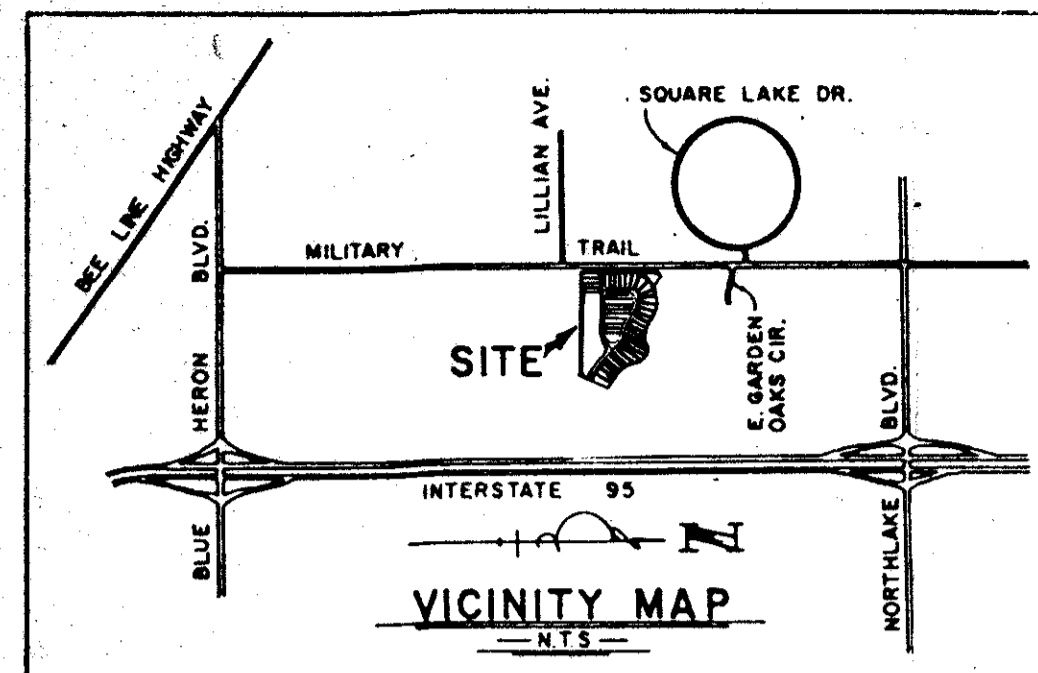


GARDEN OAKS WEST

BEING A PORTION OF GARDEN OAKS PLANNED UNIT DEVELOPMENT LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at
M. this 2 day of Oct 1992
and duly recorded in Plat Book No. 64
on Page
Milton T. Bauer, Clerk of the Circuit Court
By *Subra P. Blast* D.C.

THE 15' WALL AND LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON WITHIN INDIVIDUAL LOTS, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPING, CONSTRUCTION AND MAINTENANCE OF A PRIVACY WALL AND BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE INDIVIDUAL LOT WHICH SAID EASEMENT ENCUMBERS WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 1992, BY JOHN M. AHRENHILZ AS SENIOR VICE PRESIDENT AND ROSALIND H. McJANALD AS ASST. SECRETARY OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, ON BEHALF OF THE ASSOCIATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.
MY COMMISSION EXPIRES: 10-28-92



3. TRACTS:
TRACTS "0-1", "0-2" AND "0-3" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GARDEN OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT "D-1", AS SHOWN HEREON IS RESERVED UNTO DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, FOR FUTURE DEVELOPMENT AND TO BE REPLATTED PRIOR TO SUBDIVIDING.

NOTARY PUBLIC
#CC054659

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF October, 1992.
By: *Karen T. Marcus*
KAREN T. MARCUS, CHAIR

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF GARDEN OAKS PLANNED UNIT DEVELOPMENT LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS GARDEN OAKS WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, THENCE SOUTH 01°09'31" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 3325.53 FEET; THENCE SOUTH 88°50'29" EAST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 01°09'31" EAST, A DISTANCE OF 414.24 FEET; THENCE NORTH 04°58'22" EAST, A DISTANCE OF 155.07 FEET; THENCE NORTH 61°11'21" EAST, A DISTANCE OF 34.90 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS SOUTH 64°27'34" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 71°17'50" AND A RADIUS OF 87.00 FEET, A DISTANCE OF 108.26 FEET; THENCE NORTH 79°53'31" EAST, A DISTANCE OF 77.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 41°05'44" AND A RADIUS OF 130.00 FEET, A DISTANCE OF 93.24 FEET; THENCE SOUTH 59°00'45" EAST, A DISTANCE OF 101.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 54°29'25" AND A RADIUS OF 172.11 FEET; A DISTANCE OF 163.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 92°58'22" AND A RADIUS OF 73.12 FEET, A DISTANCE OF 118.64 FEET; THENCE SOUTH 20°31'48" EAST, A DISTANCE OF 45.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 43°30'30" AND A RADIUS OF 355.81 FEET, A DISTANCE OF 270.19 FEET; THENCE SOUTH 18°38'13" EAST, A DISTANCE OF 12.62 FEET; THENCE SOUTH 25°47'15" WEST, A DISTANCE OF 148.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 15°41'37" AND A RADIUS OF 263.42 FEET, A DISTANCE OF 72.15 FEET; THENCE NORTH 88°43'37" WEST, A DISTANCE OF 762.60 FEET TO THE POINT OF BEGINNING AFORD DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 8.857 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS:
THE RESIDENTIAL ACCESS STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GARDEN OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE RESIDENTIAL ACCESS STREETS FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. EASEMENTS:
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.
THE 3' F.P.L. EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GARDEN OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF August, 1992.

