

2005 0774225

CARNAHAN · PROCTOR · CROSS, INC.
 CONSULTING ENGINEERS · SURVEYORS · PLANNERS
 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
 PHONE: 954-972-3959 FAX: 954-972-4178
 JUNE 2005 030402 JM

OXLEY NORTHERN PUD

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

172
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:48 A.M.
 THIS 20 DAY OF December
 2005, AND DULY RECORDED
 IN PLAT BOOK 106 ON PAGES
 172 THRU 175.
 SHARON R. BOCK, CLERK AND
 COMPTROLLER
 BY: *Sharon R. Bock*

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT POLO FIELD ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "OXLEY NORTHERN PUD", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE SOUTH 01°03'59" EAST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1388.00 FEET; THENCE NORTH 89°23'36" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°23'36" EAST, ALONG THE SOUTH LINE OF TRACT R-3 OF "THE POLO CLUB OPEN SPACE PLAT FOUR", AS RECORDED IN PLAT BOOK 59 AT PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1250.00 FEET; THENCE SOUTH 01°03'59" EAST, ALONG THE WEST LINE OF SAID TRACT R-3, A DISTANCE OF 1287.74 FEET; THENCE SOUTH 89°23'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1250.00 FEET; THENCE NORTH 01°03'59" WEST, ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, A DISTANCE OF 1287.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 36.952 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. TRACT A (BUFFER TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT B (RESIDENTIAL ACCESS STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT B (RESIDENTIAL ACCESS STREET), AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE-WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

4. TRACT L (THE WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14332, PAGE 1807 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. TRACT LA (LAKE ACCESS TRACT), AS SHOWN HEREON IS HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. TRACT R1 (PRIVATE CIVIC AREA), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE CIVIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. TRACT R2 (RECREATION AREA), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE TEN FOOT WIDE UTILITY EASEMENTS (U.E.) RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND TO THE RIGHT-OF-WAY OF JOG ROAD, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE-WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

10. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LANDS UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

11. THE BUFFER EASEMENTS (B.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE AZURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE AZURA HOMEOWNERS ASSOCIATION, INC. UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

13. THE ROOF OVERHANG EASEMENTS (R.O.E.), AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY, INDIVIDUALLY, TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT FOR THE PURPOSE OF ACCOMMODATING AND PROVIDING MAINTENANCE, ACCESS TO ROOF OVERHANG, IMPROVEMENTS, AND UTILITY SERVICES FOR THE DWELLING UNIT AND ASSOCIATED STRUCTURES ON SAID LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

15. THE P.B.C. UTILITY EASEMENTS (P.B.C.U.E.) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF: THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 28 DAY OF November, 2005.

POLO FIELD ESTATES, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: *Robert J. Gordon*
 ROBERT J. GORDON, MANAGING MEMBER

WITNESS: *Maat Hudson*
 PRINT NAME: Maat Hudson

WITNESS: *Jay Wilson*
 PRINT NAME: Jay Wilson

ACKNOWLEDGEMENT

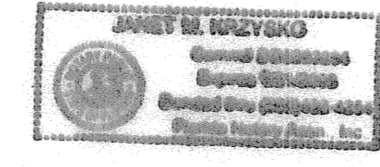
STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED ROBERT J. GORDON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF POLO FIELD ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF November, 2005.

