

OAKTON COMMONS CPD

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BEING A REPLAT OF TRACT "E", OAKTON LAKES R.P.D., RECORDED IN PLAT BOOK 80, PAGE 33, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, JOEL T. STRAWN, 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 PROPERTY IS VESTED IN FILLMORE PROPERTY, LTD., A FLORIDA LIMITED PARTNERSHIP, OAKTON COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SCHICKEDANZ OAKTON BUILDING GROUP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND THE CITY OF WEST PALM BEACH, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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 CREATED BY THIS PLAT.

DATE: 4/19/09 BY: JOEL T. STRAWN, ATTORNEY-AT-LAW
54 NORTHEAST FOURTH AVENUE
DELRAY BEACH, FLORIDA 33483

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

UNIT OF DEVELOPMENT NO. 5D
STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.
DATED THIS 14th DAY OF April, 2009.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: O'NEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS
BY: DEBORAH DIAZ, PRESIDENT
BOARD OF SUPERVISORS

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 22363 AT PAGE 1820 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 20th DAY OF March, 2009.

FILLMORE PROPERTY, LTD.
A FLORIDA LIMITED PARTNERSHIP

WITNESS (1): JOEL T. STRAWN
PRINTED NAME: JOEL T. STRAWN
WITNESS (2): MARJORIE KENNEDY
PRINTED NAME: MARJORIE KENNEDY
BY: GEORGE T. ELMORE, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, WHO (IS) (IS-NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FILLMORE PROPERTY COMPANY, GENERAL PARTNER OF FILLMORE PROPERTY, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2009.
MY COMMISSION EXPIRES: 2/10/10 BY: JOEL T. STRAWN
NOTARY PUBLIC
PRINTED NAME: JOEL T. STRAWN COMMISSION NO. DD 504313

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 23011 AT PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 20th DAY OF March, 2009.

OAKTON COMMONS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): JOEL T. STRAWN
PRINTED NAME: JOEL T. STRAWN
WITNESS (2): MARJORIE KENNEDY
PRINTED NAME: MARJORIE KENNEDY
BY: GEORGE T. ELMORE, MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, WHO (IS) (IS-NOT) PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OAKTON COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2009.
MY COMMISSION EXPIRES: 2/10/10 BY: JOEL T. STRAWN
NOTARY PUBLIC
PRINTED NAME: JOEL T. STRAWN COMMISSION NO. DD 504313



ASSOCIATED LAND SURVEYORS, INC.
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RECORD PLAT
OAKTON COMMONS CPD