

OAK TERRACE LOT 5, REPLAT

20020394014

170

A RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
 BEING A PORTION OF OAK TERRACE P.U.D., BEING A REPLAT OF LOT 5 OF OAK TERRACE
 AS RECORDED IN PLAT BOOK 39 AT PAGES 47-49 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST
 CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 APRIL, 2002

COUNTY OF PALM BEACH }
 STATE OF FLORIDA } ss
 This Plat was Filed for record at 2:59pm
 this 30th day of July
 2002 and duly recorded in Plat Book No.
 95 on Pages 170 through 171
 DOROTHY H. WILKEN, Clerk Circuit Court
 By: *[Signature]*

TABULAR DATA

Land Area 184,353 Square Feet, 4.2322 Acres
 Total Number of Dwelling Units 44

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Pinnacle Construction of Fort Lauderdale, Inc., a Florida Corporation, owner of the lands shown hereon, being in Section 27, Township 44 South, Range 42 East, City of Greenacres, Palm Beach County, Florida, shown hereon as OAK TERRACE LOT 5, REPLAT, being more particularly described as follows:

DESCRIPTION:

Lot 5, PLAT OF OAK TERRACE, as recorded in Plat Book 39, Page 47, Public Records of Palm Beach County, Florida.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. LOT 5

Lot 5 as shown hereon is hereby dedicated for construction of a planned unit development(PUD) and is the perpetual maintenance obligation of Pinnacle Construction of Fort Lauderdale, Inc., its successors and/or assigns.

2. UTILITY EASEMENTS

The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

3. PALM BEACH COUNTY UTILITY EASEMENTS

The P.B.C. 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. 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.

4. DRAINAGE EASEMENTS

The Drainage Easements as shown hereon are hereby dedicated in perpetuity for the construction, operation, and maintenance of drainage facilities, and are the perpetual maintenance obligation of Pinnacle Construction of Fort Lauderdale, Inc., its successors and/or assigns.

IN WITNESS WHEREOF, the above named Florida Corporation has caused these presents to be signed by its Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 6 day of MAY, 2002

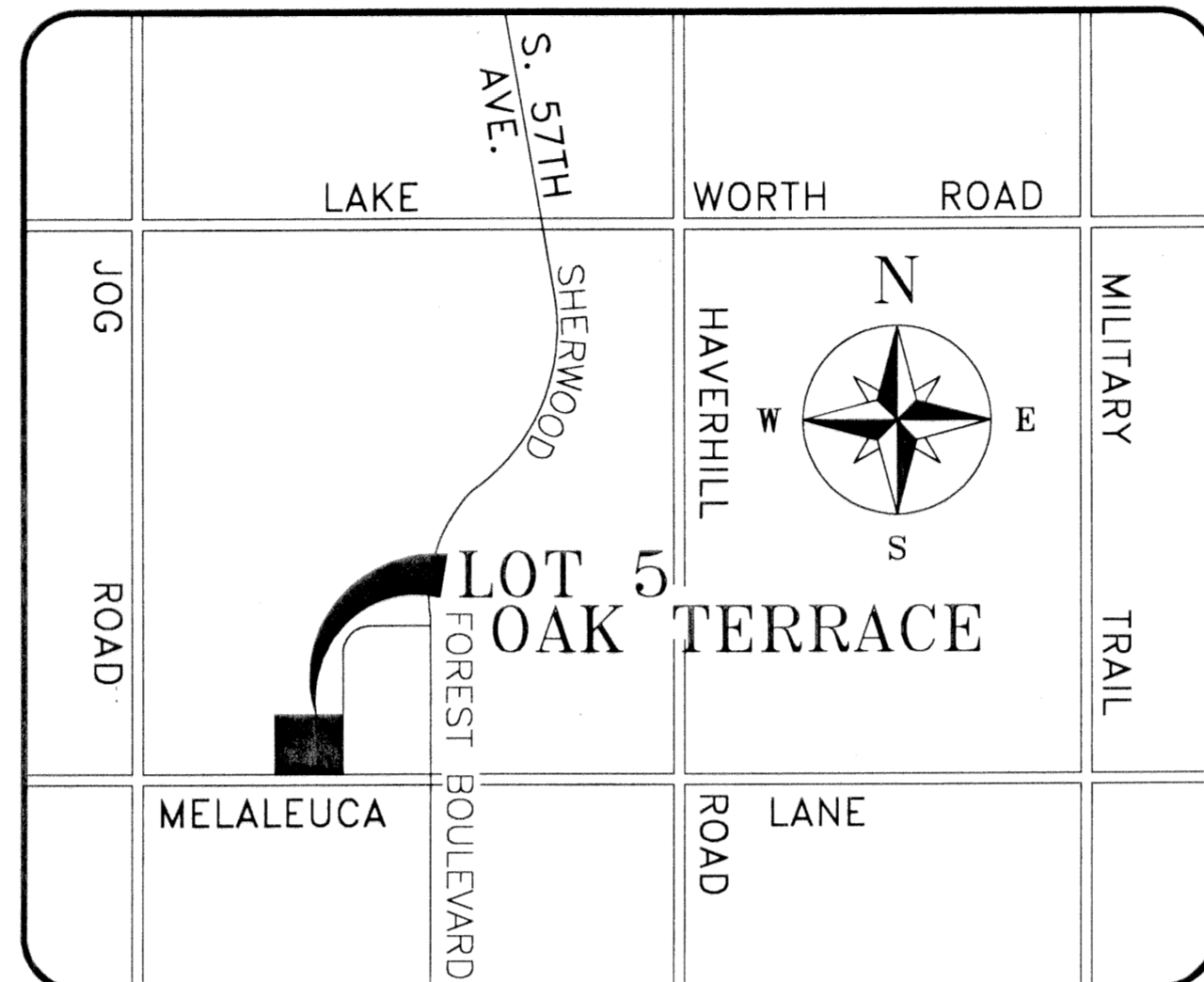
WITNESS *[Signature]* Pinnacle Construction of Fort Lauderdale, Inc.
 A Florida Corporation
 By: *[Signature]* David Lesousky, Vice-President

