

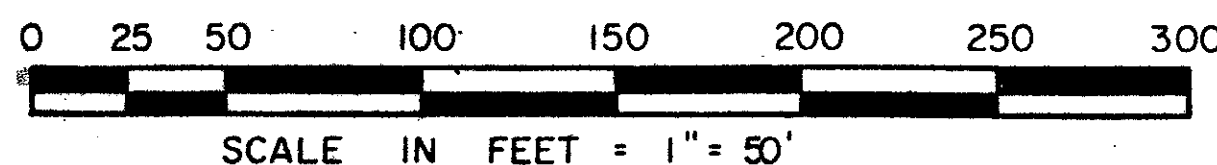
50/120

50/120

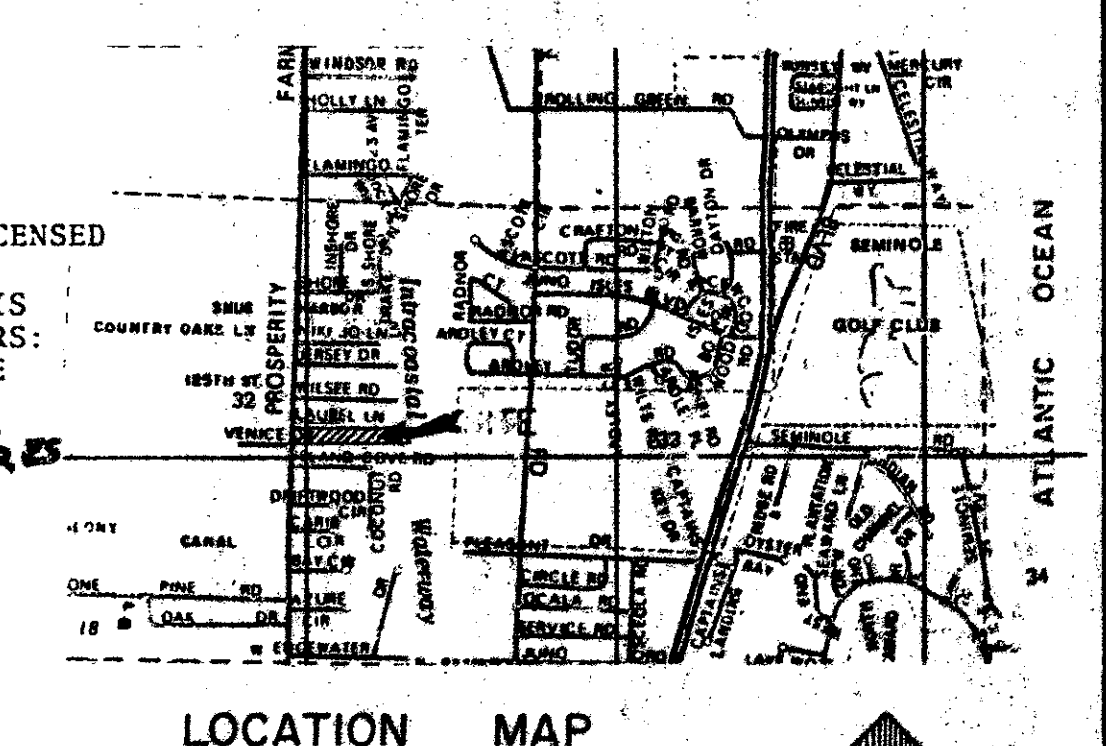
PLAT OF SEVEN OAKS

A TRACT OF LAND LYING IN SECTION 32, TWP. 41 S, RGE. 43 E, PALM BEACH COUNTY, FLORIDA

OCTOBER 1984



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:15 AM
on the 22nd day of February, 1985
and duly recorded in Plat Book No. 50 on page 120
JAMES D. CARLTON, Clerk Circuit Court
Palm Beach, Florida



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, DICK BLYDENSTEIN AND MARIELLE P. BLYDENSTEIN, HIS WIFE, THE OWNERS OF THAT TRACT OF LAND LYING AND BEING IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SEVEN OAKS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTHEAST 1/4 IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT OF WAY OF THE INTRACOASTAL WATERWAY FROM JACKSONVILLE TO MIAMI, AS THAT RIGHT OF WAY IS SHOWN ON THE PLAT THEREOF IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 17, PAGE 8, LESS THE WEST 260 FEET THEREOF. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 30 FEET OF THE NORTH 300 FEET OF THE WEST 260 FEET OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING WEST OF RIGHT OF WAY OF INTRACOASTAL WATERWAY FROM JACKSONVILLE TO MIAMI, AS THAT RIGHT OF WAY IS SHOWN ON THE PLAT IN PLAT BOOK 17, PAGE 8.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AS FOLLOWS

- STREET THE STREET AS SHOWN (SEVEN OAKS LANE) IS HEREBY DEDICATED TO THE SEVEN OAKS HOMEOWNERS ASSOCIATION FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS, AS SHOWN AND HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE WATER MANAGEMENT TRACT, SHOWN HEREON AS TRACT A, IS HEREBY DEDICATED TO SEVEN OAKS HOMEOWNERS ASSOCIATION FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF DEC. 1984

