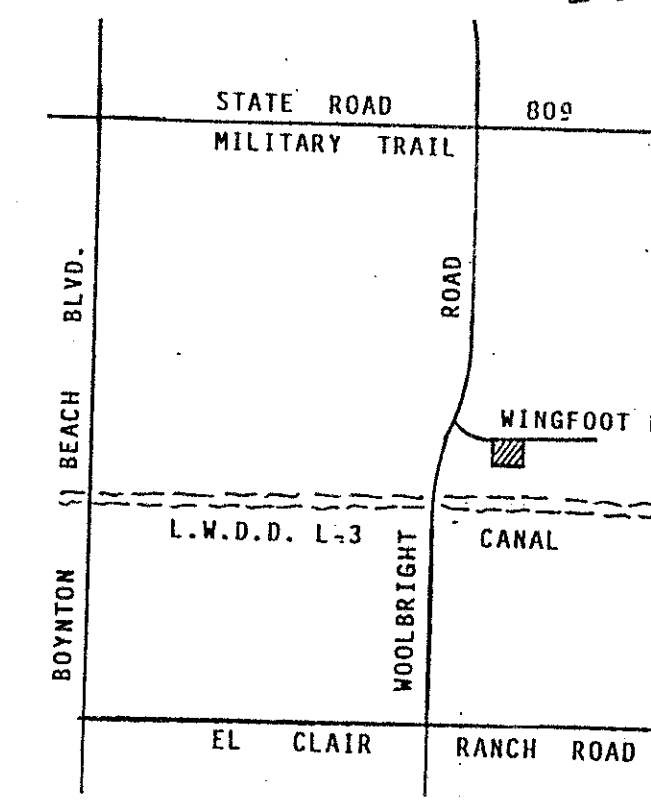
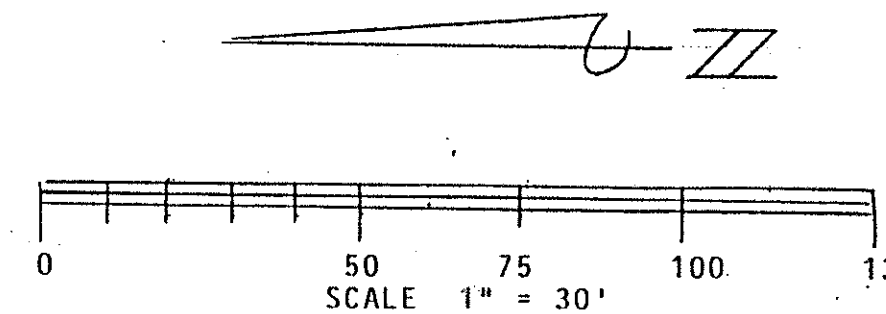


195

OAKDALE ONE ASSOCIATION, INC.
A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACT "A", ACCORDING TO THE PLAT OF ROSEDALE AT INDIAN SPRING, A PUD, AS RECORDED IN PLAT BOOK 32, PAGES 193-194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