ATTEST:
William E. Shannon
WILLIAM E. SHANNON
SECRETARY
Otto B. Divosta
OTTO B. DIVOSTA
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 1992, BY OTTO B. DIVOSTA, PRESIDENT AND WILLIAM E. SHANNON, SECRETARY OF DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.
MY COMMISSION EXPIRES: 10-28-92
Randee S. Seidel
RANDEE S. SEIDEL
NOTARY PUBLIC
(COMMISSION # AA612109)

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 4948, PAGE 1416, AND SUPPLEMENTED BY SAID LANDS IN OFFICIAL RECORD BOOK 5108, PAGE 1691, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF August, 1992.

ATTEST:
Rosalind H. McJanald
ROSALIND H. McJANALD
ASST. SECRETARY
John M. Ahrenhilz
JOHN M. AHRENHILZ
SENIOR VICE PRESIDENT

P.U.D. TABULATIONS (PETITION #89-15 (A))

TOTAL ACREAGE	8.857/ACRES
ROADS	1.3492/ACRES
LOT ACREAGE	5.0661/ACRES
OPEN SPACE	0.4857/ACRES
TRACT "D-1" (RESERVED FOR FUTURE RESIDENTIAL USE) SUBJECT TO GOVERNMENT APPROVAL	1.956/ACRES
DENSITY	4.5 D.U./ACRE
TOTAL NUMBER UNITS	40 UNITS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE LANDMARK TITLE OF FLORIDA, INC. A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DIVOSTA AND COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATE: 8/17/92
Steven L. Craig
STEVEN L. CRAIG, PRESIDENT

SURVEYOR'S CERTIFICATION

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 AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 8/17/92
By: *Craig S. Pusey*
CRAIG S. PUSEY, P.L.S.
FLORIDA CERTIFICATE NO. 5019

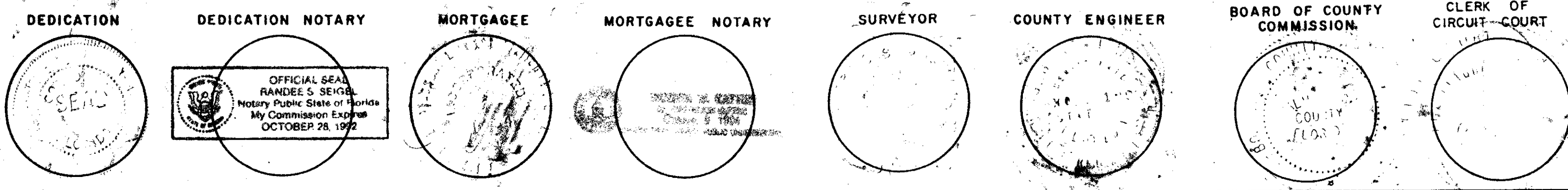
THIS INSTRUMENT WAS PREPARED BY JOHN STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

ATTEST:
MILTON T. BAUER, CLERK OF THE CIRCUIT COURT
By: *Debra Rawat*
DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF October, 1992.
By: *George J. Webb*
GEORGE J. WEBB, P.E.
COUNTY ENGINEER

- NOTES:
- 1. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
 - 2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S, P.L.S. #5019) ARE SHOWN THUS: ■ PERMANENT CONTROL POINTS (P.C.P.'S, P.L.S. #5019) ARE SHOWN THUS: ●
 - 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS WHICH INTERFERE WITH THE DEDICATED USE OF THE EASEMENTS OR WHICH DO NOT HAVE THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES.
 - 4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.
 - 5. 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.
 - 6. BEARINGS AS SHOWN HEREIN ARE BASED UPON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF SOUTH 01°09'31" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - 7. F.P.L. DENOTES FLORIDA POWER & LIGHT CO.
TYP. DENOTES TYPICAL
D.E. DENOTES DRAINAGE EASEMENT
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
R.L. DENOTES RADIAL LINE
C/L DENOTES CENTERLINE
P.O.B. DENOTES POINT OF BEGINNING
R. DENOTES RADIUS
Δ DENOTES DELTA
L DENOTES ARC LENGTH
O.R.B. DENOTES OFFICIAL RECORD BOOK
Pg. DENOTES PAGE NUMBER
R/W DENOTES RIGHT-OF-WAY LINE
P.O.C. DENOTES POINT OF COMMENCEMENT
D.U. DENOTES DWELLING UNIT
P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
 - 8. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)

IMPACT FEE
PET. 89-15A
COLLECT

0578-003 69/132



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA
GARDEN OAKS WEST

FLOOD ZONE B
FLOOD MAP #130B
ZONING
SE 89-15
ZIP CODE 33418
RUP NAME 241745
STAKE

TAZ = 110