

88

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
This Plat was filed for record at 9:11 A.M.  
this 22 day of SEPTEMBER 1993  
and duly recorded in Plat Book No. 74  
on page 88  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *Susan M. Rayburn* D.C.



# A REPLAT OF A PORTION OF THE SOUTH 244.00 FEET OF TRACT B, PLAT OF PENNOCK POINT

## AS RECORDED IN PLAT BOOK 22, PAGE 29 AND LYING IN SECTION 35, TWP. 40 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA

SHEET 1 of 1

### LEGAL DESCRIPTION

THE EAST 400 FEET OF THE WEST 2000 FEET OF THE SOUTH 244.00 FEET, AS MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF TRACT B, PENNOCK POINT, AS RECORDED IN PLAT BOOK 22, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.241 ACRES.

### DEDICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN L. OLDHAM AND WESLEY W. OLDHAM, OWNERS OF THE LAND SHOWN HEREON, BRING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS A REPLAT OF A PORTION OF THE SOUTH 244 FEET OF TRACT B, PENNOCK POINT, MORE PARTICULARLY DESCRIBED ABOVE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
2. THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.
3. THE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
4. THE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROADWAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, WE, STEPHEN L. OLDHAM AND WESLEY W. OLDHAM, DO HEREBY SET OUR HANDS AND SEALS THIS 11 DAY OF June, 1993.

*Stephen L. Oldham*  
STEPHEN L. OLDHAM

*Wesley W. Oldham*  
WESLEY W. OLDHAM

*Joe Anderson*  
WITNESS AS TO BOTH

*Mark Z. Allen*  
WITNESS AS TO BOTH

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF June, 1993 BY STEPHEN L. OLDHAM AND WESLEY W. OLDHAM, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO DID TAKE AN OATH.

(NOTARY SEAL)

*Susan M. Rayburn*  
NOTARY PUBLIC  
PRINT NAME: SUSAN M. RAYBURN  
MY COMMISSION EXPIRES: *Sept. 10, 1995*

- NOTES:
- = SET IRON ROD & CAP LB #959
  - = SET PERMANENT REFERENCE MONUMENT (P.R.M.) #4169
  - = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) LB #959
  - = FOUND P.K. NAIL & DISC LB #959
- THE BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.

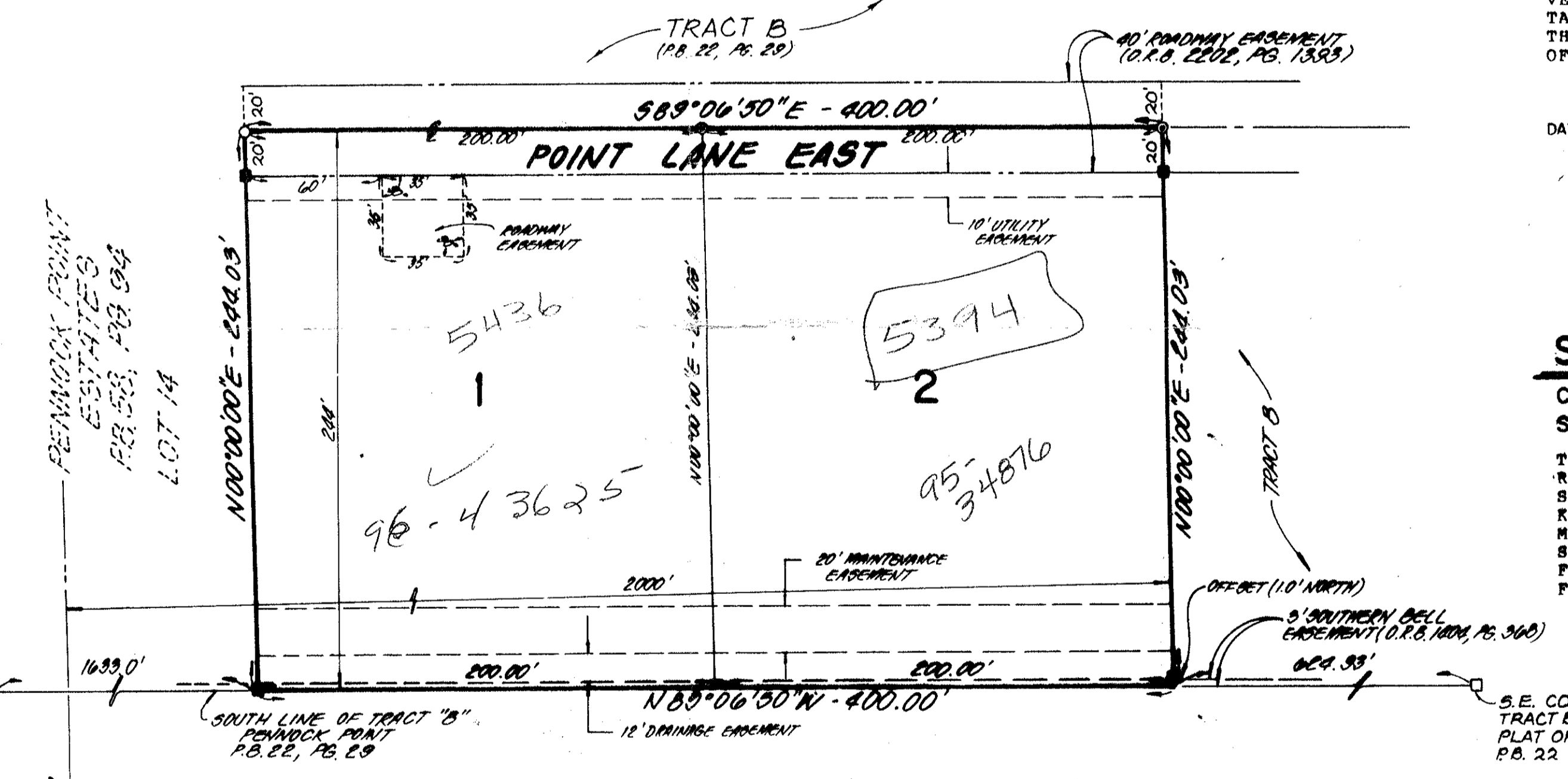
NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER OR SEWER USE. LANDSCAPING ON UTILITY EASEMENTS, FOR OTHER THAN WATER OR SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARING BASE:  
THE SOUTH LINE OF TRACT "B", PLAT OF PENNOCK POINT, PLAT BOOK 22, PAGE 29, IS TAKEN TO BEAR N 89°06'50" W AND ALL BEARINGS ARE RELATIVE THERETO.

