

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BUENA VISTA HOMES OF PALM BEACHES, INC., A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OAK HILL ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 170 FEET OF THE SOUTH 340 FEET OF GOVERNMENT LOT FIVE (5), LESS THE EAST 450 FEET THEREOF, IN SECTION 16, T 44 S, R 43 E, PALM BEACH COUNTY, FLORIDA; AND

THAT PART OF GOVERNMENT LOT FIVE (5), IN SECTION 16, T 44 S, R 43 E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 340 FEET NORTH AND 346 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT FIVE (5) ABOVE DESCRIBED FOR A POINT OF BEGINNING; THENCE RUNNING WEST ON A LINE PARALLEL TO THE NORTH AND SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT FIVE (5), A DISTANCE OF 935.5 FEET TO THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT FIVE (5); THENCE RUNNING NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT FIVE (5), A DISTANCE OF 170 FEET; THENCE RUNNING EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT FIVE (5), A DISTANCE OF 935.5 FEET TO A POINT 345 FEET WEST OF THE EAST LINE OF SAID GOVERNMENT LOT FIVE (5); THENCE RUNNING SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT FIVE (5), A DISTANCE OF 170 FEET OF THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING AND BEING IN A PORTION OF GOVERNMENT LOTS FOUR (4) AND FIVE (5), SECTION 16, T 44 S, R 43 E, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT FIVE (5), THENCE N 3° 02' 22" E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT FIVE (5); A DISTANCE OF 340.1 FEET; THENCE N 88° 08' 13" W, ALONG THE SOUTH LINE OF THE NORTH 170 FEET OF THE SOUTH 510 FEET OF SAID GOVERNMENT LOT FIVE (5); A DISTANCE OF 346.07 FEET TO THE POINT OF BEGINNING; THENCE N 3° 02' 22" E, A DISTANCE OF 35.64 FEET; THENCE N 88° 35' 51" W, A DISTANCE OF 932.94 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT FIVE (5); THENCE CONTINUE N 88° 35' 51" W, A DISTANCE OF 230.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, AS NOW LAID OUT AND IN USE; THENCE S 5° 42' 08" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.78 FEET; THENCE S 88° 35' 51" E, A DISTANCE OF 222.63 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT FOUR (4); THENCE CONTINUE S 88° 35' 51" E, A DISTANCE OF 826.93 FEET; THENCE N 3° 02' 22" E, A DISTANCE OF 21.54 FEET; THENCE S 88° 08' 13" E, A DISTANCE OF 105.01 FEET TO THE POINT OF BEGINNING; LESSING THEREFROM THE RIGHT OF WAY OF STATE ROAD 9 (1-05)

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

EASEMENTS:

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

LIMITED ACCESS EASEMENT:

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ALLEY:

THE 2.6 FEET ALLEY RIGHT-OF-WAY IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, TO BE USED IN CONJUNCTION WITH THE EXISTING 7.5 FOOT ALLEY RIGHT OF WAY, FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS.

THIS 26 DAY OF October, 2000.

BUENA VISTA HOMES OF THE PALM BEACHES, INC., A FLORIDA CORPORATION

ATTEST: Claribel Sardina, Vice President; Hector R. Sardina, President

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED HECTOR R. SARDINA AND CLARIBEL SARDINA, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THEIR DRIVERS LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF BUENA VISTA HOMES OF THE PALM BEACHES, INC., A 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 26th day of Oct, 2000

MY COMMISSION EXPIRES:

Elizabeth Britten, Notary Public, State of Florida

OAK HILL ESTATES

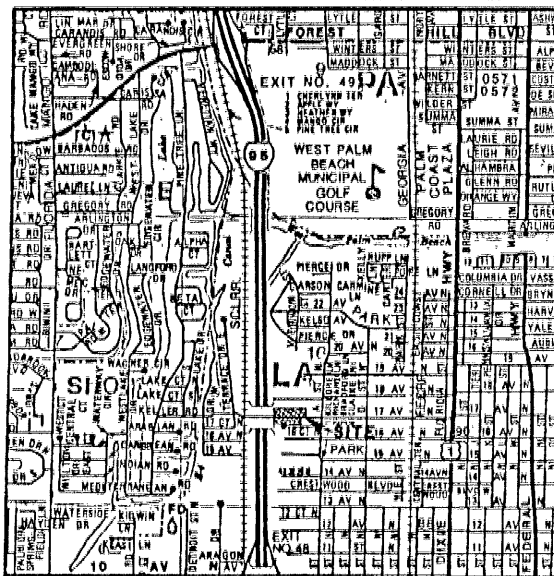
PART OF GOVERNMENT LOT 5, SECTION 16, T.44 S.- R.43 E.

PALM BEACH COUNTY

CITY OF LAKE WORTH, FLORIDA

APRIL 2000

SHEET 1 OF 2



MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11216, AT PAGE 2102, 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 Consumer V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF October, 2000

FIRST UNION NATIONAL BANK A NATIONAL BANKING ASSOCIATION

WITNESS: Maria E. Ullacia, Consumer Credit Manager

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED ROBERTO A. LANDRON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CONSUMER CREDIT MANAGER OF FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE NATIONAL BANKING ASSOCIATION SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR NATIONAL BANKING ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF OCT, 2000.

MY COMMISSION EXPIRES:

Maria E. Ullacia, Notary Public, State of Florida

DEDICATION DEDICATION NOTARY SURVEYOR CITY OF LAKE WORTH MORTGAGEE MORTGAGEE NOTARY



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THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

BY: Craig S. Rusey, DATE: 11/10/00 CRAIG S. RUSEY PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 5019

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 2:05 P.M. this 12th day of December 2000 on Page 26 of Plat Book No. 89 and duly recorded in Plat Book No. 89 Dorothy H. Milken, Clerk of the Circuit Court by Christa M. Allen, D.C.

CITY OF LAKE WORTH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF October, 2000.

BY: Tom Pincus, Mayor

BY: Wendy Newman, City Manager

BY: Frank P. Olson, Planning Board Chairman

BY: Barbara C. Joseph, City Clerk

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, CARLOS MEGIAS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE LAW FIRM OF MEGIAS, MCGABE & SAMILJAN 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 BUENA VISTA HOMES OF THE PALM BEACHES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 10/26/2000 Carlos Megias, Attorney for the Firm

THIS PLAT IS SUBJECT TO BUILDING RESTRICTIONS AND COVENANTS AS RECORDED IN O.R.B. 11161, PAGE 1459 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

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; AND 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 SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATE: 10-26-2000 BY: Richard P. Breitenbach, Professional Surveyor and Mapper Florida Registration No. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.S.M. IN THE OFFICE OF RICHARD P. BREITENBACH, P.S.M. 2540 PALMARITA ROAD, WEST PALM BEACH, FLORIDA

RICHARD P. BREITENBACH, P.L.S. LAND SURVEYING SERVICES PHONE (561) 967-0063 2540 PALMARITA ROAD WEST PALM BEACH, FL. 33408

OAK HILL ESTATES