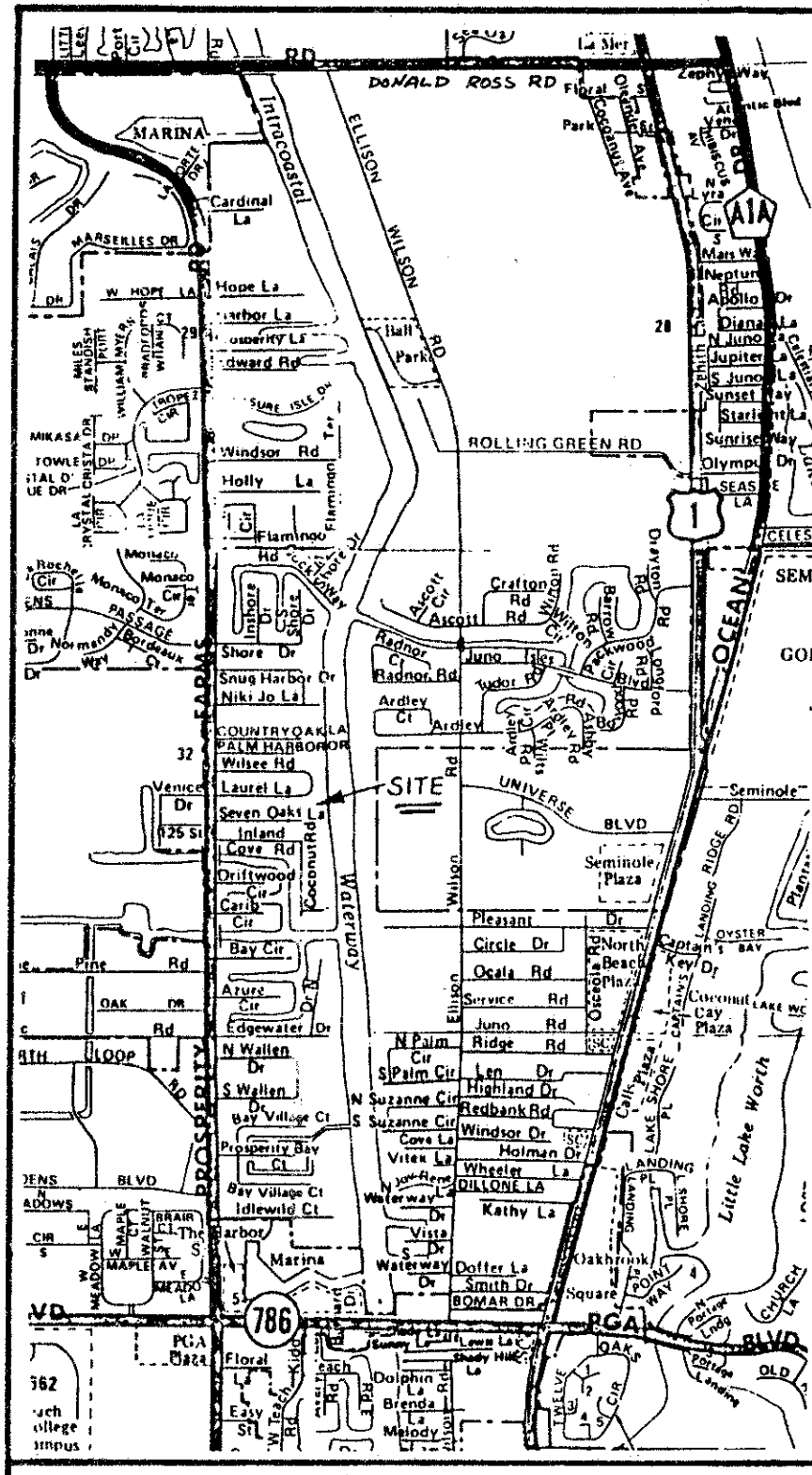


SEVEN OAKS REPLAT OF LOTS 1 AND 2

A REPLAT OF LOTS 1 AND 2 OF THE PLAT OF SEVEN OAKS AS RECORDED IN PLAT BOOK 50, PAGE 120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1995 SHEET 1 OF 1



COUNTY OF PALM BEACH, FLORIDA
This Plat was filed for record at 10:43 A.M. this 18th day of APRIL, 1995.
on page 196
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]*

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 18 DAY OF APRIL, 1995.

