, WHO IS PERSONALLY KNOWN TO ME OR HAS IDENTIFICATION, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF April, 1994. (AS TO LOT 19-R)

MY COMMISSION EXPIRES: February 5, 1997
MY COMMISSION NUMBER: 23474

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED MARTIN B. SERETEAN, WHO IS PERSONALLY KNOWN TO ME OR HAS IDENTIFICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF April, 1994. (AS TO LOT 20-R)

MY COMMISSION EXPIRES: February 5, 1997
MY COMMISSION NUMBER: 23474

TITLE CERTIFICATE

STATE OF FLORIDA } SS I, CONRAD J. BOYLE, 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 LOT 19-R IS VESTED TO ANDREA HILL AND TO LOT 20-R IS VESTED TO MARTIN B. SERETEAN; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE April 12, 1995
CONRAD J. BOYLE
ATTORNEY-AT-LAW LICENSED IN FLORIDA

MAY 1994

SHEET 1 OF 2

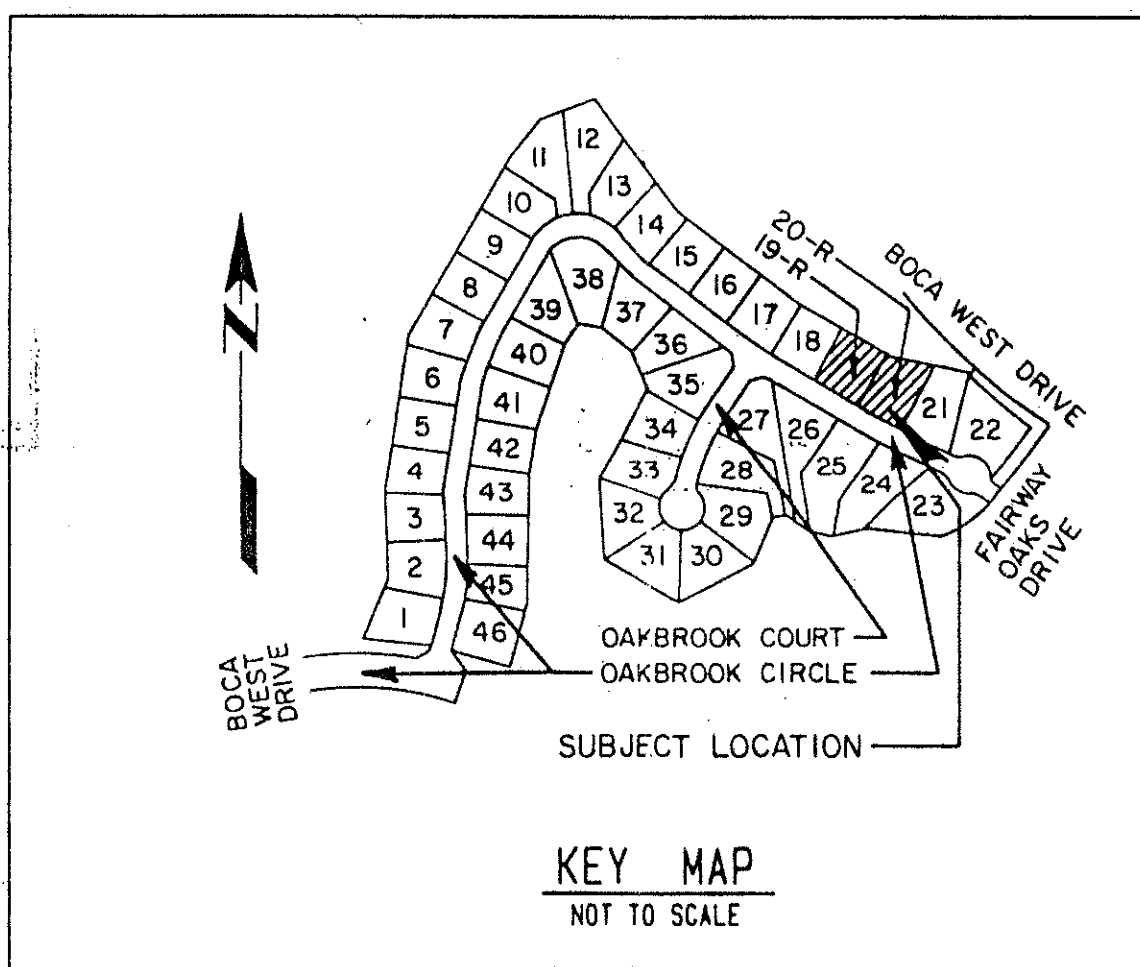
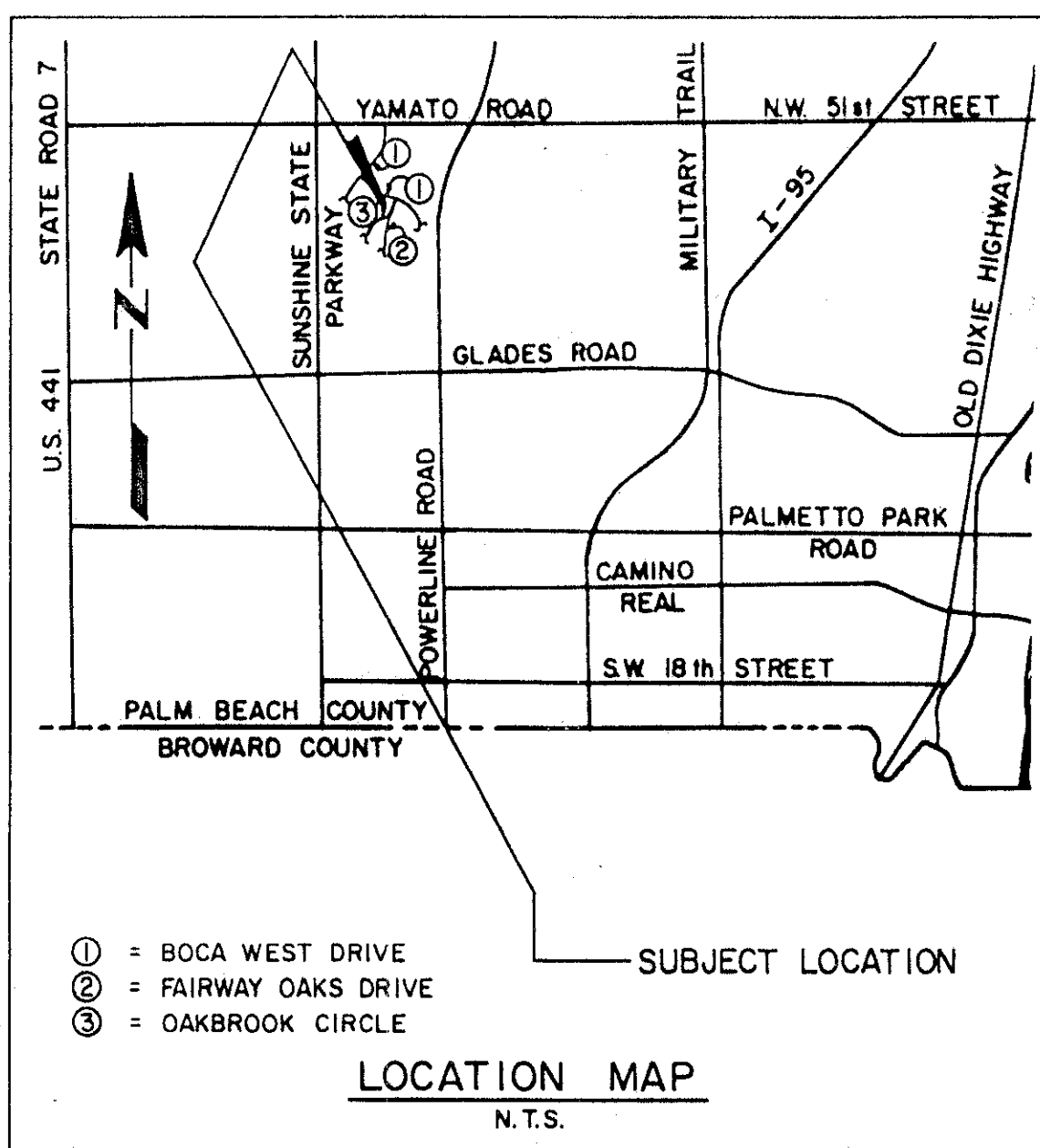
INDEX OF SHEETS

