

OAKBROOK OF BOCA WEST-P.U.D. REPLAT

BEING A REPLAT OF LOTS 4, 5 AND 6, OAKBROOK OF BOCA WEST-P.U.D.
AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 2001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:15 P.M.
THIS 30th DAY OF August
A.D. 2001 AND DULY RECORDED
IN PLAT BOOK 94 AND 95
ON PAGES 94 AND 95



DOROTHY H. WILKEN
CLERK CIRCUIT COURT
Sherry M. Holdner
DEPUTY CLERK

COORDINATES, BEARINGS AND DISTANCES SHEET 1 OF 2

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000276
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS
GEODETIC CONTROL SURVEY PREPARED BY ROBIN B. PETZOLD, P.S.M. OF
LIDBERG LAND SURVEYORS WHICH IS CERTIFIED
TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL
POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE
NORTH AMERICAN DATUM OF 1983/90
THE FOLLOWING STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY
STATION
DIESEL
ARBOR LAKE
RAMP
CLUBSIDE
NOB'56'01"E(PLAT BEARING) 00'23'03" = BEARING ROTATION
NOB'32'58"E(GRID BEARING) (PLAT TO GRID)
WEST LINE THIS PLAT COUNTER CLOCKWISE

TABULAR DATA:

TOTAL AREA OF THIS PLAT	1.121 ACRES
AREA OF LOTS	1.121 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	2
DENSITY THIS PLAT	1.78 UNITS/ACRE
ZONING PETITION NO.	85-7

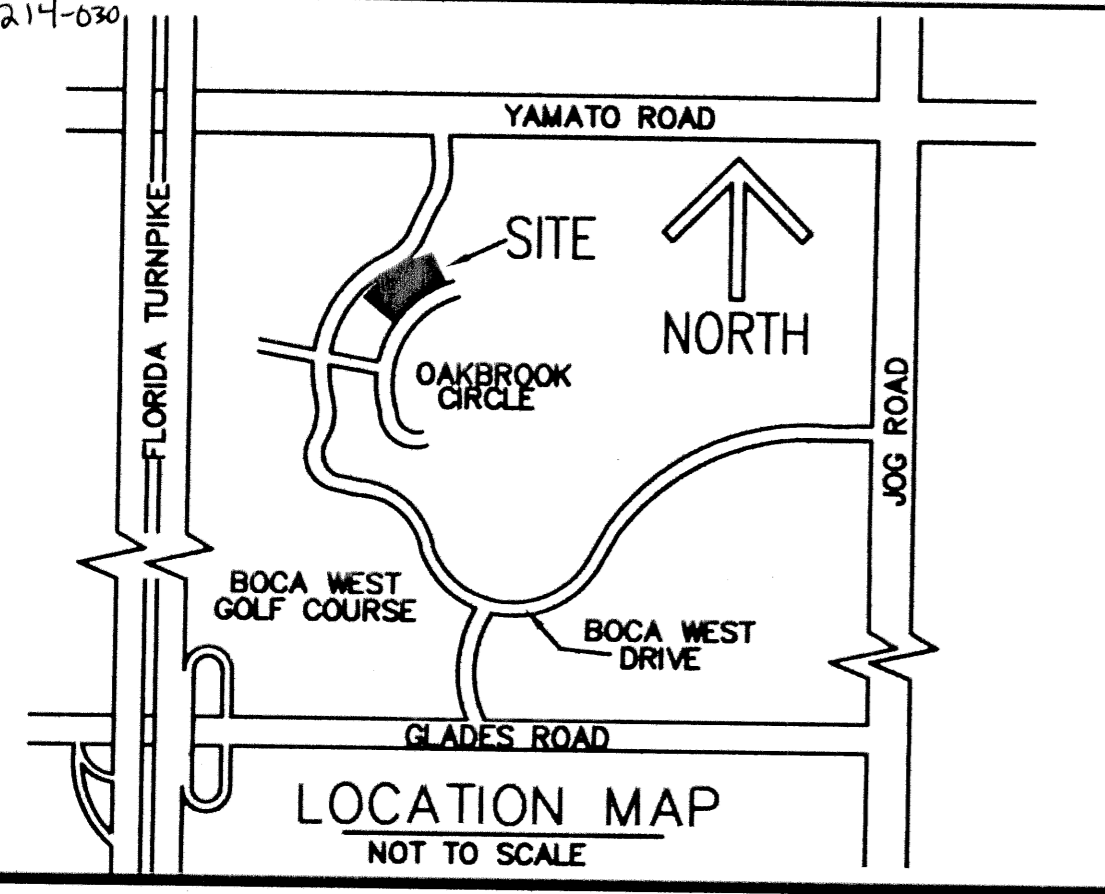
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, GARY S. DUNAY, 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 IN SANTO PETROCCELLI, IRENE
PETROCCELLI, PAUL W. LEVINE AND MARCIA LEVINE; 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: 1/24/02
Gary S. Dunay
GARY S. DUNAY
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY 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) AND
MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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
ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11/1/01
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB#3591



DEDICATIONS AND RESERVATIONS:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
KNOW ALL MEN BY THESE PRESENTS THAT SANTO PETROCCELLI,
IRENE PETROCCELLI, PAUL W. LEVINE AND MARCIA LEVINE, OWNERS
OF THE LAND SHOWN HEREON AS "OAKBROOK OF BOCA WEST-P.U.D.
REPLAT", BEING A REPLAT OF LOTS 4, 5 AND 6, OAKBROOKE OF BOCA
WEST - PUD, AS RECORDED IN PLAT BOOK 32, PAGES 92-93 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9,
TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LOTS 4, 5 AND 6, OAKBROOKE OF BOCA WEST - PUD, AS RECORDED IN
PLAT BOOK 32, PAGES 92-93 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42
EAST, PALM BEACH COUNTY, FLORIDA

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

IN WITNESS WHEREOF, I, SANTO PETROCCELLI, DO HERETO SET MY HAND AND
SEAL THIS 8th DAY OF October 2001.