MY COMMISSION EXPIRES: 1-21-08
 COMMISSION NO: DD023294

Shari M. Krzyzsko
 PRINT NAME: SHARI M. KRZYZSKO
 NOTARY PUBLIC - STATE OF FLORIDA

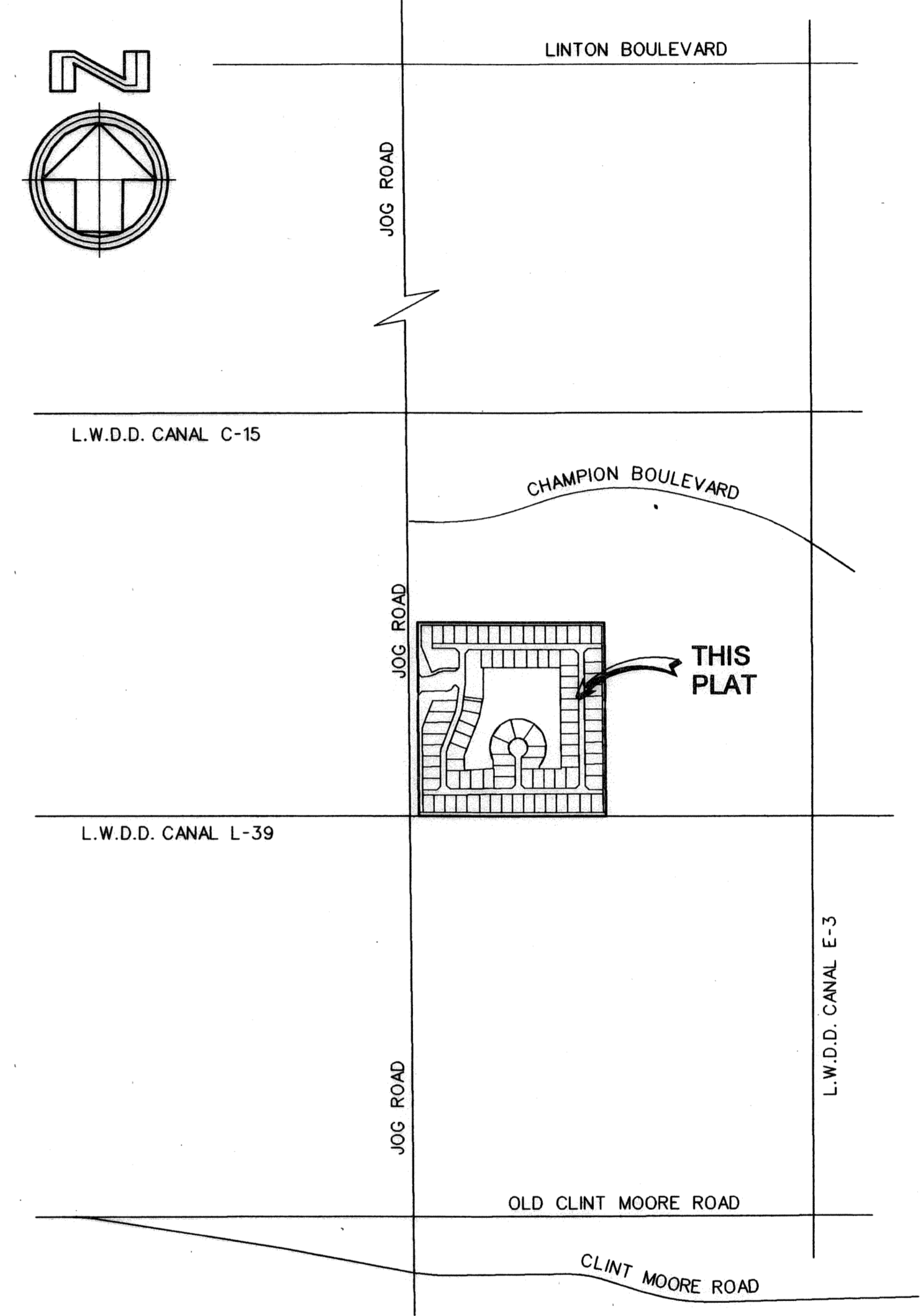


TITLE CERTIFICATION

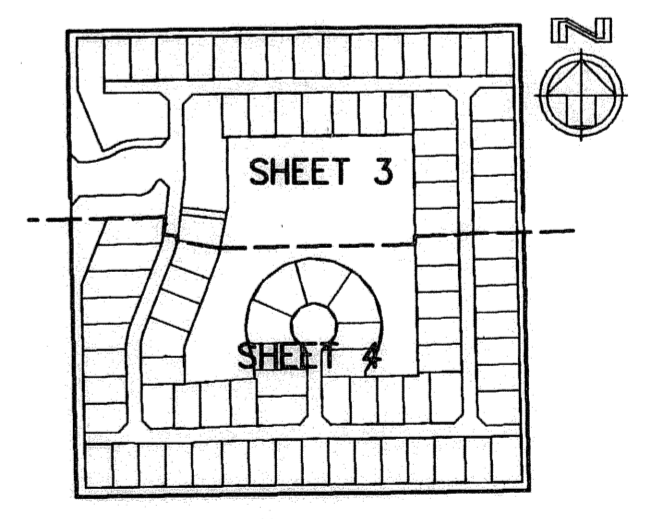
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, JEFFREY A. LEVINE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN POLO FIELD ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

Jeffrey A. Levine 11/29/05
 JEFFREY A. LEVINE DATE
 ATTORNEY-AT-LAW
 LICENSED IN FLORIDA 4200689



LOCATION MAP
 NOT TO SCALE



KEY MAP
 NOT TO SCALE

AREA TABULATION

LOTS 1-92	20.46 AC.
TRACT A	3.28 AC.
TRACT B	5.06 AC.
TRACT L	6.30 AC.
TRACT LA	0.06 AC.
TRACT R1	0.94 AC.
TRACT R2	0.85 AC.
TOTAL	36.95 AC.

P.U.D. STATISTICS

PETITION NO.	PDD 97-101
ACREAGE	36.952
UNITS	92
DENSITY	2.49 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY
LAKE ACREAGE	6.30 ACRES

SUBDIVISION OXLEY NORTHERN
 BOOK 106
 FLOOD ZONE B
 QUAD # 37
 SE
 TAZ
 PUB NAME
 FILE # 030402-00000000-00000000.dgn
 DATE: 22-Nov-05 14:52