

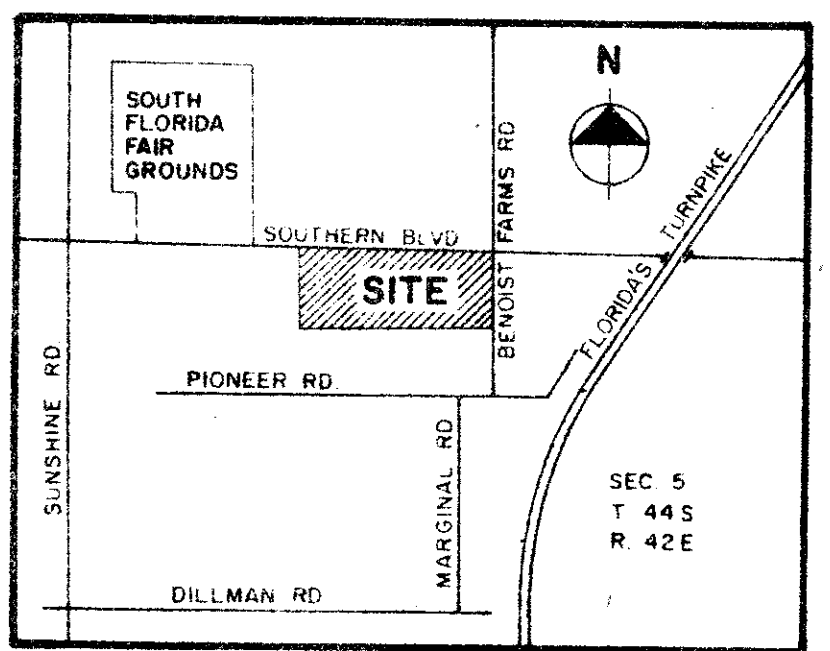
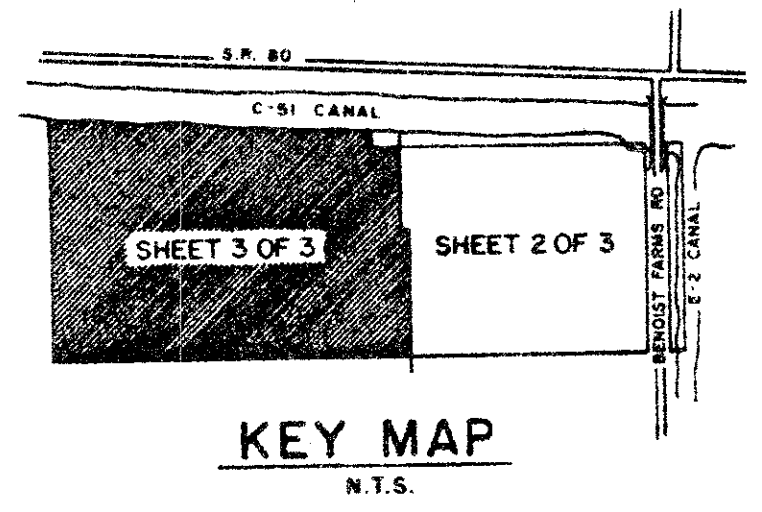
# WHISPERING OAKS

( A P. R. D. )

SITUATE IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
BEING A REPLAT OF A PORTION OF BLOCK 7, TRACTS 38, 47 & 48 OF PALM BEACH FARMS COMPANY  
PLAT NO. 3 AS IN PLAT BOOK 2, PAGES 45 THRU 54.

JUNE 1987

SHEET 1 OF 3



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:08 PM  
THIS 17th DAY OF January  
AD. 1987 AND DULY RECORDED  
IN PLAT BOOK 57 ON PAGES  
18, 18S AND 18E.  
JOHN B. DUNKLE, CLERK  
BY: Y. G. Shimada, D.C.

**DEDICATION AND RESERVATION:**

KNOWN ALL MEN BY THESE PRESENTS THAT ONE INVESTORS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WHISPERING OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
WHISPERING OAKS PLANNED RESIDENTIAL DEVELOPMENT  
THAT PART OF TRACT 48, BLOCK 7 LYING WEST OF A STRIP OF LAND CONVEYED TO THE FLORIDA STATE TURNPIKE AUTHORITY AS RECORDED IN DEED BOOK 1167, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH TRACT 47, BLOCK 7 AND ALSO TOGETHER WITH THAT PORTION OF TRACT 38, BLOCK 7 LYING SOUTH OF THE WEST PALM BEACH CANAL, ALL IN THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54.

THE ABOVE DESCRIBED PARCEL CONTAINS 29.94 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:**  
TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.  
TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE WHISPERING OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- C-51 CANAL RESERVATION:**  
THE CANAL RESERVATION AS SHOWN HEREON IS RESERVED IN PERPETUITY FOR THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF THE CONTINUOUS OPERATION AND MAINTENANCE OF CANAL C-51 (PALM BEACH CANAL) IN ACCORDANCE WITH ITS OBLIGATIONS AND AUTHORITY PURSUANT TO CHAPTER 373, FLORIDA STATUTES AND THE REGULATORY SCHEDULES (OPTIMUM DESIGN STANDARDS) PUT FORTH BY THE U.S. ARMY CORPS OF ENGINEERS URSUANT TO THE FEDERALLY AUTHORIZED PROGRAM FOR CENTRAL AND SOUTHERN FLORIDA.
- DRAINAGE EASEMENTS:**  
THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE WHISPERING OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED IN THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- UTILITY EASEMENTS:**  
THE UTILITY EASEMENTS (INCLUDING CABLE TELEVISION SYSTEMS) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE BUFFER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE WHISPERING OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WHISPERING OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE WHISPERING OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF JANUARY, 1987.