WITNESS: *Brian Gudimov* BY: *Santo Petrocelli*
PRINT NAME BRIAN GUDIMOV SANTO PETROCCELLI

WITNESS: *Julie Lorie*
PRINT NAME JULIE LORIE

IN WITNESS WHEREOF, I, IRENE PETROCCELLI, DO HERETO SET MY HAND AND
SEAL THIS 8th DAY OF October 2001.

WITNESS: *Brian Gudimov* BY: *Irene Petrocelli*
PRINT NAME BRIAN GUDIMOV IRENE PETROCCELLI

WITNESS: *Julie Lorie*
PRINT NAME JULIE LORIE

IN WITNESS WHEREOF, I, PAUL W. LEVINE, DO HERETO SET MY HAND AND SEAL
THIS 15th DAY OF October 2001.

WITNESS: *Brian Gudimov* BY: *Paul W. Levine*
PRINT NAME BRIAN GUDIMOV PAUL W. LEVINE

WITNESS: *Julie Lorie*
PRINT NAME JULIE LORIE

IN WITNESS WHEREOF, I, MARCIA LEVINE, DO HERETO SET MY HAND AND SEAL
THIS 15th DAY OF October 2001.

WITNESS: *Brian Gudimov* BY: *Marcia Levine*
PRINT NAME BRIAN GUDIMOV MARCIA LEVINE

WITNESS: *Julie Lorie*
PRINT NAME JULIE LORIE

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SANTO PETROCCELLI WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION,
AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE
ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED
THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF October
2001.

MY COMMISSION EXPIRES: Aug 25, 2004
Brian Gudimov
My Commission CC962943
Expires August 25, 2004
NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED IRENE PETROCCELLI WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION,
AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE
ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED
THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF
October 2001.

MY COMMISSION EXPIRES: Aug 25, 2004
Brian Gudimov
My Commission CC962943
Expires August 25, 2004
NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PAUL W. LEVINE WHO IS PERSONALLY KNOWN
TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME
THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF
October 2001.

MY COMMISSION EXPIRES: Aug 25, 2004
Brian Gudimov
My Commission CC962943
Expires August 25, 2004
NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARCIA LEVINE WHO IS PERSONALLY KNOWN
TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME
THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF
October 2001.

MY COMMISSION EXPIRES: Aug 25, 2004
Brian Gudimov
My Commission CC962943
Expires August 25, 2004
NOTARY PUBLIC

MORTGAGEES CONSENT

STATE OF FLORIDA) *Beavard*
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 11390, AT
PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS
CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF
ITS BOARD OF DIRECTORS THIS 24th DAY OF October
SOUTHTRUST BANK, A
BANKING CORPORATION

WITNESS: *Heather Sumner*
NAME Heather Sumner
BY: *Julie*
NAME Elizabeth Baldwin
VICE PRESIDENT

WITNESS: *Julie Webb*
NAME Julie Webb

ACKNOWLEDGMENT:

STATE OF FLORIDA) *Beavard*
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Elizabeth Baldwin* WHO IS PERSONALLY KNOWN
TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SOUTHTRUST BANK,
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE SHD 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.

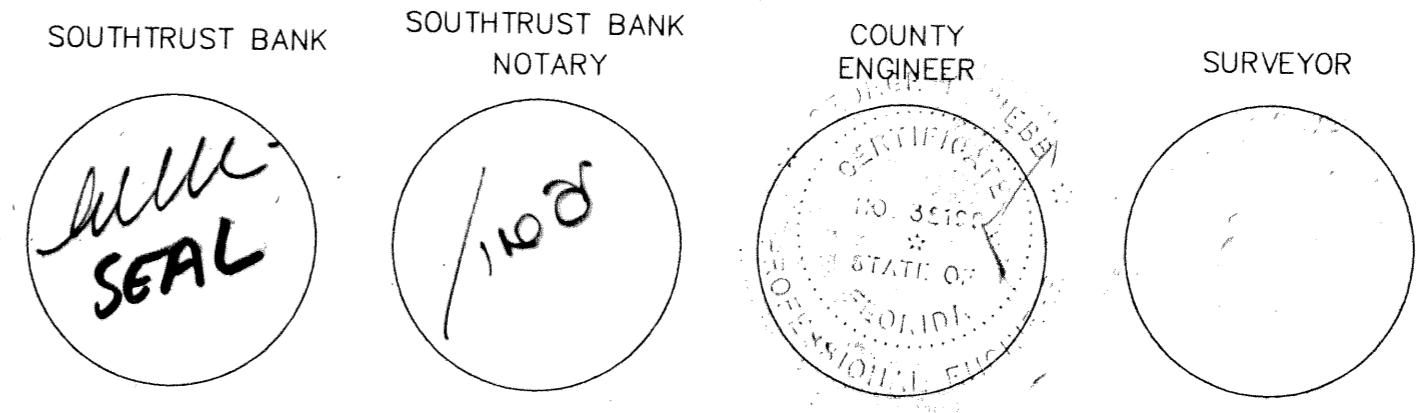
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF
October 2001.

MY COMMISSION EXPIRES: Aug 7, 2005
Ingrid A. Lyn
My Commission CC048277
Expires August 7, 2005
NOTARY PUBLIC

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY
ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 2 DAY
OF April, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR
AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081
(1), F.S.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



SUBDIVISION OAKBROOK OF BOCA WEST-PUD REPLAT
BOOK 94
PAGE 94
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST
ZONING AR
JOB NO. 01-01712-12
DATE 10/1/01
PUD NAME