

43/39

81 160044

A PLAT OF

Little Oaks

1981

A REPLAT OF PORTIONS OF TRACTS 2, 10, & 11, LOXAHATCHEE GARDEN FARMS, PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 34, TOWNSHIP 40 S., RANGE 42 E.

39

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:05A. M.
THIS 10 DAY OF September
A.D., 1981 AND DULY RE-
CORDED IN PLAT BOOK 43
ON PAGES 39 AND 40.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* D.C.

THIS INSTRUMENT PREPARED BY
LEONIE CHARLANCOW
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. CALLAWAY, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LITTLE OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land lying in the southeast quarter of Section 34, Township 40 South, Range 42 East, being tracts 2, 11, and the east 1/2 of tract 10, Loxahatchee Garden Farms, as recorded in Plat Book 2, page 68, of the Public records of Palm Beach County, Florida and being more particularly described as follows:

From the Northeast corner of said southeast quarter proceed N 89°54'12"W, a distance of 674.22 feet along the North line of said southeast quarter. Thence S 0°13'01"W, a distance of 30.0 feet to the Northeast corner and the POINT OF BEGINNING of the herein described parcel. Proceed thence S 0°13'01"W, a distance of 621.26 feet; thence S 89°56'36"E, a distance of 18.85 feet; thence S 0°12'21"W, a distance of 656.48 feet; thence S 89°47'23"W, a distance of 997.11 feet; thence N 0°07'56"E, a distance of 655.85 feet; thence N 89°55'14"E, a distance of 345.82 feet; thence N 0°10'17"E, a distance of 626.16 feet; thence S 89°54'12"E, a distance of 633.75 feet to the POINT OF BEGINNING.

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

- STREETS:**
THE STREETS AND ADDITIONAL RIGHT OF WAY FOR ROEBUCK ROAD, AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:**
 - UTILITY AND DRAINAGE EASEMENTS-THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS-THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACT/DRAINAGE RIGHTS OF WAY:**
THE WATER MANAGEMENT TRACT "A" AS SHOWN IS DEDICATED TO THE LITTLE OAKS HOMEOWNERS' ASSOCIATION FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "B" IS RESERVED FOR FUTURE ROAD RIGHT OF WAY.

IN WITNESS WHEREOF, I, ROBERT J. CALLAWAY, TRUSTEE, DO HEREBY SET MY SEAL THIS 28 DAY OF JAN, 1980.

[Signature]
[Signature]
LEONIE CHARLANCOW

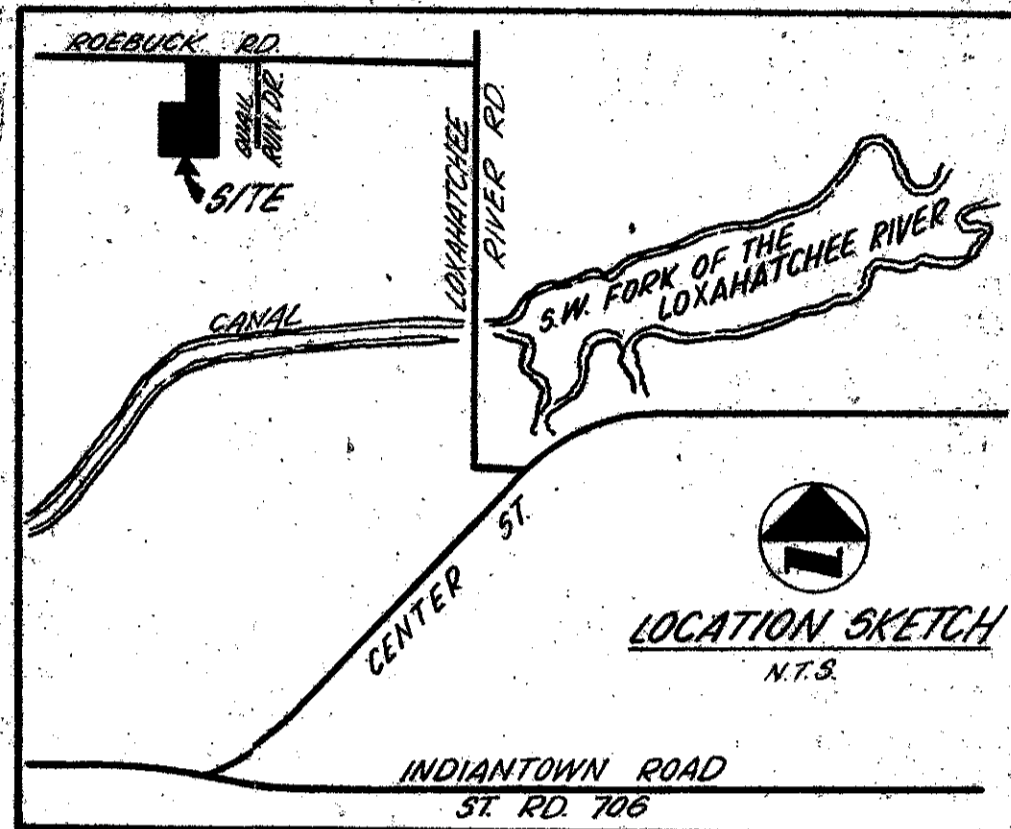
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED ROBERT J. CALLAWAY, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESSED MY OFFICIAL SEAL THIS 28 DAY OF JAN 1980

[Signature]
BY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, *Frederick M. Dahlman*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ROBERT J. CALLAWAY, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID AND I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

Frederick M. Dahlman

DATE OF CERTIFICATION June 29, 1981

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Jan E. Browning
Registered Surveyor No. 204
State of Florida

APPROVAL

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS S.S.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF June, 19 81

BY: *Frank Foster*
FRANK FOSTER, CHAIRMAN

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF June, 19 81

H. F. Kahmert
H. F. KAHMERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]* D.C.

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD 951 COLORADO AVENUE
JUPITER, FLORIDA 33458 STUART, FLORIDA 34984

1 2
SHEET OF SHEETS

3A/40/42
PS + RH
25 B
FS-1 *[Signature]*
TURN-IN REQUIRED

1000-026

1:44/2000 02939