BY: *[Signature]*
KEN L. FOSTER - CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK

BY: *[Signature]*
DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 18 DAY OF APRIL, 1995.

BY: *[Signature]*
GEORGE WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT B. COOK, 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 HEREON DESCRIBED PROPERTY IS VESTED TO ROBERT A. WILCOX, A SINGLE MAN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE HEREON DESCRIBED PROPERTY IS FREE OF ALL MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *[Signature]* 3-27-95
ROBERT B. COOK DATE

SURVEYOR'S CERTIFICATE

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 SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JAY ALAN BONNER, FLORIDA P.L.S. 4088
DATE 3-23-95

74/196

LAND USE

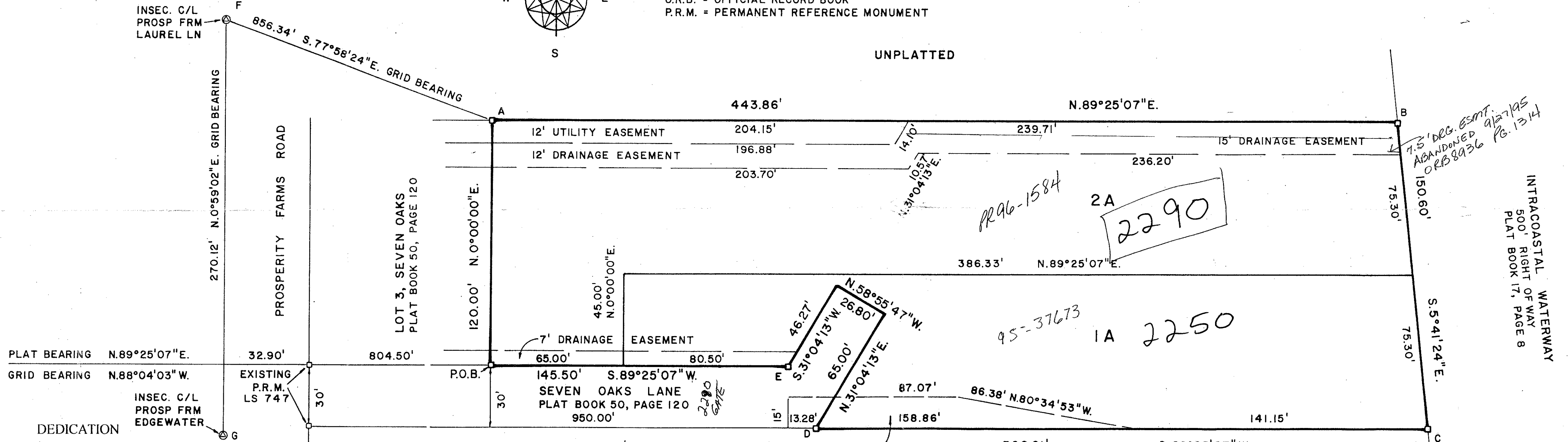
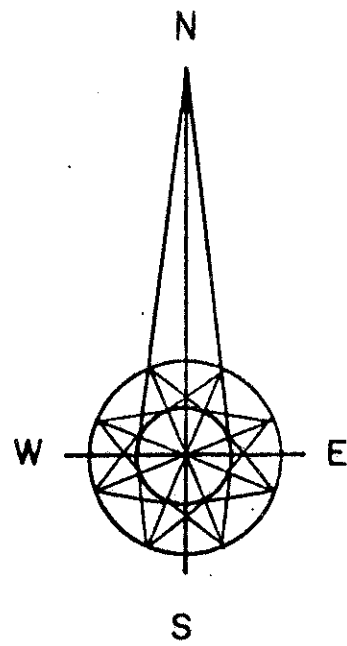
REVISED LOT 1 0.577 ACRES MORE OR LESS
REVISED LOT 2 0.838 ACRES MORE OR LESS
TOTAL AREA 1.415 ACRES MORE OR LESS

PRESENT ZONING: RS
FUTURE LAND USE: LR2

SCALE 1" = 30'



