



# Fox Properties Parcel '5' Replat

A REPLAT OF PARCEL '5' OF FOX PROPERTIES PLAT  
 AS RECORDED IN PLAT BOOK 83, PAGES 65 THRU 67  
 BEING A PART OF AN M.U.P.D.  
 LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 PALM BEACH COUNTY, FLORIDA

FEBRUARY 2002  
 SHEET 1 OF 2

0703-504 20020132317

60

TABULAR DATA (per approved site plan):	
Petition No.	Z/PDD 74-81(E)
Project Name	Fox Property North M.U.P.D. / Eckards @ Fox Properties
Total Gross Acreage	25.229 acres

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 10:37 A.M.  
 This day of March 2002  
 and they recorded in Plat Book No. 84  
 on pages 60-61  
 COUNTY OF PALM BEACH  
 DENNIS M. SOLOMON, Notary Public

DEDICATIONS AND RESERVATIONS:  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT 2002 OKEECHOBEE ROAD ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AND FOX PROPERTY VENTURE, A FLORIDA JOINT VENTURE, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS "FOX PROPERTIES PARCEL '5' REPLAT", BEING A PART OF AN M.U.P.D., LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

PARCEL "5" OF FOX PROPERTIES PLAT, AS RECORDED IN PLAT BOOK 83, PAGES 65 THRU 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF RECORD, (CONTAINING 25.229 ACRES, MORE OR LESS)

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, 2002 OKEECHOBEE ROAD ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 18<sup>th</sup> DAY OF February, A.D., 2002.

2002 OKEECHOBEE ROAD ASSOCIATES, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature] WITNESS: Carolyn Gish BY: Carolyn Gish  
 PAUL S. FERBER, MANAGING MEMBER (PRINT NAME) (SIGNATURE)

WITNESS: Timothy J. Messler BY: [Signature]  
 (PRINT NAME) (SIGNATURE)

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL S. FERBER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AS MANAGING MEMBER OF 2002 OKEECHOBEE ROAD ASSOCIATES, LLC, AND EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF February, A.D., 2002.

MY COMMISSION EXPIRES: Dec 15, 2004  
Molly E. Brown  
 NOTARY PUBLIC, STATE OF FLORIDA  
 COMMISSION NUMBER: CC984860

IN WITNESS WHEREOF, FOX PROPERTY VENTURE, BEING A FLORIDA JOINT VENTURE OF LAND DEVELOPMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LAND DEVELOPMENT ASSOCIATES II, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WAM MANAGEMENT, INC., A FLORIDA CORPORATION, THEIR GENERAL PARTNER, BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19<sup>th</sup> DAY OF February, A.D., 2002.

FOX PROPERTY VENTURE, A FLORIDA JOINT VENTURE  
 BY: LAND DEVELOPMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP  
 LAND DEVELOPMENT ASSOCIATES II, LTD., A FLORIDA LIMITED PARTNERSHIP  
 BY: WAM MANAGEMENT, INC., A FLORIDA CORPORATION, THEIR GENERAL PARTNER

BY: [Signature] WITNESS: MARY GAY ECKARD BY: [Signature]  
 WILLIAM A. MEYER, PRESIDENT (PRINT NAME) (SIGNATURE)

WITNESS: BARBARA RICKSEN BY: [Signature]  
 (PRINT NAME) (SIGNATURE)

- NOTES:
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE RIGHTS GRANTED.
  - 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.
  - NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THIS REPLAT IS NOT INTENDED AND SHALL NOT BE CONSTRUED TO DELETE, MODIFY, RESCIND OR OTHERWISE AFFECT ANY OF THE DEDICATIONS SHOWN ON "FOX PROPERTIES PLAT" AS RECORDED IN PLAT BOOK 83, PAGES 65-67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL OF SUCH DEDICATIONS SHALL CONTINUE IN FULL FORCE AND EFFECT.

ACKNOWLEDGMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM A. MEYER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WAM MANAGEMENT, 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 19<sup>th</sup> DAY OF February, A.D., 2002.

MY COMMISSION EXPIRES: April 29, 2003  
[Signature]  
 NOTARY PUBLIC, STATE OF FLORIDA  
 COMMISSION NUMBER: CC 82-3671

MORTGAGEES CONSENT (AS TO PARCEL "11")

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13149, PAGE 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKATLANTIC, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior V.P. AND ATTESTED TO BY ITS [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19<sup>th</sup> DAY OF February, 2002.

BANKATLANTIC, A FEDERAL SAVINGS BANK

BY: [Signature] WITNESS: [Signature]  
[Signature] (PRINT NAME AND TITLE) [Signature] (PRINT NAME AND TITLE)

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP AND [Signature] RESPECTIVELY, OF BANKATLANTIC, A FEDERAL SAVINGS BANK, 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 19<sup>th</sup> DAY OF Feb., 2002.

MY COMMISSION EXPIRES: Oct. 28, 2005  
 COMMISSION NUMBER: DP041310  
Eunice R. White  
 NOTARY PUBLIC, STATE OF FLORIDA  
 Eunice R. White

PROPERTY OWNERS ASSOCIATION CONSENT:

FOX PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

IN WITNESS WHEREOF, FOX PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 19<sup>th</sup> DAY OF February, 2002.

FOX PROPERTY OWNERS ASSOCIATION, INC.  
 A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: [Signature]  
 WILLIAM A. MEYER, PRESIDENT

WITNESS: MARY GAY ECKARD BY: [Signature]  
 (PRINT NAME) (SIGNATURE)

WITNESS: BARBARA RICKSEN BY: [Signature]  
 (PRINT NAME) (SIGNATURE)

ACKNOWLEDGMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM A. MEYER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOX PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 19<sup>th</sup> DAY OF February, A.D., 2002.

MY COMMISSION EXPIRES: April 29, 2003  
[Signature]  
 NOTARY PUBLIC, STATE OF FLORIDA  
 COMMISSION NUMBER: CC 82-3671

TITLE CERTIFICATION:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, DENNIS M. SOLOMON, 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 THE PROPERTY VESTED IN FOX PROPERTY VENTURE, A FLORIDA JOINT VENTURE AND 2002 OKEECHOBEE ROAD ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 NO OTHER ENCUMBRANCES OF RECORD.

DENNIS M. SOLOMON, P.A.

BY: [Signature] DATE: Feb. 19, 2002  
 DENNIS M. SOLOMON, ESQ.  
 ATTORNEY AT LAW  
 LICENSED IN FLORIDA

COUNTY ENGINEER:

[Signature] DATE: 3-13-02  
 GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY 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") 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.

BY: [Signature] DATE: 2-20-02  
 ROBERT P. BLASZYK, PSM  
 FLORIDA CERTIFICATE NO. 4133

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

**RPB Consulting, Inc.**  
 Land Surveying and Mapping

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