

# CARLETON OAKS

CARLETON OAKS PLANNED UNIT DEVELOPMENT  
BEING A PARCEL OF LAND LYING IN THE WEST ONE-QUARTER OF SECTION 13,  
TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 10 JUNE, 2001

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
LB-6674

# 145

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
The Plat was filed for record at 10:28 A.M.  
This 13<sup>th</sup> day of December, 2001  
and duly recorded in Plat Book No. 92  
on page 145 there is  
Deed of Wilbur F. Divine, Clerk of Circuit Court  
of Palm Beach County, Florida.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS, CARLETON OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 587.82 FEET OF THE WEST ONE QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND LESS THE ROAD RIGHT-OF-WAY FOR LAKE PARK ROAD WEST AS RECORDED ON OFFICIAL RECORD BOOK 1241, PAGE 198, OFFICIAL RECORD BOOK 6927, PAGE 370, AND OFFICIAL RECORD BOOK 12004, PAGE 736 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 141.913 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT "A" IS HEREBY RESERVED FOR THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT "A" IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- TRACTS "OS1" THROUGH "OS7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "BT1" AND "BT2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L1", AND "L2", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12346, PAGE 1215, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS 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.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CARLETON OAKS 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 AND THE CIVIC TRACT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY RESERVED FOR THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- AN EASEMENT FOR SEWER LIFT STATION FACILITIES AS SHOWN HEREON AND DESIGNATED AS L.S.E. IS DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LIFT STATION FACILITIES.
- OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE RESPECTIVE ABUTTING LOTS, THEIR SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES - WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACTS "B" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN SAID TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL; WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. TRACT "B", AS SHOWN HEREON, IS SUBJECT TO THE TERMS, PROVISIONS, AND RESTRICTIONS OF THE CONSERVATION EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 11056, PAGE 808 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSOR AND/OR ASSIGNS, FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, DIVOSTA AND COMPANY, INC., 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 29<sup>th</sup> DAY OF October, 2001.  
DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION

BY: Charles H. Hathaway, Jr.  
CHARLES H. HATHAWAY, PRESIDENT  
WITNESS: Donaldson Hearing  
PRINT NAME: DONALDSON HEARING  
WITNESS: Christine Scalomandee  
PRINT NAME: Christine Scalomandee

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, 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 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 29<sup>th</sup> DAY OF October, 2001.

NOTARY PUBLIC: Christine Scalomandee  
PRINT NAME: Christine Scalomandee  
MY COMMISSION EXPIRES: 8/31/02  
# 00742794

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29<sup>th</sup> DAY OF October, 2001.

CARLETON OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Richard E. Greene, President  
RICHARD E. GREENE, PRESIDENT  
WITNESS: Christine Scalomandee  
PRINT NAME: Christine Scalomandee  
WITNESS: William E. Shannon  
PRINT NAME: William E. Shannon

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CARLETON OAKS HOMEOWNERS ASSOCIATION, 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 29<sup>th</sup> DAY OF October, 2001.

NOTARY PUBLIC: Christine Scalomandee  
PRINT NAME: Christine Scalomandee  
MY COMMISSION EXPIRES: 8/31/02  
# 00742794

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID CITY AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.  
DATED THIS 1 DAY OF November, 2001.

CITY OF WEST PALM BEACH, FLORIDA  
BY: Joel T. Daves  
JOEL T. DAVES, MAYOR  
WITNESS: Jeffrey E. Halverson  
PRINT NAME: Jeffrey E. Halverson  
WITNESS: Blanca Suarez  
PRINT NAME: BLANCA SUAREZ

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOEL T. DAVES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF WEST PALM BEACH, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICIAL OF SAID CITY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF November, 2001.

