

OASIS SINGER ISLAND

LYING IN SECTIONS 22 AND 23, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2004 SHEET 1 OF 2

166

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 20th DAY OF July, 2004 AND DULY RECORDED IN PLAT BOOK 102 ON PAGES 106 AND 107

DOROTHY H. WICKENS, CLERK
BY: [Signature] B.C.

CIRCUIT COURT SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Palm Beach

I, CONRAD DAMON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO OASIS SINGER ISLAND, LIMITED, A FLORIDA LIMITED PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; 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.

DATE: April 26, 2004 BY: [Signature]
CONRAD DAMON, ESQUIRE

GENERAL PLAT NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF NORTH OCEAN DRIVE (STATE ROAD 703) HAVING A BEARING OF NORTH 02°10'31" EAST.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS PLAT CONTAINS ONE LOT.

REVIEWING SURVEYOR'S CERTIFICATION

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.

[Signature]
STEVE GORDON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5974

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; THAT THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDREDTH OF A FOOT; 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 HAVE BEEN PLACED ACCORDING TO SEC. 177.091(9); AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

THIS 19th DAY OF APRIL, 2004

[Signature]
TIMOTHY M. SMITH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4676

APPROVAL OF RIVIERA BEACH CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF OASIS SINGER ISLAND HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, FLORIDA, THIS 7 DAY OF July, 2004.

BY: [Signature]
MICHAEL D. BROWN, MAYOR

BY: [Signature]
CARRIE E. WARD, CITY CLERK

BY: [Signature]
L. JOHN SAMADI, P.E., CITY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT OASIS SINGER ISLAND, LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 22 AND 23, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OASIS SINGER ISLAND" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTIONS 22 AND 23, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE NORTH 160 FEET OF THE SOUTH 1165 FEET OF SAID SECTIONS 22 AND 23 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTIONS) LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 703, FORMERLY STATE ROAD NO. 140, ACCORDING TO THE PLAT THEREOF ON FILE ON THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN ROAD PLAT BOOK 1, PAGE 21.

CONTAINING 3.55 ACRES, MORE OR LESS.

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

ALL LANDS SHOWN HEREON AS OASIS SINGER ISLAND ARE HEREBY RESERVED TO THE OWNER FOR LAND DEVELOPMENT AND CONDOMINIUM PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF April, 2004.

OASIS SINGER ISLAND, LIMITED
A FLORIDA LIMITED PARTNERSHIP

BY: GESTION MELIAN, INC.
ITS AUTHORIZED AGENT AND
ATTORNEY IN FACT

WITNESS: [Signature] BY: [Signature]
RICHARD DUBOIS, PRESIDENT

WITNESS: [Signature]
KRISTIN DUBOIS

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

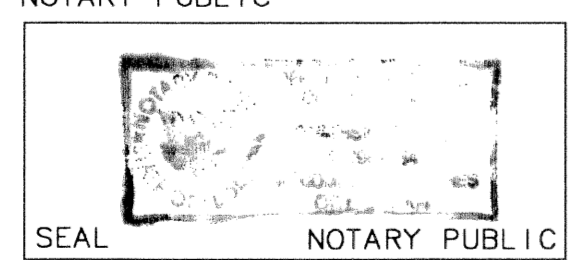
BEFORE ME PERSONALLY APPEARED RICHARD DUBOIS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GESTION MELIAN, INC., AUTHORIZED AGENT AND ATTORNEY IN FACT FOR OASIS SINGER ISLAND, LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 30 DAY OF April, 2004.

MY COMMISSION EXPIRES: 10/31/04
DATE

[Signature]
NOTARY PUBLIC

CC962634



JOINER AND CONSENT

OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, ORGANIZED FOR THE PURPOSE OF ADMINISTERING CERTAIN CONDOMINIUM PROPERTY IN ACCORDANCE WITH THAT CERTAIN DECLARATION OF CONDOMINIUM FOR OASIS SINGER ISLAND CONDOMINIUM RECORDED MARCH 5, 2002 IN OFFICIAL RECORDS BOOK 13474, PAGE 1618 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HEREBY JOINS IN AND CONSENTS TO THE PLATTING OF THE CONDOMINIUM PROPERTY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PLAT.

