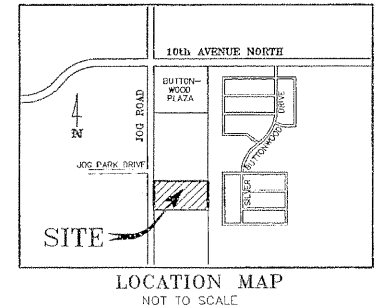


THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF
W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
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PLAT OF ARBOR OAKS BEING A PORTION OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA SEPTEMBER, 1999 SHEET 1 OF 2



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COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD
AT 12:23 P.M. THIS 28 DAY
OF September 29 AND DULY
RECORDED IN PLAT BOOK NO. 86
ON PAGE 9-10
DOROTHY H. WILKEN,
Clerk Circuit Court
BY: *Debra L. Stally* D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS J. McCARTY, AS SUCCESSOR TRUSTEE OF THE ALICE M. McCARTY TRUST, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ARBOR OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS RECORDED IN DEED BOOK 880, PAGES 51 & 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY:
BEING A PORTION OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NORTHEAST-HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP FORTY-FOUR (44) SOUTH, RANGE FORTY-TWO (42) EAST, (CONTAINING 5 ACRES MORE OR LESS).

TOGETHER WITH

THE NORTH THIRTY-FOUR (34) FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP FORTY-FOUR (44) SOUTH, RANGE FORTY-TWO (42) EAST.
AND LESS
WEST 40 FEET OF NORTH 34 FEET OF THE S 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SECTION 22, TWP. 44 S., RGE. 42 E., AND WEST 40 FEET OF THE N 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SECTION 22, TWP. 44 S., RGE., 42 E.

AND LESS

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE CENTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THENCE NORTH 02°07'07" EAST ALONG THE NORTH SOUTH ONE-QUARTER SECTION LINE A DISTANCE OF 296.01 FEET; THENCE SOUTH 88°24'00" EAST ALONG A LINE 286 FEET NORTH, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 40 FEET TO A LINE 40 FEET EAST AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH SOUTH ONE-QUARTER SECTION LINE AND THE POINT OF BEGINNING; THENCE NORTH 02°07'07" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 381.89 FEET; THENCE SOUTH 88°33'02" EAST A DISTANCE OF 40 FEET TO A LINE 80 FEET EAST AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID NORTH SOUTH ONE-QUARTER SECTION LINE; THENCE SOUTH 02°07'07" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 381.99 FEET; THENCE NORTH 88°24'00" WEST A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.

PARCEL ALSO KNOWN AS:

COMMENCE AT THE NORTH ONE-QUARTER CORNER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°07'07" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 2409.24 FEET; THENCE SOUTH 87°52'53" EAST, A DISTANCE OF 80.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
THENCE NORTH 02°07'07" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 372.99 FEET; THENCE SOUTH 88°30'37" EAST, ALONG THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 22, A DISTANCE OF 586.85 FEET; THENCE SOUTH 02°09'07" WEST, ALONG THE EAST LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 22, SAID EAST LINE ALSO BEING THE WEST LINE OF BUTTWOOD - PLAT NO. 2, AS RECORDED IN PLAT BOOK 39, PAGES 50 THROUGH 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 373.84 FEET; THENCE NORTH 88°25'41" WEST, ALONG THE SOUTH LINE OF THE NORTH 34 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 22, A DISTANCE OF 586.62 FEET, TO THE POINT OF BEGINNING.
CONTAINING 222,818 SQUARE FEET OR 5.1152 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) **DEVELOPMENT TRACT**
TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY THE ALICE M. McCARTY TRUST, ITS SUCCESSORS AND ASSIGNS, FOR PROPER DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRUST, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- 2) **WATER MANAGEMENT TRACT**
TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED BY THE ALICE M. McCARTY TRUST, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRUST, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- 3) **UTILITY EASEMENTS**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION 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.
- 4) **LIMITED ACCESS EASEMENT**
THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

- 5) **DRAINAGE EASEMENT**
THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION OF DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALICE M. McCARTY TRUST, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- 6) **20' WIDE MAINTENANCE EASEMENT**
THE 20 FOOT WIDE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY THE ALICE M. McCARTY TRUST, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID TRUST, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

IN WITNESS WHEREOF, I THOMAS J. McCARTY, AS SUCCESSOR TRUSTEE OF THE ALICE M. McCARTY TRUST, DO HEREBY SET MY HAND AND SEAL THIS _____ DAY OF _____, 1999.

Thomas J. McCarty (Trustee)
THOMAS J. McCARTY, AS SUCCESSOR TRUSTEE OF
THE ALICE M. McCARTY TRUST
WITNESS: *Michael J. Stally*

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED THOMAS J. McCARTY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF August, 1999.

MY COMMISSION EXPIRES:

ACCEPTANCE OF RESERVATIONS:

THOMAS J. McCARTY, AS SUCCESSOR TRUSTEE OF THE ALICE M. McCARTY TRUST, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID TRUST AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 1999.
Thomas J. McCarty (Trustee)
THOMAS J. McCARTY, SUCCESSOR TRUSTEE OF
THE ALICE M. McCARTY TRUST
WITNESS: *Michael J. Stally*

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED THOMAS J. McCARTY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF August, 1999.

MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, ATTORNEYS' TITLE INSURANCE FUND, INC., 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO THOMAS J. McCARTY, AS SUCCESSOR TRUSTEE OF THE ALICE M. McCARTY TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: JULY 15, 1999
Robert L. Crane
ROBERT L. CRANE, ESQ., AGENT

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER IS EMPLOYED BY THE BELOW NAMED LICENSED BUSINESS; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN SET AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.
DATE: August 26th, 1999
Wayne L. Fish
WAYNE LARRY FISH, P.S.M.
LICENSE NO. 3258
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH P.S.M. IN THE OFFICES OF W. L. FISH & COMPANY, INC., 105 S. NARCISSUS AVE., SUITE 712, WEST PALM BEACH, FLORIDA 33401, CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS NO. 6216

CITY APPROVALS:

CITY OF GREENACRES)
PALM BEACH COUNTY, (FLORIDA)
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9TH DAY OF SEPTEMBER, 1999.
BY: *Samuel Ferreri* MAYOR
BY: *Sondra K. Hill* CITY CLERK
BY: *Wadie Atallah* P.E., ENGINEERING, PLANNING AND BUILDING DIRECTOR

CITY SURVEYOR:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
James R. Zeis
JAMES R. ZEIS, P.S.M.
LICENSE NO. 5030
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1) 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 AND/OR THIS CITY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 02°07'07" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 22, AS SHOWN HEREON.
- 3) NO BUILDING NOR ANY KIND OF CONSTRUCTION OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON UTILITY, DRAINAGE, WATER OR SEWER EASEMENTS.
- 4) STRUCTURES, TREES OR SHRUBS SHALL NOT BE PLACED IN UTILITY EASEMENTS WITHOUT THE PERMISSION OF THE OCCUPYING UTILITY.
- 5) PALM BEACH COUNTY WATER UTILITIES DEPARTMENT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AS SHOWN HEREON.
- 6) NOTICE: BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF GREENACRES ORDINANCES AND SITE PLAN APPROVAL.

PROFESSIONAL SURVEYOR & MAPPER <i>Wayne L. Fish</i> STATE OF FLORIDA LICENSE NO. 3258	CITY OF GREENACRES APPROVED DATE: 9/9/99	CITY OF GREENACRES SURVEYOR & MAPPER <i>James R. Zeis</i> STATE OF FLORIDA LICENSE NO. 5030
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