JUNE, 1993



### TITLE CERTIFICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

I, PATRICK M. GORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN STEPHEN L. OLDHAM AND WESLEY W. OLDHAM; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES HAVE BEEN SATISFIED; AND THAT THERE ARE NO OTHER ENCUMBRANCES WHICH PREVENT THE SUBDIVISION OF THE PROPERTY.

DATE: 6-11-93

BY: *Patrick M. Gordon*  
PATRICK M. GORDON, ATTORNEY  
11911 U.S. HIGHWAY ONE  
SUITE 302  
NORTH PALM BEACH, FLORIDA 33408

### SURVEYOR'S CERTIFICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*Vincent J. Noel*  
VINCENT J. NOEL  
REGISTERED LAND SURVEYOR NO. 4169  
STATE OF FLORIDA

### COUNTY APPROVAL

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7 DAY OF September, A.D., 1993.

BY: *Mary McCarty*  
MARY MCCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK

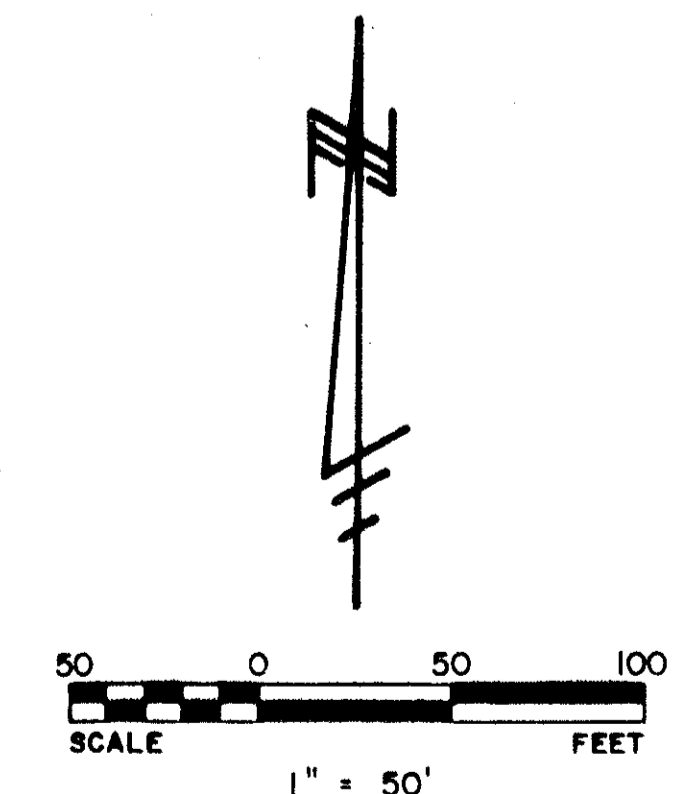
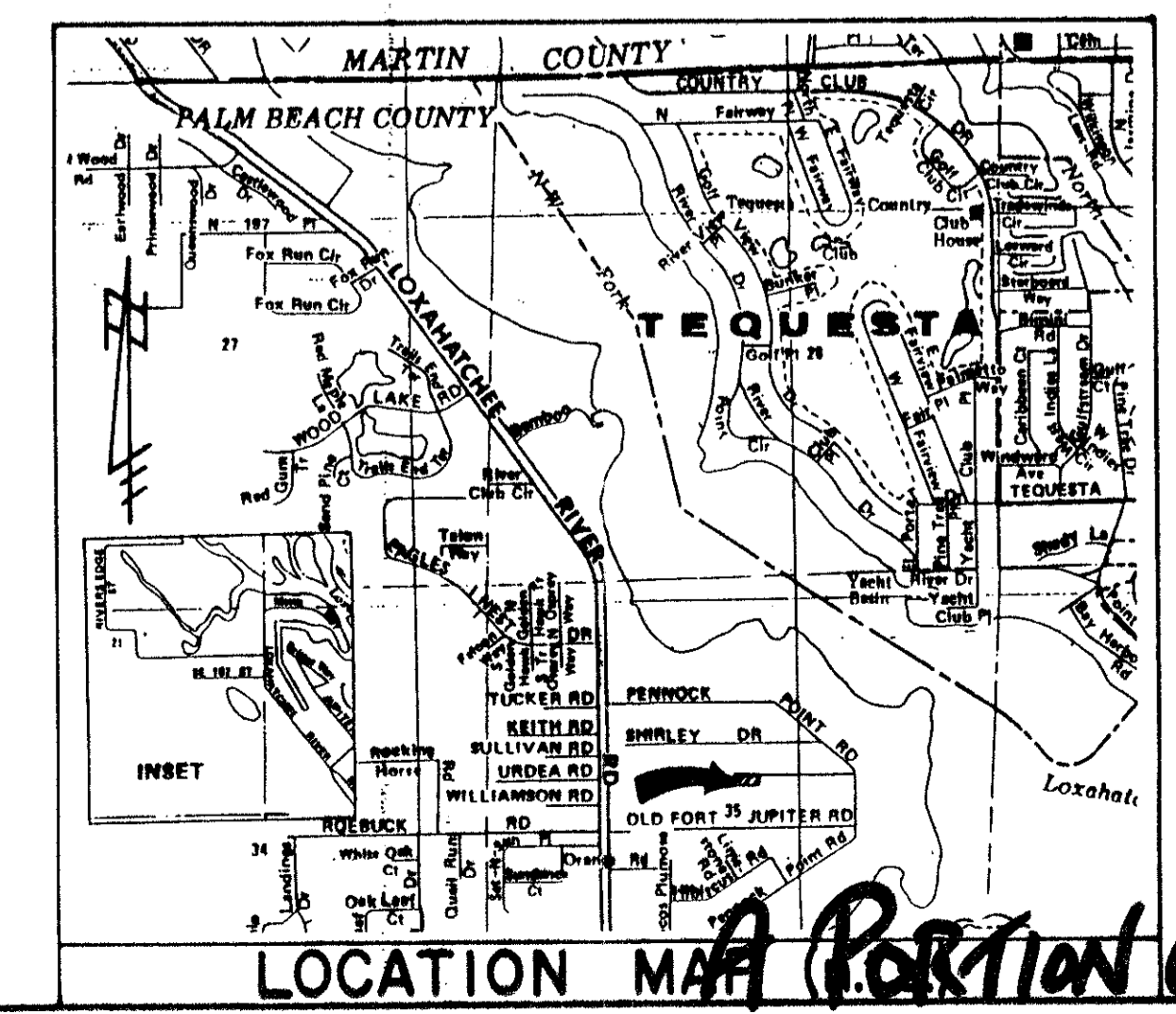
BY: *Della Rawatt*  
DELLA RAWATT  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7 DAY OF September, A.D., 1993.

BY: *George T. Webb, P.E.*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**TABULAR DATA**

LOT 1 = 1.1205 ACRES  
LOT 2 = 1.1205 ACRES  
TOTAL = 2.241 ACRES  
DENSITY = 1 LOT/1.12 ACRES  
ZONING CLASSIFICATION = RS (SINGLE-FAMILY RESIDENTIAL)



0246-301  
7/1/88

THIS PLAT PREPARED BY:  
VINCENT J. NOEL, P.L.S.  
FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
210 JUPITER LAKES BOULEVARD  
BUILDING 5000, SUITE 104  
JUPITER, FLORIDA 33457

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BOULEVARD  
BUILDING 5000, SUITE 104  
JUPITER, FLORIDA 33457  
PHONE: 561-746-1100  
FAX: 561-746-1101

COVER SHEET REPLAT TRACT B 30°40'-42" - 314 10.171 PF; 89999 1801 17-Nov-89 04:34 PM A 504-2

TAZ: 338

BOOK 71 PAGE 88  
FLOOD HAZARD MAP # 1C6B  
ATTACHED AS 25  
DATE 7/1/88  
SUB NUMBER 33458