ONE INVESTORS, INC., A FLORIDA CORPORATION  
BY: Al J. Cone  
AL J. CONE, PRESIDENT

ATTEST:  
DOUGLAS W. CONE, VICE PRESIDENT

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED AL J. CONE AND DOUGLAS W. CONE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF ONE INVESTORS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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.  
IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

**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 OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5273 AT PAGES 1407 TO 1416 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF JANUARY, 1987.

COMMUNITY SAVINGS, F.A., A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
BY: Frederick A. Teed  
FREDERICK A. TEED, PRESIDENT

**ATTEST:**

DEBORAH ROUSSEAU, ASSISTANT SECRETARY

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FREDERICK A. TEED AND DEBORAH ROUSSEAU, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF COMMUNITY SAVINGS, F.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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.  
IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, ROBERT C. SORGINI, 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 ONE INVESTORS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND I FIND THAT THE PROPERTY IS ENDEMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: Jan 17, 1987 BY: Robert C. Sorcini

**SURVEYOR'S CERTIFICATE:**

I HEREBY 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 COMPLIES WITH CHAPTER 218.06 OF THE FLORIDA ADMINISTRATION CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (C.P.'S) WILL BE SET UNLESS OTHERWISE NOTED WITHIN THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH, FLORIDA.  
THIS 17th DAY OF JANUARY, 1987.

DONALD L. TODD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4380

**APPROVALS:**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF JANUARY, 1987.  
BY: Carol Roberts  
CAROL ROBERTS, CHAIR

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

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF JANUARY, 1987.  
BY: Robert E. Quillen  
ROBERT E. QUILLEN, P.E. COUNTY ENGINEER

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON REFER TO THE CENTERLINE OF THE C-51 CANAL I.E. N 88°19'12" W AS SHOWN ON CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT (S.F.W.M.D.) DRAWING NUMBER C-51-15, SHEET 4 OF 9, DATED 11/4/74.
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THIS:   
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THIS:   
N. RAD. DENOTES NON-RADIAL LINE
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
IN THESE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, OR OVERLAP DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES ONLY WHEN SO NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS, OR RECORDED PROPERTY OWNERS' DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
THIS INSTRUMENT WAS PREPARED BY DONALD L. TODD IN THE OFFICES OF WEYANT & ASSOCIATES, INC., 1280 N. CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33409.

**STATISTICAL DATA**

**SIDEWALK REQUIRED**

Total Area of this Plat	= 29.94 acres = 100%
Tract "A" (Private Streets)	= 3.51 acres = 11.72%
Tract "B" Water Management	= 2.84 acres = 9.49%
Tract "C" Additional Right-of-Way	= 0.17 acres = 0.57%
Lots (39 As per Master Plan)	= 23.42 acres = 78.22%
Density	= 1.30 D.U./AC.

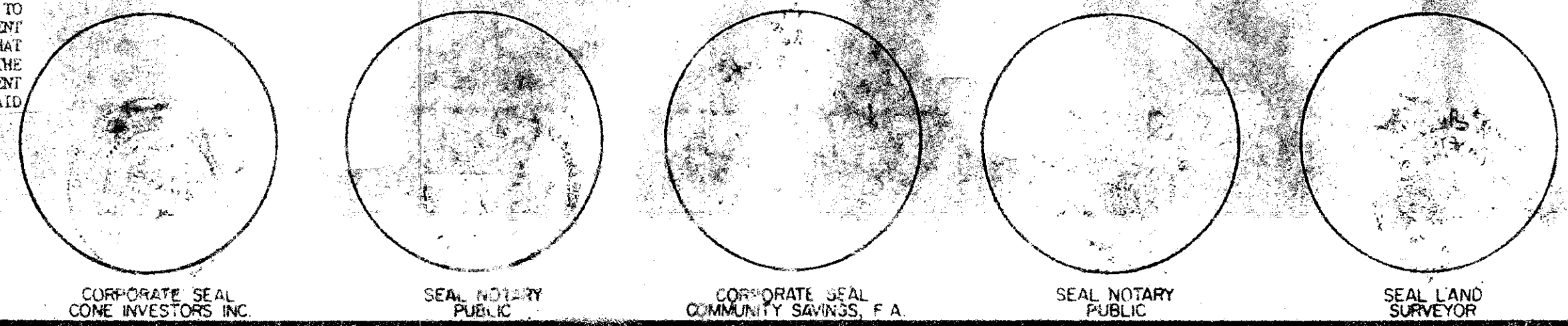
**SIDEWALK REQUIRED**  
See Page 17 of Plat  
Co. Ord. 11-1982

0528-001

Plat-86-108  
RTS PRP

5/18/84

SUBDIVISION - Whispering Oaks  
BOOK 58 PAGE 1609  
FLOOD MAP # 1609  
QUAD # 27 ZONING RT'S  
RECORD # 86-108 ZIP CODE 33411  
PUB NAME  
TAZ 733



Weyant & Associates, Inc.  
Consulting Engineers

SHEET 1

WHISPERING OAKS