

OAK HILL ESTATES EAST

PART OF GOVERNMENT LOT 5, SECTION 16, T.44 S.- R.43 E.
PALM BEACH COUNTY
CITY OF LAKE WORTH, FLORIDA
MARCH 2003 SHEET 1 OF 2

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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BUENA VISTA HOMES OF THE 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 EAST", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 292 FEET OF THE EAST 450 FEET OF THE NORTH 170 FEET OF THE SOUTH 340 FEET OF GOVERNMENT LOT FIVE (5), SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT FIVE (5), THENCE NORTH 03°02'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT FIVE (5); A DISTANCE OF 340.1 FEET; THENCE NORTH 88°08'13" W, ALONG THE NORTH LINE OF THE SOUTH 340 FEET OF SAID GOVERNMENT LOT FIVE (5), A DISTANCE OF 158.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°08'13" WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 292.06 FEET; THENCE SOUTH 03°02'22" WEST, A DISTANCE OF 21.54 FEET TO THE SOUTHERLY LINE OF 17TH AVENUE NORTH AS LAID OUT AND NOW IN USE; THENCE CONTINUE SOUTH 03°02'22" WEST, A DISTANCE OF 147.79 FEET TO THE NORTH LINE OF THE PLAT OF EAST LAKE CLARKE (PLAT BOOK 29, PAGE 205) AS LAID OUT AND NOW IN USE; THENCE SOUTH 88°01'08" EAST, ALONG SAID NORTH LINE OF EAST LAKE CLARKE, A DISTANCE OF 292.05 FEET; THENCE NORTH 03°02'22" EAST, A DISTANCE OF 140.55 FEET TO THE SOUTH LINE OF SAID 17TH AVENUE NORTH; THENCE CONTINUE NORTH 03°02'22" EAST, A DISTANCE OF 29.39 FEET; TO THE AFOREMENTIONED POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (BEING A PORTION OF 17TH AVENUE NORTH):

A PARCEL OF LAND LYING AND BEING IN A PORTION OF GOVERNMENT LOT 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 NORTH 03°02'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT FIVE (5); A DISTANCE OF 340.1 FEET; THENCE NORTH 88°08'13" W, ALONG THE NORTH LINE OF THE SOUTH 340 FEET OF SAID GOVERNMENT LOT FIVE (5), A DISTANCE OF 158.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°08'13" WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 292.06 FEET; THENCE SOUTH 03°02'22" WEST, A DISTANCE OF 21.54 FEET TO THE SOUTHERLY LINE OF 17TH AVENUE NORTH AS LAID OUT AND NOW IN USE; THENCE SOUTH 86°35'51" EAST, ALONG THE SOUTH LINE OF SAID 17TH AVENUE NORTH, A DISTANCE OF 292.01 FEET; THENCE NORTH 03°02'22" WEST, A DISTANCE OF 29.39 FEET; TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 42,097 SQUARE FEET OR 0.966 ACRES MORE OR LESS.

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:

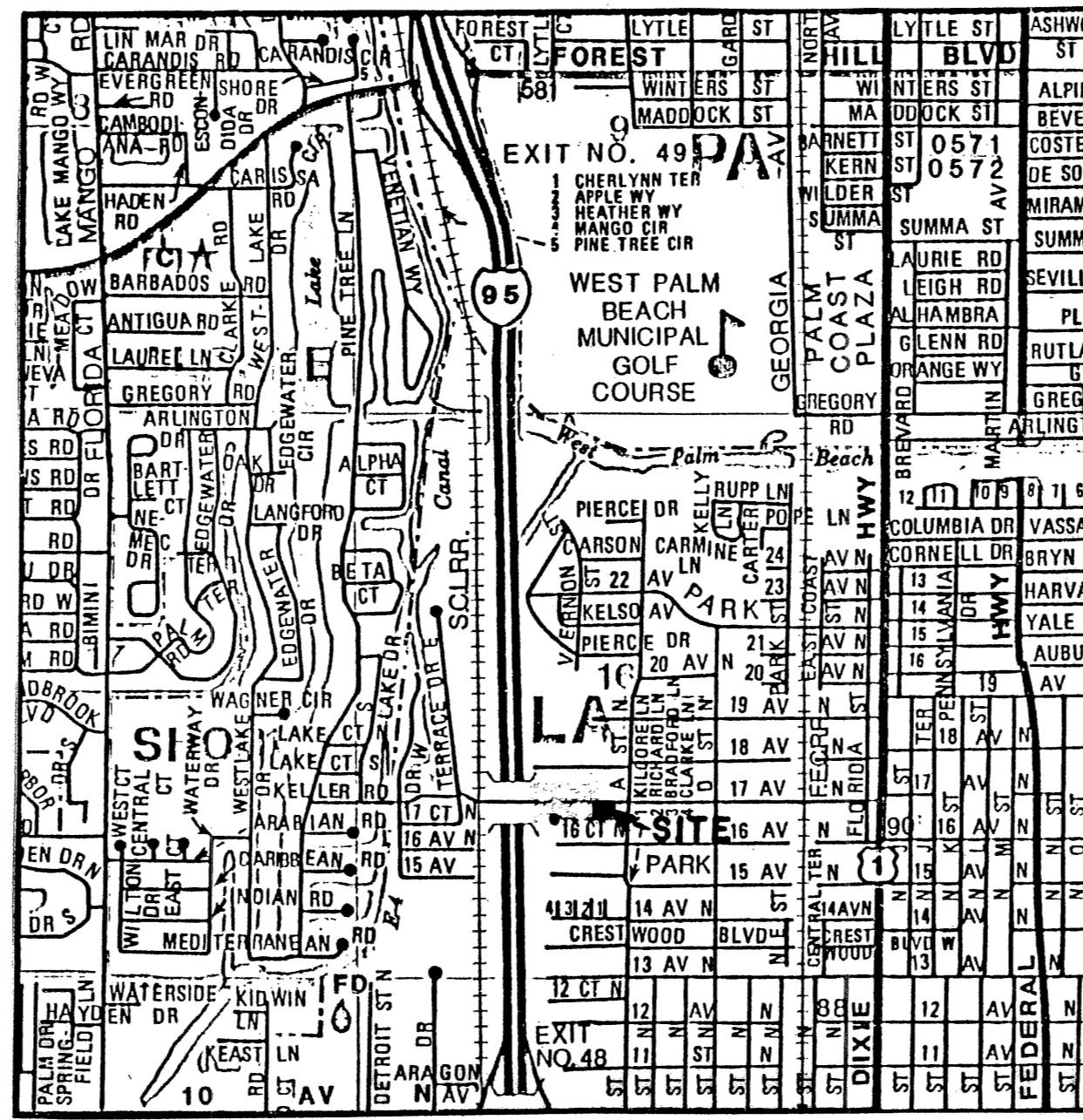
THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 16 DAY OF September, 2003.

