

# PERIMETER

**SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
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## THOUSAND OAKS

### A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43, EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 10:42 A.M. THIS 18<sup>th</sup> DAY OF December, 2003, AND DULY RECORDED IN PLAT BOOK 100 ON PAGES 135 THROUGH 143.  
 DOROTHY H. WILKEN, CLERK  
 BY: *[Signature]*

SHEET 1 OF 9

#### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "THOUSAND OAKS", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01°02'55" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 01°02'55" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2556.77 FEET TO THE CENTER OF SAID SECTION 30; THENCE SOUTH 87°51'56" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 1409.56 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, AT WHICH THE RADIUS POINT BEARS SOUTH 60°44'11" EAST (THE NEXT THREE COURSES BEING ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 10644, PAGE 963, PALM BEACH COUNTY RECORDS, FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2361.83 FEET, A CENTRAL ANGLE OF 05°28'39" FOR AN ARC DISTANCE OF 225.79 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2013.00 FEET, A CENTRAL ANGLE OF 55°08'02", FOR AN ARC DISTANCE OF 1937.05 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2153.00 FEET, A CENTRAL ANGLE OF 13°33'34", FOR AN ARC DISTANCE OF 509.52 FEET; THENCE NORTH 87°18'50" WEST, ALONG A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30, FOR A DISTANCE OF 1596.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 101.231 ACRES, MORE OR LESS.

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

- TRACTS R-1, R-2, AND R-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACTS R-1, R-2, AND R-3 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS L-1, L-2, L-3 AND L-4, AS SHOWN HEREON, ARE HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, AND B-10, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS P-1, P-2, P-3, P-4, P-5 AND P-6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS C-1 AND C-2, AS SHOWN HEREON, ARE HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS A-1, A-2, A-3 AND A-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., FOR OPEN SPACE, DRAINAGE, PARKING AND ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- THE 10.00 FOOT WIDE 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACTS R-1, R-2, AND R-3, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR MAINTENANCE OF UTILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT FOR THE MAINTENANCE OF THEIR UTILITY FACILITIES.
- THE ROOF ENCROACHMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE(S).
- THE ACCESS AND GARAGE TYPE A EASEMENTS (A.G.E. "A"'S), AS SHOWN HEREON, ON LOT 1 OF EACH OF BLOCKS 3 THROUGH 79, HEREOF, ARE HEREBY DEDICATED FOR ACCESS TO AND USE OF THE GARAGE FOR LOT 2 OF THE SAME BLOCK HEREOF.
- THE ACCESS AND GARAGE TYPE B EASEMENTS (A.G.E. "B"'S), AS SHOWN HEREON, ON LOT 1 OF EACH OF BLOCKS 3 THROUGH 79, HEREOF, ARE HEREBY DEDICATED FOR ACCESS TO AND USE OF THE GARAGE FOR LOT 3 OF THE SAME BLOCK HEREOF.
- THE 5' PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY, FLORIDA FOR ROADWAY CONSTRUCTION RELATED PURPOSES.

AREA TABLE		
LOTS 1-220 BLOCK 1	1102347 SF	25.306 ACRES
LOTS 1-244 BLOCK 2	646108 SF	14.832 ACRES
LOTS 1-3 BLOCKS 3-79	241854 SF	5.552 ACRES
TRACTS A-1 - A-4	181514 SF	4.167 ACRES
TRACTS B-1 - B-10	224578 SF	5.156 ACRES
TRACTS C-1 B C-2	490843 SF	11.268 ACRES
TRACTS L-1 - L-4	962718 SF	22.101 ACRES
TRACTS P-1 - P-6	125134 SF	2.873 ACRES
TRACTS R-1 - R-3	434538 SF	9.976 ACRES
<b>TOTAL</b>	<b>4409634 SF</b>	<b>101.231 ACRES</b>

IN WITNESS WHEREOF, D.R. HORTON, INC., A DELAWARE 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 24 DAY OF November, 2003.

ATTEST: *[Signature]* RAFAEL ROCA, ASSISTANT SECRETARY  
 BY: *[Signature]* PAUL ROMANOWSKI, VICE PRESIDENT  
 D.R. HORTON, INC.  
 A DELAWARE CORPORATION

#### NOTARY

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND RAFAEL ROCA, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEALS OF SAID CORPORATION AND THAT IT IS 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 24 DAY OF November, 2003.