Richard W. Flood BY: Dick Blydenstein
WITNESS BY: DICK BLYDENSTEIN
M. Juma Flood BY: Marielle P. Blydenstein
WITNESS BY: MARIELLE P. BLYDENSTEIN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DICK BLYDENSTEIN AND MARIELLE P. BLYDENSTEIN, HIS WIFE, THE OWNERS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE SAME AS OWNERS, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT WEST PALM BCH., COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 7th DAY OF DEC. A.D. 1984

MY COMMISSION EXPIRES: Frances E. Carlton
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD. THIS 19 DAY OF Feb. 1985

BY: Kenneth M. Adams
CHAIRMAN

JOHN B. DUNKLE, CLERK

BY: Lucille M. Compton
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Feb. 1985

H.F. Kahler
H.F. KAHLER COUNTY ENGINEER

UNPLATTED

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, 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 DICK BLYDENSTEIN AND MARIELLE P. BLYDENSTEIN, HIS WIFE, THE OWNERS; THAT THE CURRENT TAXES HAVE BEEN PAID AND WE FIND THAT THE PROPERTY IS FREE OF MORTGAGES.

Jan. 23, 1985
C. W. Stewart
SENIOR VICE PRES
STEWART TITLE OF PALM BEACH COUNTY

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

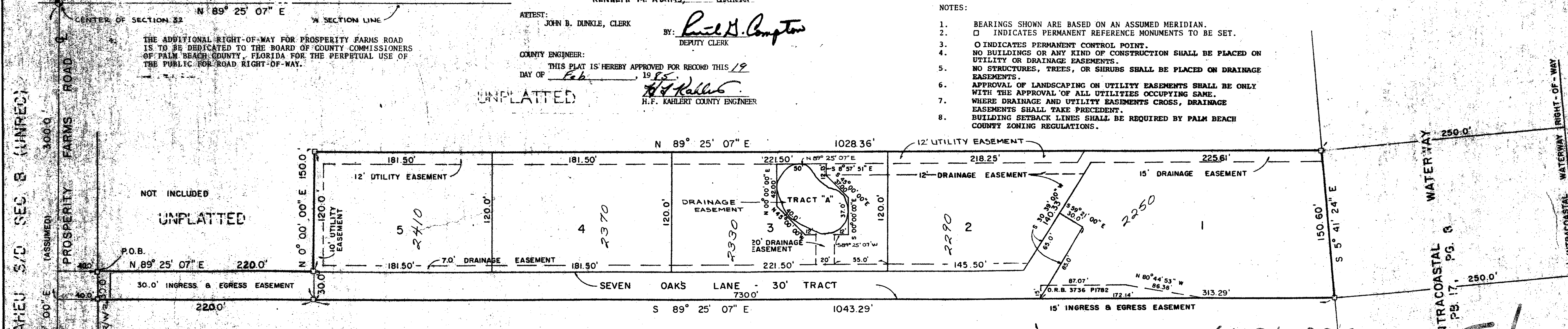
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCE 73-4 OF PALM BEACH COUNTY, FLORIDA.

James D. Carlton
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 747

NOTES:

- BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
- INDICATES PERMANENT REFERENCE MONUMENTS TO BE SET.
- INDICATES PERMANENT CONTROL POINT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

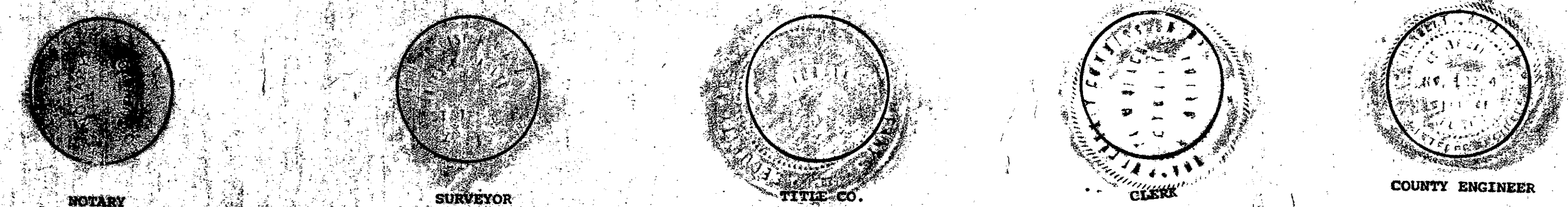
THIS INSTRUMENT PREPARED BY:
DONALD E. GRIFFIS
2829 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA



MAHEU S/D SEC B (UNREC)
PROSPERITY FARMS ROAD
300.0
N 0° 00' 00" E
300.0
ADDITIONAL R/W
300.0

INTRACOASTAL WATERWAY RIGHT-OF-WAY
500'
INTRACOASTAL WATERWAY
250.0'
INTRACOASTAL WATERWAY
250.0'
PG. 17
PG. 8

MAHEU S/D SEC A (UNREC)



0401-001
SEVEN OAKS
JAMES D. CARLTON, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2829 OKEECHOBEE BOULEVARD WEST PALM BEACH FLORIDA 33411
883-8800