BY: OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: [Signature] BY: [Signature]
RICHARD DUBOIS, PRESIDENT

WITNESS: [Signature]
KRISTIN DUBOIS

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

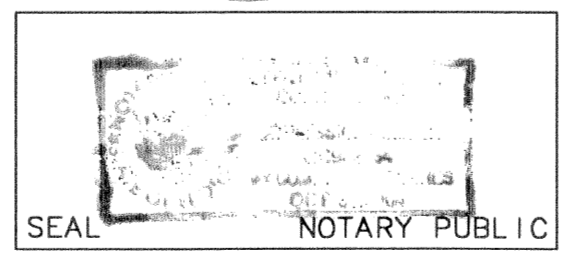
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WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF April, 2004.

MY COMMISSION EXPIRES: 10/31/04
DATE

[Signature]
NOTARY PUBLIC

CC962634



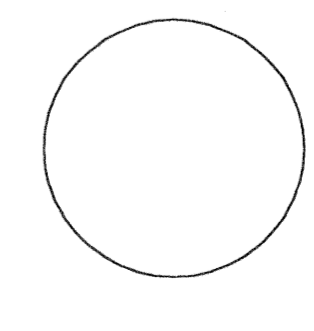
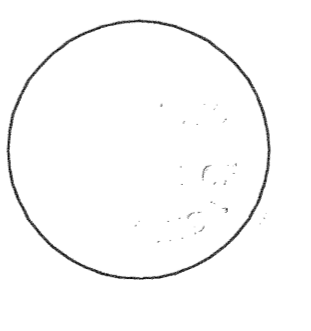
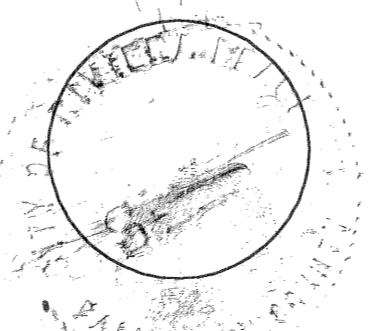
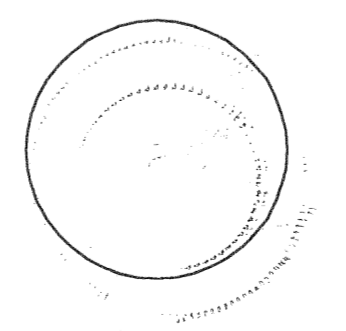
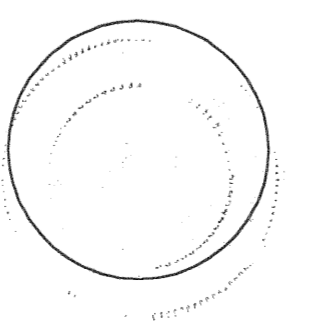
SEAL
GESTION MELIAN,
INC.

SEAL
RBC CENTURA
BANK

SEAL
CITY OF
RIVIERA BEACH

SEAL
PROFESSIONAL
SURVEYOR AND MAPPER

SEAL
REVIEWING
PROFESSIONAL
SURVEYOR AND MAPPER



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES WILL 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 THIS COUNTY.

TIMOTHY M. SMITH
LAND SURVEYING, INC.
103 SUNFLOWER STREET
ROYAL PALM BEACH, FL 33411
(561) 792-9157
LB #6865

OASIS SINGER ISLAND

SHEET 1 OF 2	
SCALE: 1"=30'	DATE: JAN 2004
DIRECTORY: DUBISING	FIELD BOOK: N/A
DWG NO.: SINGRRP01	