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

ATTEST: *Claribel Sardina* BY: *Hector R. Sardina*
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 17th DAY OF Sept., 2003.

MY COMMISSION EXPIRES: 11-28-2003
PRINT NAME & NUMBER: Janet L. Summ CC890821
David A. Summ
NOTARY PUBLIC,
STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEVEN T. SAMILJAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE LAW FIRM OF McCABE & SEMILJAN, LLC 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: Sept 17, 2003
Steven T. Samiljan
STEVEN T. SAMILJAN, ATTORNEY FOR THE FIRM

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:17
P.M. this 18th day of Sept., 2003
and duly recorded in Plat Book No. 99
on Page 5, 187 and 188
Dorothy H. Wilken, Clerk of the Circuit Court
By: *[Signature]*

CITY OF LAKE WORTH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF September, 2003.

BY: *[Signature]*
RODNEY ROMANO, MAYOR
BY: *[Signature]*
PAUL BOYER, JR., CITY MANAGER
BY: *[Signature]*
WES BLACKMAN, PLANNING BOARD CHAIRMAN
BY: *[Signature]*
PAMELA LOPEZ, CITY CLERK

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 PALM BEACH COUNTY, FLORIDA.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENT AT LOT CORNERS.

DATE: SEPT. 17, 2003 BY: *[Signature]*
NAME: Mary Hanna Chafelter
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

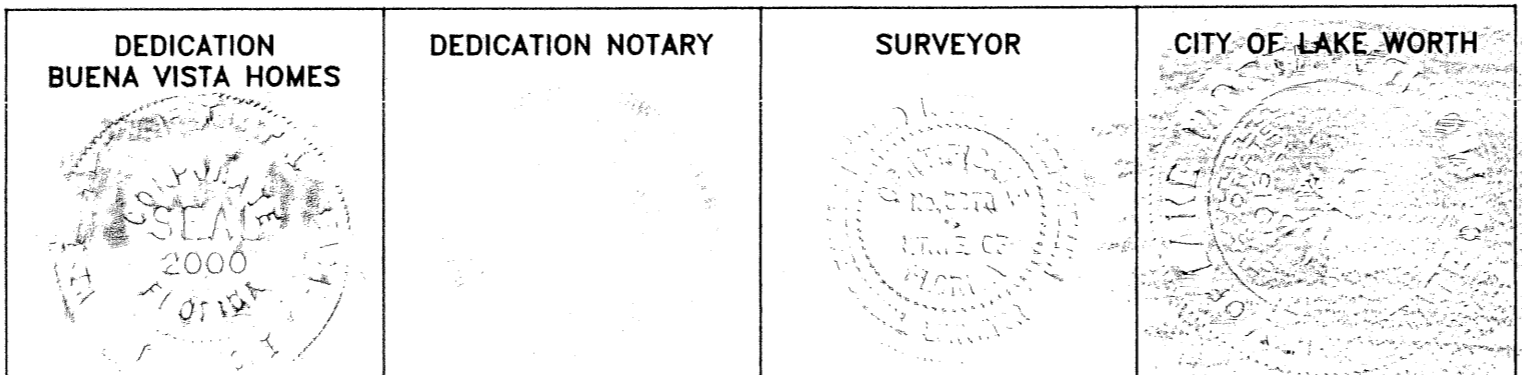
SURVEYOR'S CERTIFICATION:

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: 9-03-2003 BY: *[Signature]*
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



THIS PLAT IS SUBJECT TO BUILDING RESTRICTIONS AND CONVENANTS AS RECORDED IN O.R.B. 12161, PAGE 1459 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RICHARD P. BREITENBACH, P.L.S.
LAND SURVEYING SERVICES
PHONE (561) 967-0085
2540 PALMARITA ROAD WEST PALM BEACH, FL 33406

OAK HILL ESTATES EAST