P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT



KNOW ALL MEN BY THESE PRESENTS THAT ROBERT A. WILCOX, A SINGLE MAN, THE OWNER OF LOTS 1 AND 2, OF THE PLAT OF SEVEN OAKS, BEING IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 50, PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SEVEN OAKS REPLAT OF LOTS 1 AND 2, A REPLAT OF LOTS 1 AND 2 OF THE PLAT OF SEVEN OAKS AS RECORDED IN PLAT BOOK 50, PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 3 OF SAID PLAT OF SEVEN OAKS; THENCE NORTH 0°00'00" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF SAID PLAT; THENCE NORTH 89°25'07" EAST ALONG SAID NORTH LINE, A DISTANCE OF 443.86 FEET TO THE WEST RIGHT OF WAY OF THE INTRACOASTAL WATERWAY; THENCE SOUTH 5°41'24" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 150.60 FEET TO THE SOUTH LINE OF SAID PLAT OF SEVEN OAKS; THENCE SOUTH 89°25'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 300.01 FEET TO SEVEN OAKS LANE; THENCE NORTH 31°04'13" EAST ALONG SAID LANE, A DISTANCE OF 65.00 FEET; THENCE NORTH 58°55'47" WEST ALONG SAID LANE, A DISTANCE OF 26.80 FEET; THENCE SOUTH 31°04'13" WEST ALONG SAID LANE, A DISTANCE OF 46.27 FEET; THENCE SOUTH 89°25'07" WEST ALONG THE NORTH LINE OF SAID SEVEN OAKS LANE, A DISTANCE OF 145.50 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY RESERVE LOTS 1A AND 2A, AS SHOWN HEREON, AS RESIDENTIAL LOTS.

IN WITNESS WHEREOF THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF MARCH, A.D. 1995

WITNESS *[Signature]*
BY: *[Signature]* ROBERT A. WILCOX

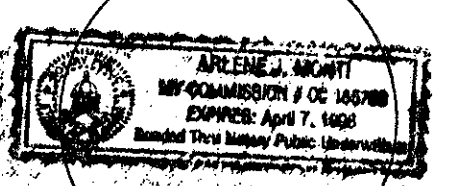
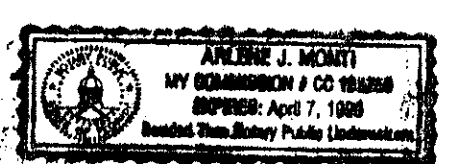
ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ROBERT A. WILCOX WHO IS PERSONALLY KNOWN TO ME, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF MARCH, 1995.

MY COMMISSION EXPIRES: 4/7/96 *[Signature]*
NOTARY PUBLIC



SURVEYOR'S NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN LIKE THIS: □ STAMPED "PRM LS4088" UNLESS EXISTING.
- 2. BEARINGS AS SHOWN HEREON ARE RELATIVE TO THE BEARING OF NORTH 89°25'07" EAST ALONG THE NORTH LINE OF SEVEN OAKS LANE AS SHOWN ON THE PLAT OF SEVEN OAKS, PLAT BOOK 50, PAGE 120.
- 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 4. THE EASEMENTS SHOWN HEREON ARE PER THE PLAT OF SEVEN OAKS, PLAT BOOK 50, PAGE 120, PALM BEACH COUNTY, FLORIDA RECORDS.
- 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREE OR SHRUB SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8. DIMENSIONAL ERRORS AND BEARINGS ON SAID PLAT HAVE BEEN CORRECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORD BOOK 5250, PAGES 1190 AND 1191.

STATE PLANE COORDINATES

THE COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1993 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.0000465

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

POINT	NORTHING	EASTING
P.O.B.	919112.724	959633.435
A	919232.615	959638.699
B	919217.646	960082.327
C	919067.271	960090.672
D	919077.388	959790.818
E	919107.818	959778.859
F	919411.058	958801.111
G	916774.163	958755.825

BEARING ROTATION PLAT TO GRID = 2°30'50" CLOCKWISE

THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, P.L.S. 4088 7592 159TH COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

0401-002

SUNSHINE SURVEYORS
P.O. BOX 31224
PALM BEACH GARDENS
FLORIDA 33420-1224

SEVEN OAKS
A REPLAT OF LOTS 1 AND 2
PALM BEACH COUNTY, FLORIDA

TAZ-49
SUBDIVISION * Seven Oaks
BOOK 74
PAGE 196
FLOOD ZONE AH-7 FLOOD MAP # 119B
QUAD # 12
SE ZONING RS
PUD NAME SEVEN OAKS
ZIP CODE 33410