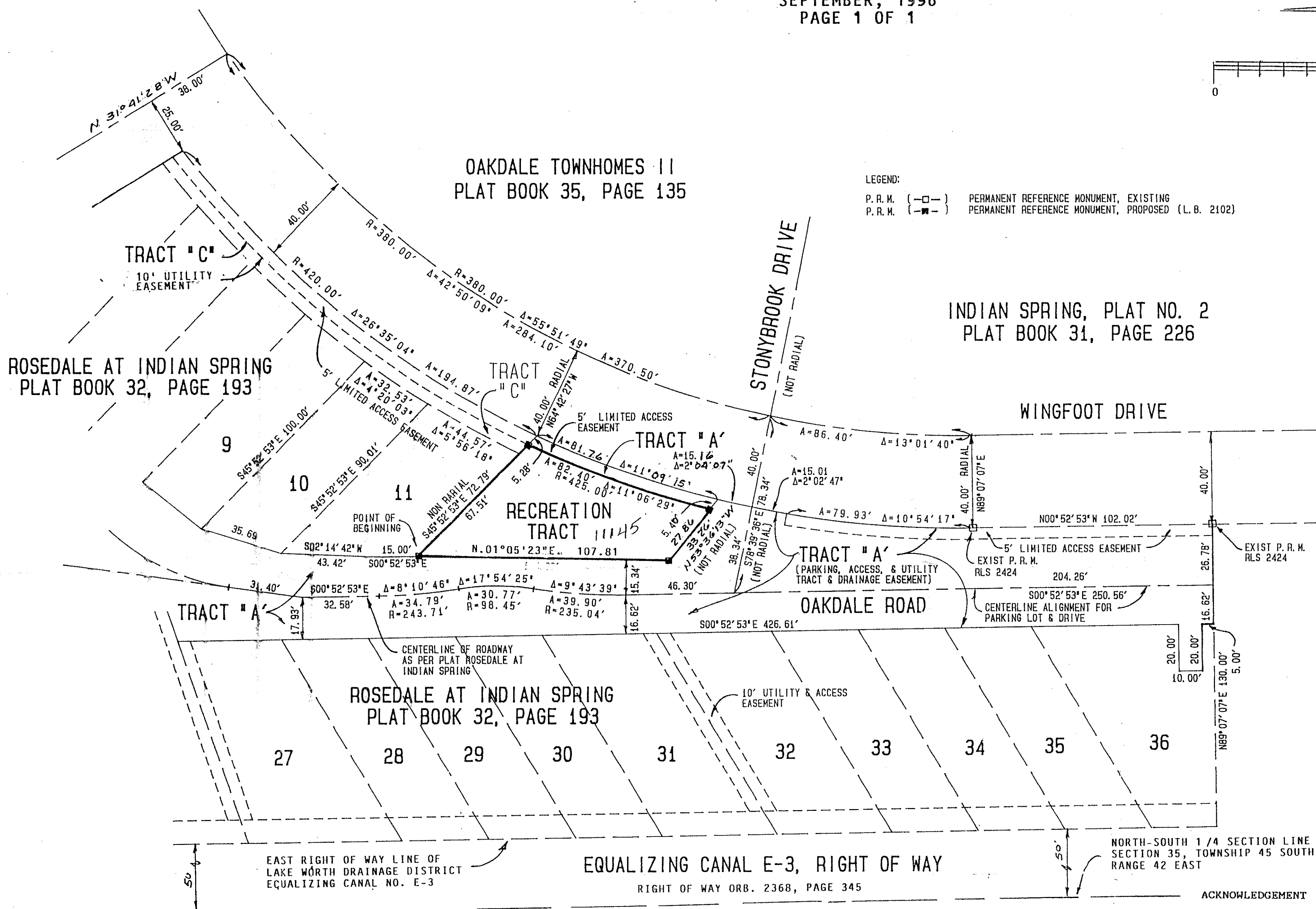
SEPTEMBER, 1996
PAGE 1 OF 1



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:10 A.M.
this 22 day of JANUARY 1997
and duly recorded in Plat Book No. 75
on page 195
DOROTHY H. WILKEN, Clerk of Circuit Court
Dorothy H. Wilken



PET. 73-52



LEGEND:
P. R. M. (---) PERMANENT REFERENCE MONUMENT, EXISTING
P. R. M. (---) PERMANENT REFERENCE MONUMENT, PROPOSED (L.B. 2102)

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC 177.071 (2), F.S., THIS 21 DAY OF JAN 1997

Survey T. Webb
GEORGE T. WEBB-COUNTY ENGINEER

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 SET 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: Dec. 16, 1996
Joseph M. Tucker
JOSEPH M. TUCKER, L.S. 3285
LICENSE NO. 3285
STATE OF FLORIDA

- SURVEYOR'S NOTES
1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF WING FOOT DRIVE, LYING EAST OF TRACT "A", AS RECORDED BY THE PLAT OF ROSEDALE AT INDIAN SPRINGS, IN PLAT BOOK 32, PAGES 193-194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2) NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3) IN INSTANCES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHT GRANTED.
4) THE BUILDING SETBACKS SHALL BE AS APPROVED BY THE BOARD OF ADJUSTMENTS. PETITION NO. 73-52 AS APPROVED 10/25/95
5) THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
6) ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT OAKDALE ONE ASSOCIATION, INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS OAKDALE ONE ASSOCIATION, INC., A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION OF TRACT "A", ACCORDING TO THE PLAT OF ROSEDALE AT INDIAN SPRINGS, A PUD, AS RECORDED IN PLAT BOOK 32, PAGES 193-194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 11, ROSEDALE AT INDIAN SPRINGS; THENCE WITH A BEARING OF SOUTH 45 52' 53" EAST, ALONG THE SOUTH LINE OF LOT 11, A DISTANCE OF 67.51 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT ALONG A LINE LYING 5.00 FEET WESTERLY OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF WING FOOT DRIVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 11 06'29". AN ARC LENGTH OF 82.40 FEET, AND A CHORD BEARING OF SOUTH 19 58'05" WEST, TO A POINT; THENCE NORTH 53 36'13" WEST, 27.86 FEET TO A POINT; THENCE NORTH 01 05'23" EAST, A DISTANCE OF 107.81 FEET MORE OR LESS TO THE POINT OF BEGINNING,

CONTAINING 3650.00 SQUARE FEET (0.08 ACRES) MORE OR LESS.

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

RECREATION AREA:

RECREATION AREA, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OAKDALE ONE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF November 1996.

OAKDALE ONE ASSOCIATION, INC.
A FLORIDA CORPORATION

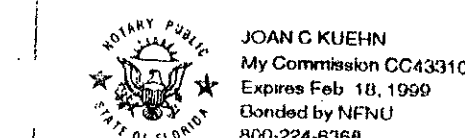
WITNESS: Albert N. Prouty, Dr. Albert M. Miller
WITNESS: Joan C. Kuehn, Joan C. Kuehn

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DR. ALBERT M MILLER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OAKDALE ONE 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 27th DAY OF November 1996.

MY COMMISSION EXPIRES: Joan C. Kuehn
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS 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 OAKDALE ONE ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 12/16/96
JULIE A. SOSIK, ASST. VICE PRES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M TUCKER
RICHARD L SHEPARD & ASSOCIATES, INC
310 SO FEDERAL HIGHWAY
P O BOX 759
BOYNTON BEACH, FLORIDA 33425
PHONE: (561) 737-6546

BOUNDARY SURVEYS
MORTGAGE SURVEYS
CONSTRUCTION SURVEYS
RICHARD L. SHEPARD & ASSOC.
Land Surveyors
JOSEPH M. TUCKER, P.L.S.
P.O. Box 759
Boynton Beach, FL 33435
Phone: (561) 381-4388
(561) 737-6546
(561) 734-7546

SUBDIVISION # OAK DALE ONE ASSOCIATION, INC.
BOOK 78
PLAT PAGE 193
BLOCK 35
LOT 11
PET. 73-52
ROAD NAME ROSEDALE AT INDIAN SPRINGS

0259-020