SHEET NO. 1 = TITLE SHEET AND CERTIFICATES
SHEET NO. 2 = DETAIL SHEET

STATISTICAL DATA

TOTAL AREA THIS PLAT	0.773 AC.
TOTAL AREA OF LOTS	0.773 AC.
LAND USE : SINGLE FAMILY	

PETITION NUMBER : 85-7



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, 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 4/20/95
JOHN A. GRANT, JR.
PROFESSIONAL LAND SURVEYOR NO. 1141
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF June, 1994.

ATTEST: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: Ken Foster, CHAIR

BY: Debra D. Stanley
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF June, A.D., 1994.

BY: George E. Webb, P.E.
GEORGE E. WEBB, P.E. COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } SS OAKBROOK 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 18 DAY OF April, 1994.

ATTEST: Frannie Dickman
FRANNIE DICKMAN
OAKBROOK HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED FRANNIE DICKMAN AND IDENTIFICATION, AND WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 18 DAY OF April, A.D., 1994.

MY COMMISSION EXPIRES: February 5, 1997
MY COMMISSION NUMBER: 23474

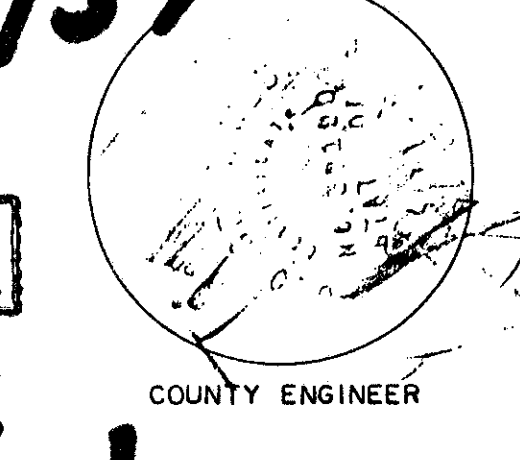
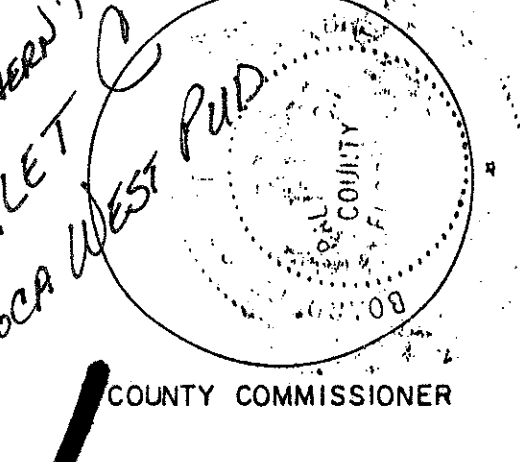
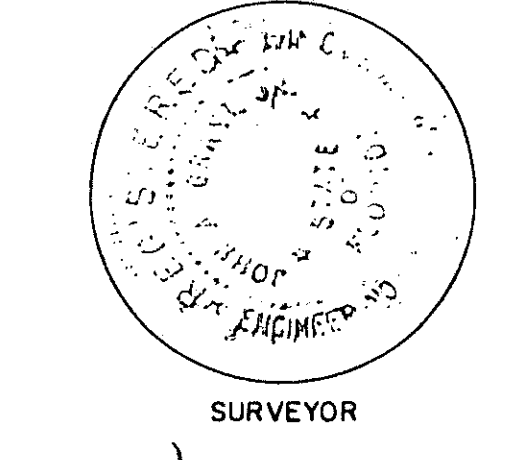
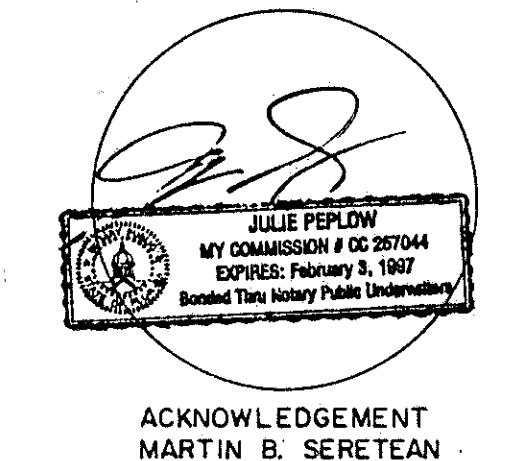
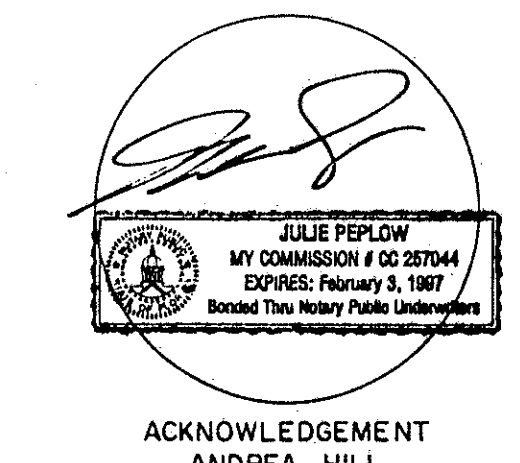
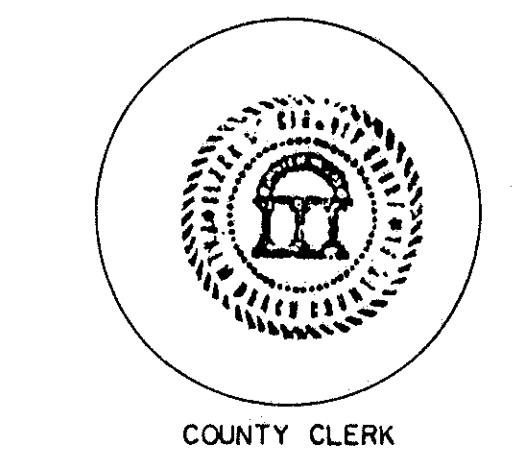
THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (407) 395-3333

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OAKBROOK OF BOCA WEST - REPLAT NO. 1

SUBDIVISION # Oakbrook of Boca West
BOOK 75
FLOOD ZONE B
QUAD #53
SE 85-7
PUD NAME
PAGE 59
FLOOD MAP #2308
ZONING A-R
ZIP CODE 33424

APR 21 1995
APR 15 1994
APR 12 1995



Notarized Frannie
Hamlet
Boca West PUD