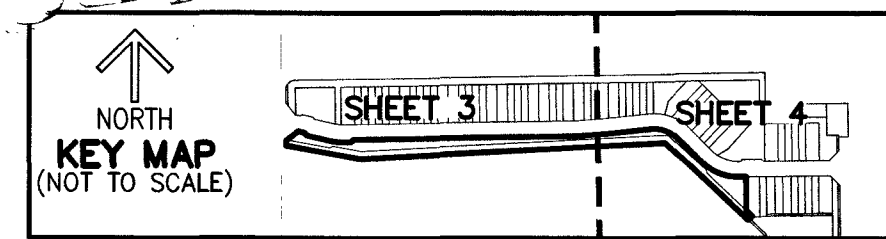


20250166640

FOREST OAKS RESIDENTIAL, P.U.D. REPLAT ONE  
BEING A REPLAT OF TRACTS B1, OST1 AND OST10, FOREST OAKS RESIDENTIAL, P.U.D., AS RECORDED IN PLAT BOOK 137, PAGES 152 THROUGH 173  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991



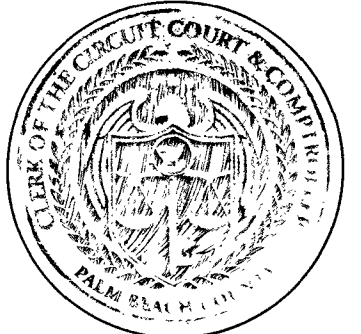
118

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:31 P.M.  
THIS 3<sup>rd</sup> DAY OF MAY  
A.D. 2025 AND DULY RECORDED  
IN PLAT BOOK 139 ON  
PAGES 118 AND 121

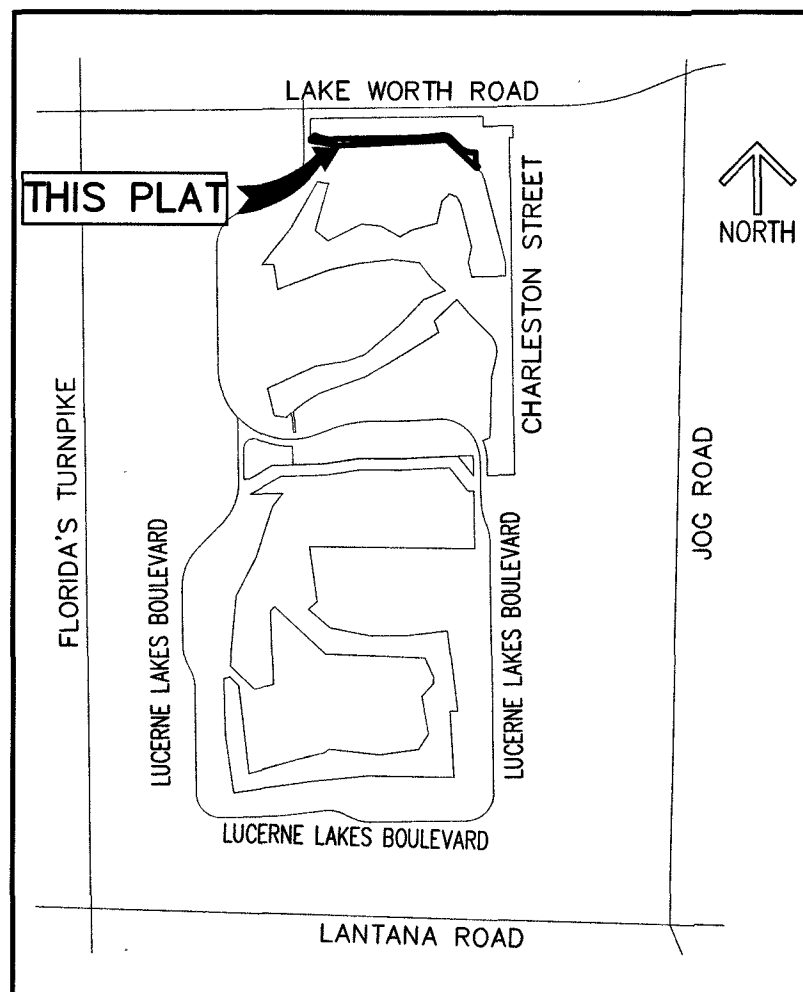
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 4



LOCATION MAP  
(NOT TO SCALE)

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS FOREST OAKS RESIDENTIAL, P.U.D. REPLAT ONE, BEING A REPLAT OF TRACTS B1, OST1 AND OST10, FOREST OAKS RESIDENTIAL, P.U.D., AS RECORDED IN PLAT BOOK 137, PAGES 152 THROUGH 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS B1, OST1 AND OST10, FOREST OAKS RESIDENTIAL, P.U.D., AS RECORDED IN PLAT BOOK 137, PAGES 152 THROUGH 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 48,222 SQUARE FEET OR 1.1070 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

OPEN SPACE TRACTS

TRACTS L53 AND L54, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVES AT FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS.

BUFFER TRACT

TRACT B23, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVES AT FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND PUBLIC DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE GROVES AT FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THIS TRACT. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THIS TRACT.

UTILITY EASEMENTS

THE PALM BEACH COUNTY UTILITY EASEMENTS 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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 DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24<sup>th</sup> DAY OF March 2025.

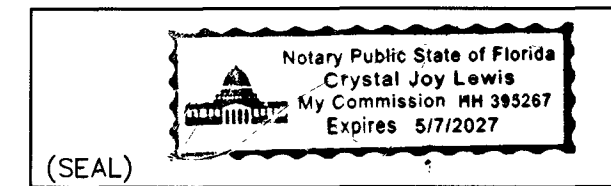
WITNESS: *[Signature]*  
PRINT NAME: Tara Tolo  
WITNESS: *[Signature]*  
PRINT NAME: Jason Carl

MATTAMY PALM BEACH LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: *[Signature]*  
KARL ALBERSTON  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24<sup>th</sup> DAY OF March 2025, BY KARL ALBERTSON, AS VICE PRESIDENT FOR MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED                      AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
Crystal Joy Lewis  
PRINT NAME  
MY COMMISSION EXPIRES: 5/7/2027  
COMMISSION NUMBER: HH395267

COUNTY APPROVAL:

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 7 DAY OF MAY 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

*[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

MATTAMY PALM BEACH LLC