NOTARY PUBLIC: Linda L. Schaefer  
PRINT NAME: LINDA L. SCHAEFER  
Comm. # 00833109  
MY COMMISSION EXPIRES: 5/5/03

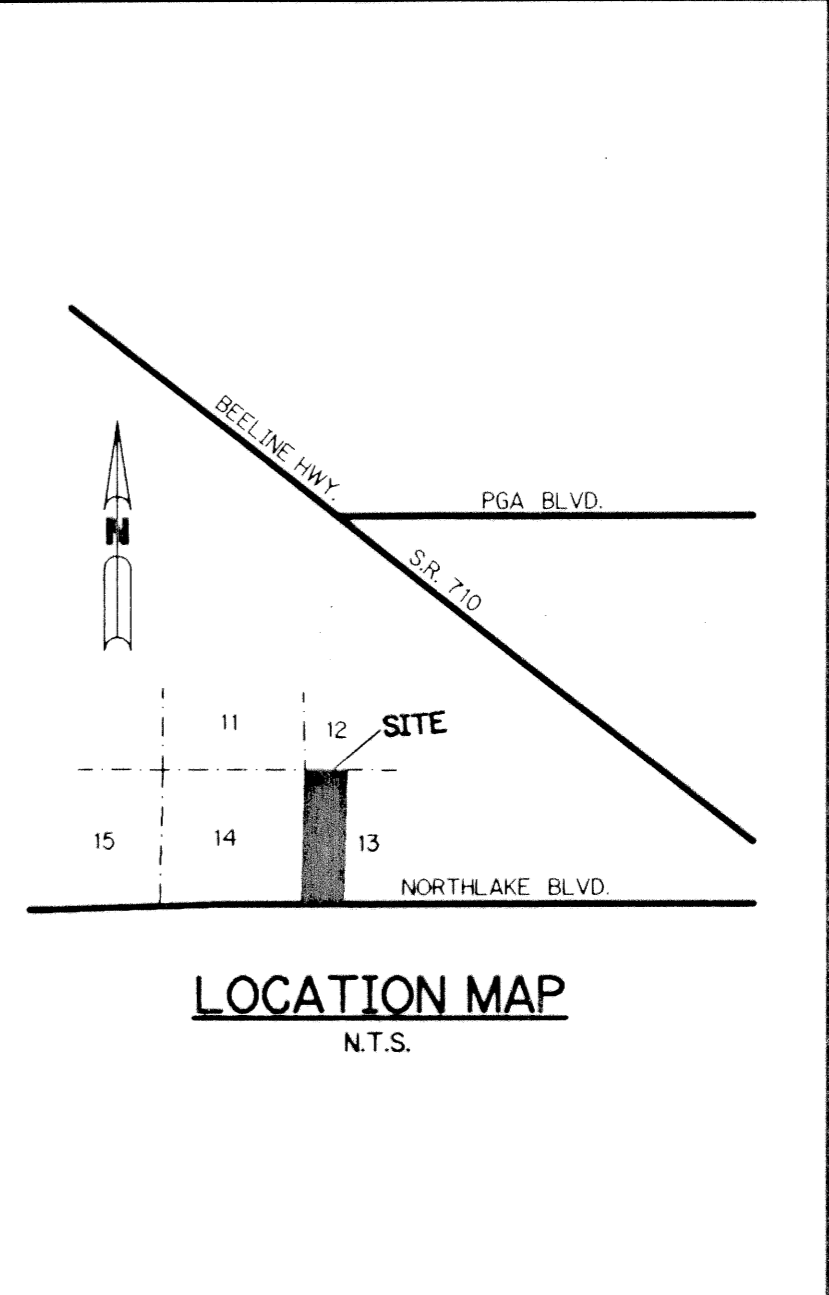
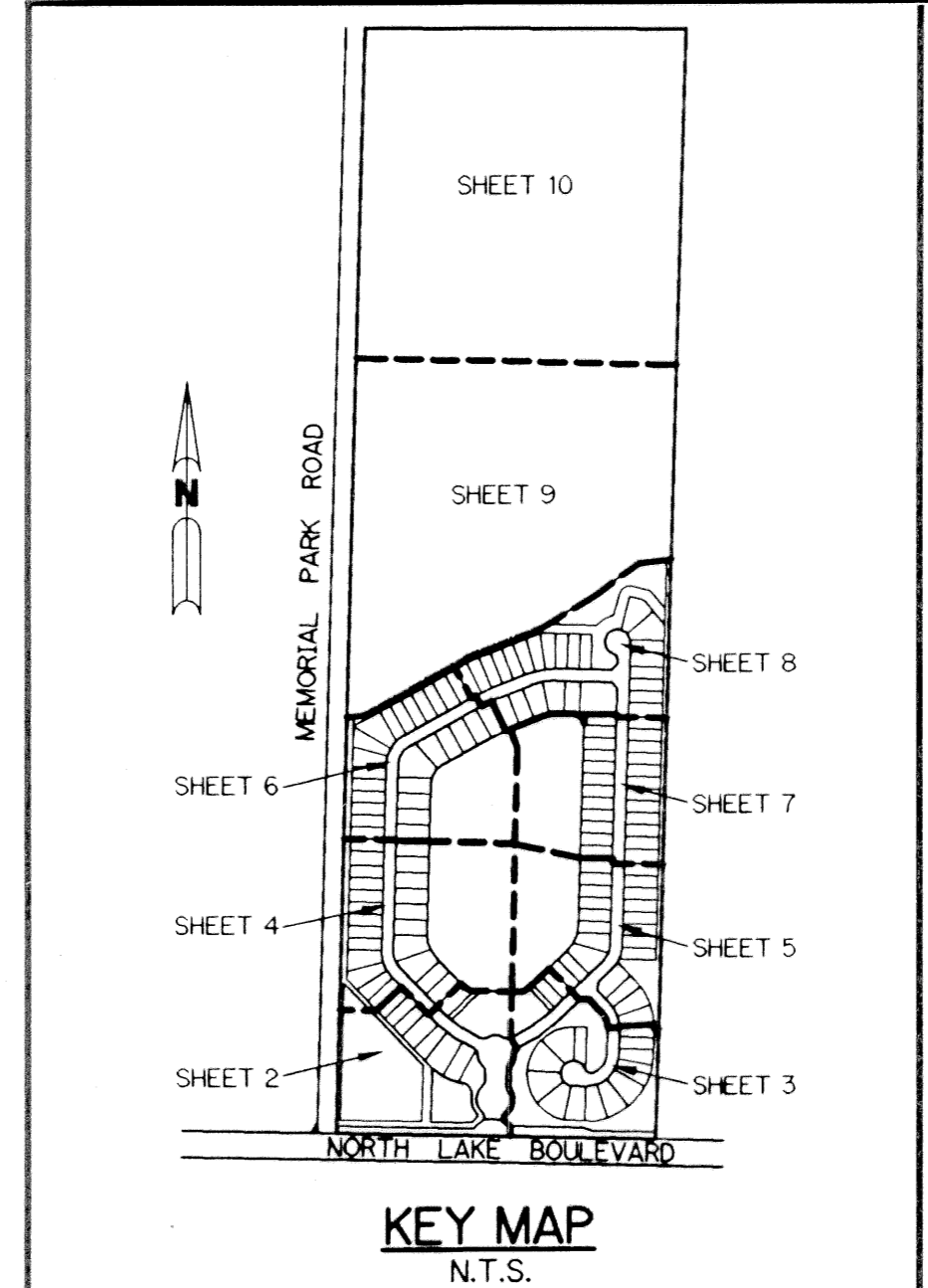
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, AMERICAN TITLE OF THE PALM BEACHES, 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 IN DIVOSTA AND COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.  
AMERICAN TITLE OF THE PALM BEACHES  
BY: William E. Shannon  
WILLIAM E. SHANNON, PRESIDENT  
DATE: 10/24/01