ACKNOWLEDGMENT

COUNTY OF BROWARD)
 STATE OF FLORIDA)

BEFORE ME personally appeared David Lesousky, who is personally known to me, or has produced a drivers license as identification, and who executed the foregoing instrument as Vice-President of Pinnacle Construction of Fort Lauderdale, Inc., a corporation, 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 6 day of May, 2002.
 My Commission Expires: 4-20-04

By: *[Signature]*
 Notary Public



LOCATION MAP

NOT TO SCALE

MORTGAGEE'S CONSENT

COUNTY OF BROWARD)
 STATE OF FLORIDA)

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon dated July 31, 2001, 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 12820, at Page 3, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation have caused these presents to be signed by its President this 6 day of MAY, 2002
 WITNESS *[Signature]*
 WITNESS *[Signature]*

Home Federal Bank of Florida
 Guy Lazzeri, President

ACKNOWLEDGMENT

COUNTY OF BROWARD)
 STATE OF FLORIDA)

BEFORE ME personally appeared Guy Lazzeri, who is personally known to me, or has produced a drivers license as identification, and who executed the foregoing instrument as President of Home Federal Bank of Florida, a corporation, 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 6 day of May, 2002.
 My Commission Expires: 4-20-04

By: *[Signature]*
 Notary Public

TITLE CERTIFICATION

COUNTY OF BROWARD)
 STATE OF FLORIDA)

We, U S Title & Escrow, Inc. a title insurance company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Pinnacle Construction of Fort Lauderdale, Inc.; 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 no other encumbrances of record.

Dated: May 6, 2002 U S Title & Escrow, Inc.

By: *[Signature]*
 Fred P. Senesi, President

SURVEYOR'S NOTES

1. The West line of Lot 5, Plat of Oak Terrace bears North 1°02'31" East and all other bearings shown hereon are relative thereto.
2. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable City approvals or permits as required for such encroachment.
3. In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction operation and maintenance of utilities within these areas of intersection shall not interfere with the construction operation and maintenance of drainage facilities.

CITY OF GREENACRES APPROVALS

This plat is hereby approved for record this 6th day of May, 2002.

By: *[Signature]*
 Samuel J. Ferreri, Mayor
 By: *[Signature]*
 Rodney G. Colson, P.E., City Engineer
 By: *[Signature]*
 Sondra K.Hill, City Clerk

"This plat has been reviewed for conformity to Chapter 177.081, Florida Statutes. This review does not include the verification of geometric data or field verification of the permanent reference monuments."

Ewing and Shirley, Inc.
 6295 Lake Worth Road, Suite 13
 Lake Worth, Florida 33463
 LB 3752
 By: *[Signature]*
 Kent W. Ewing, Jr.,
 Professional Surveyor and Mapper
 Florida Certificate No. 3884

Date: 5-06-02

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 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 Section 177.091(9)F.S., and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Greenacres, Florida.

Date: 5-06-2002, 2002 By: *[Signature]*

Richard P. Breitenbach, Professional Surveyor and Mapper, Florida Registration No. 3978 (SEAL)

This instrument was prepared by Robert E. Owen, Robert E. Owen Engineers, Inc. 1696 Old Okeechobee Road, West Palm Beach, Florida.

NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances 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.

Pinnacle Construction of Fort Lauderdale, Inc. 1998	Home Federal Bank of Florida	U S Title & Escrow, Inc.	City of Greenacres	City Surveyor	Surveyor	Field Book No. 0-39 Pg. 19 Design	ROBERT E. OWEN ENGINEERS, INC. 1696 Old Okeechobee Road West Palm Beach, Florida 33409 Telephone 561-687-0446 00005644	OAK TERRACE, LOT 5 REPLAT City of Greenacres Palm Beach County, Florida	Job No. 00-1012 Scale None Date Dec., 2001 Sheet 1 of 2 File No. BF-2299A
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	SEAL	SEAL	Drawn Owen	Checked Shepherd Breitenbach		
				Richard P. Breitenbach Surveyor and Mapper	Richard P. Breitenbach Surveyor and Mapper	Field Matthes			