MY COMMISSION EXPIRES: NOTARY PUBLIC *[Signature]*  
 Amy Hetzel  
 My Commission  
 DD 216806  
 Expires May 28, 2007  
 HOMEOWNERS' ASSOCIATION ACCEPTANCE

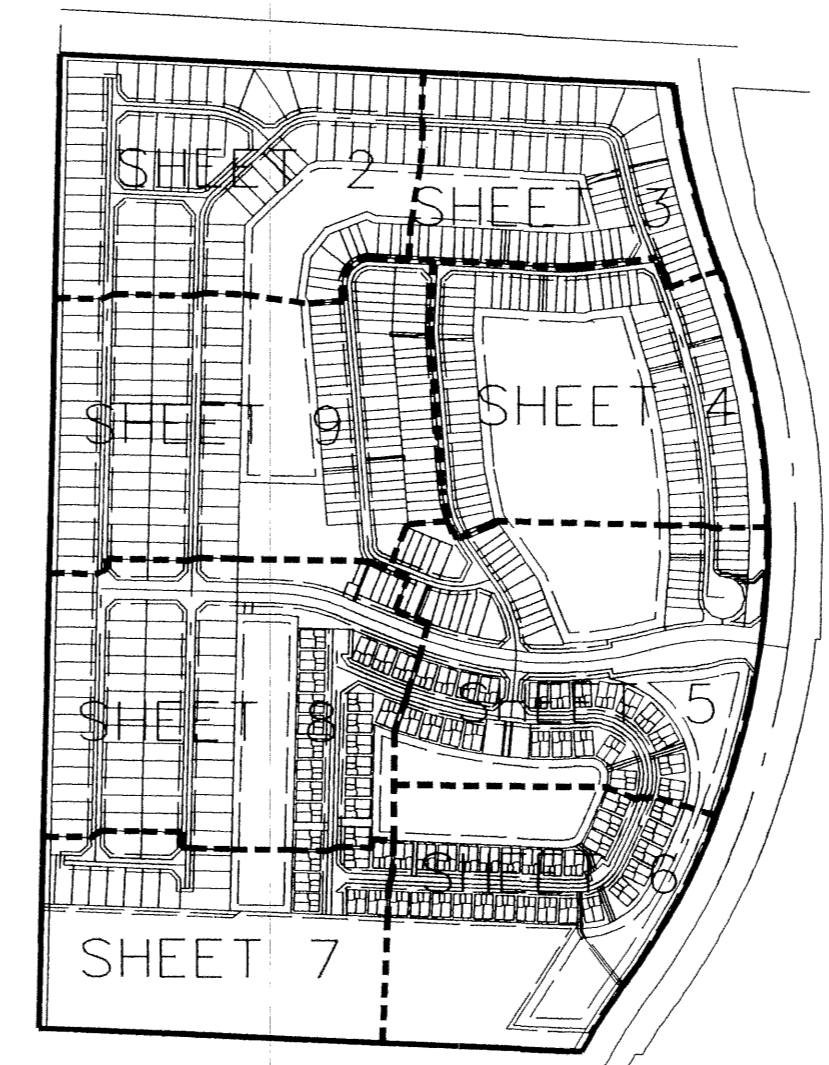
THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HERON, DATED THIS 24 DAY OF November, 2003.

THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC.  
 A FLORIDA CORPORATION, NOT FOR PROFIT  
 WITNESS (AS TO BOTH) *[Signature]* JERRY MILLER BY: *[Signature]* Michael Humphries  
 PRINT NAME: JERRY MILLER PRINT NAME: Michael Humphries  
 WITNESS (AS TO BOTH) *[Signature]* Alice Allen BY: *[Signature]* Kari Albertson  
 PRINT NAME: Alice Allen PRINT NAME: Kari Albertson

#### NOTARY

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 BEFORE ME PERSONALLY APPEARED Michael Humphries and Kari Albertson, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Secretary OF THE THOUSAND OAKS AT CONGRESS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 24 DAY OF November, 2003.

MY COMMISSION EXPIRES: NOTARY PUBLIC *[Signature]*  
 Amy Hetzel  
 My Commission  
 DD 216806  
 Expires May 28, 2007



#### CITY OF RIVIERA BEACH APPROVAL OF PLAT

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDS BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 26th DAY OF November, 2003.  
 BY: *[Signature]* MICHAEL D. BROWN, Mayor  
 BY: *[Signature]* CARRIE E. WARD, Clerk  
 BY: *[Signature]* L. JOHN SAMADI, P.E., City Engineer

#### CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.  
 DATE: 11/25/2003  
 WITNESSE: *[Signature]* STEPHEN M. Gordon  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. 5974

#### TITLE CERTIFICATION

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }  
 I, JUAN RODRIGUEZ, 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 IS VESTED TO D.R. HORTON, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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.  
 DATE: 11-25-2003 BY: *[Signature]* JUAN RODRIGUEZ, ATTORNEY AT LAW  
 MEMBER OF THE FLORIDA BAR

#### NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30-42-43, HAVING A BEARING OF NORTH 87°18'50" WEST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
- 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 OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. PROJECT SCALE FACTOR IS 1.000043.

#### 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 PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SECTION 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.  
 DATE: 11-24-2003  
*[Signature]*  
 JEFF S. HODAPP,  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111  
 PERIMETER SURVEYING AND MAPPING, INC.  
 CERTIFICATE OF AUTHORIZATION NO. LB7264

Notary	H.O.A.	REVIEWING SURVEYOR	CITY OF RIVIERA BEACH	D.R. HORTON, INC.	SURVEYOR
<i>[Signature]</i>		<i>[Signature]</i>			<i>[Signature]</i>