### COUNTY ENGINEER

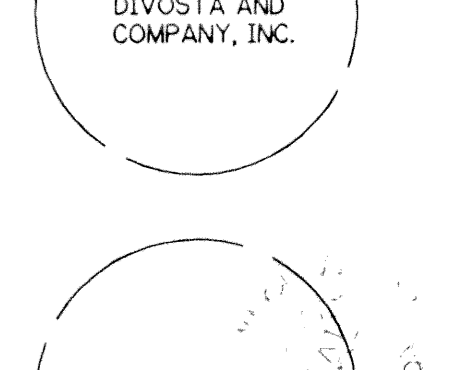
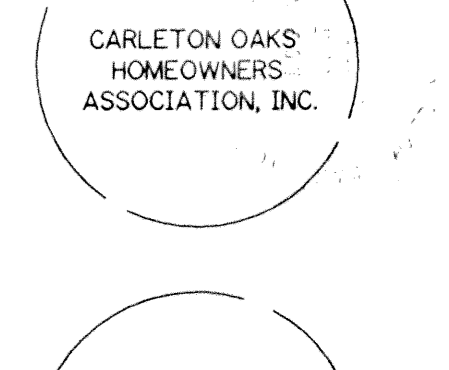
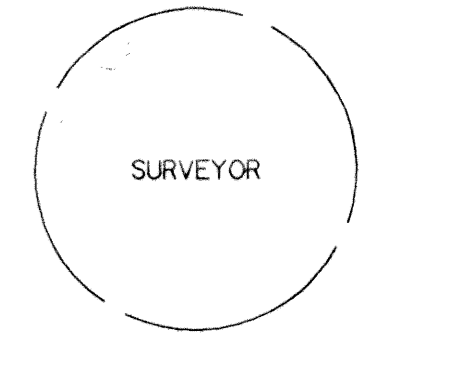
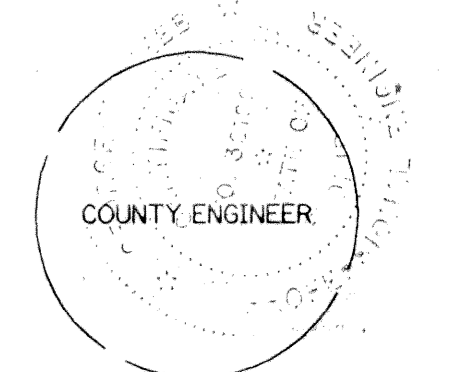
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 12 DAY OF Dec, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.  
BY: Georgel Webb, P.E.  
GEORGE L. WEBB, P.E.  
COUNTY ENGINEER  
DATE:

SITE PLAN DATA		CARLETON OAKS	
ZONING PETITION NO.	.....	P0098-070	.....
TOTAL DWELLING UNITS	.....	142	.....
DENSITY	.....	1 UNIT PER AC.	.....
PUBLIC RIGHT-OF-WAY DEDICATION (TRACT "D")	.....	43882 S.F.	.....
<b>LAND USE</b>			
CIVIC	.....	3,759 AC.	.....
RECREATION	.....	1,320 AC.	.....
ROADWAY	.....	6,989 AC.	.....
RESIDENTIAL	.....	27,126 AC.	.....
WATER MANAGEMENT	.....	15,374 AC.	.....
WETLANDS	.....	79,351 AC.	.....
OPEN SPACE	.....	7,994 AC.	.....
TOTAL AREA	.....	141,913 AC.	.....



KEY MAP N.T.S.

LOCATION MAP N.T.S.



STATION CARLETON OAKS  
BOOK 92 PAGE 145  
FLOOD ZONE B FLOOD MAP # 0050B  
QUAD B 5B ZONING PUD  
SE ZIP CODE 33412  
TAZ 025  
PUD NAME CARLETON OAKS