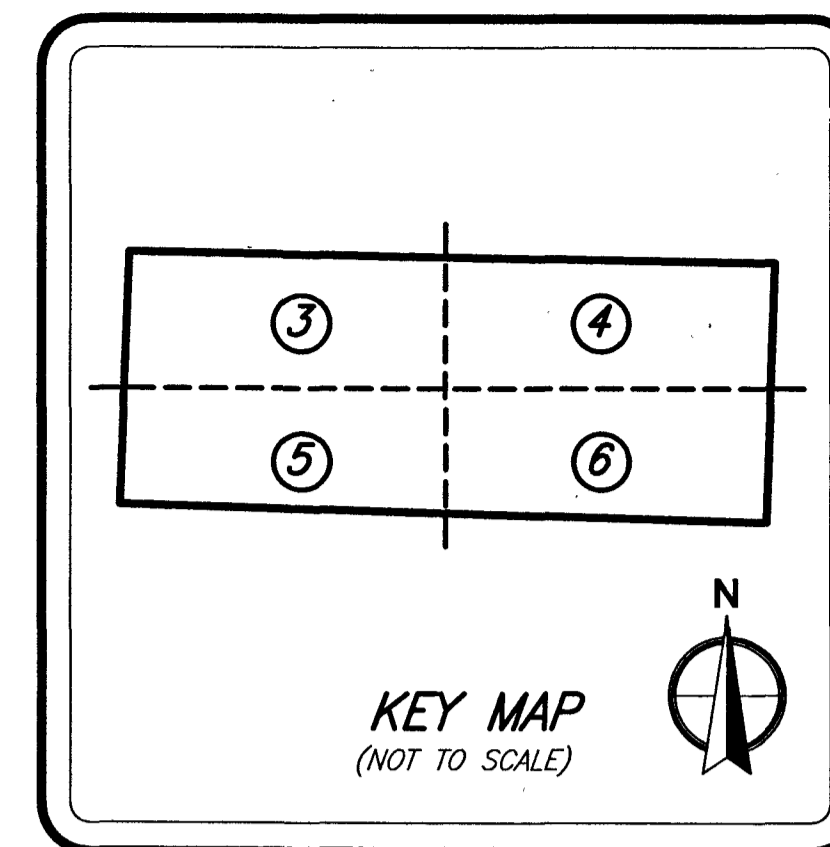
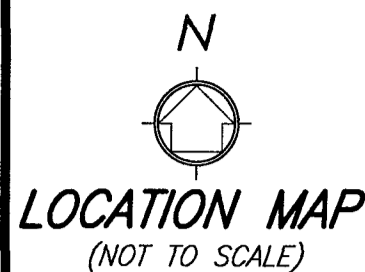
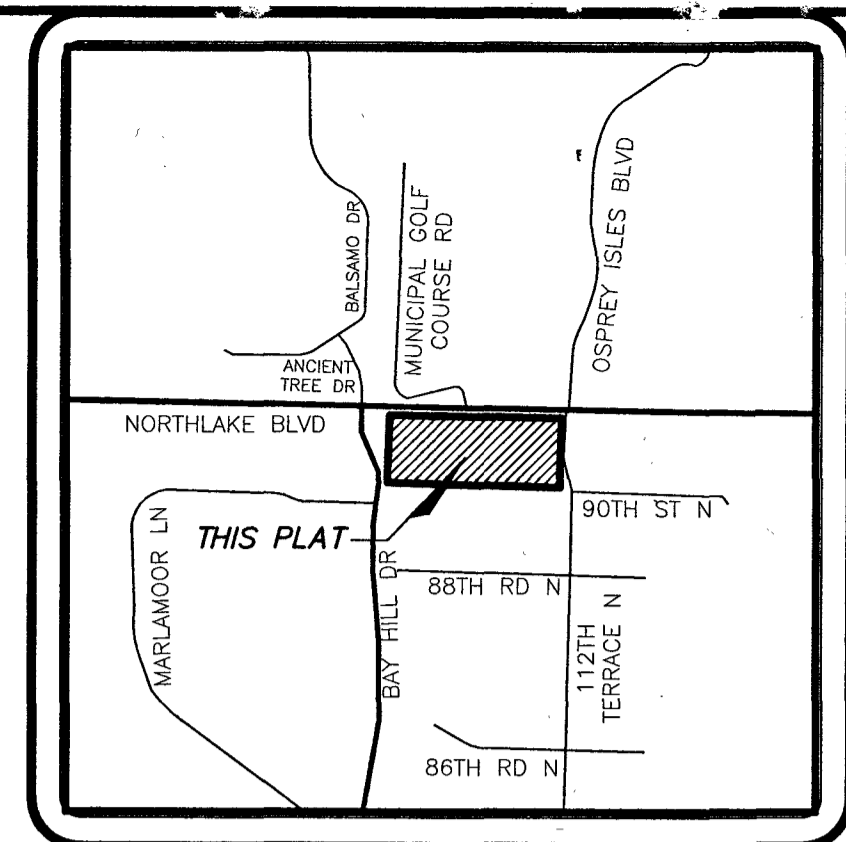


VINTAGE OAKS T1

LOCATED IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST
CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FLORIDA

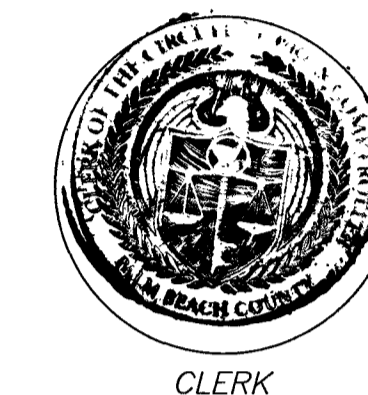
APRIL 2024



132

State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 1:12 P.M.
THIS 2 DAY OF May A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 137 ON PAGES 132 THROUGH 137
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
By: Randy Lumbard
DEPUTY CLERK

SHEET 1 OF 6 SHEETS



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "VINTAGE OAKS T1", LYING AND SITUATE IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY FOR WEST LAKE PARK ROAD (N/K/A) NORTHLAKE BOULEVARD), LESS ADDITIONAL RIGHT-OF-WAY FOR NORTHLAKE BOULEVARD AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 12173, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER (N 1/4) OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°11'18" EAST ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, A DISTANCE OF 54.02 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE WESTERLY EXTENSION OF THE NORTH PLAT LIMITS AND NORTH LINE OF SAID SECTION 23 PER THE UNRECORDED PLAT OF KRAMER SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°11'18" EAST ALONG SAID WEST LINE, A DISTANCE OF 523.93 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°02'42" EAST, A DISTANCE OF 1347.14 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°50'03" WEST ALONG SAID EAST LINE, A DISTANCE OF 539.47 FEET TO A POINT ON THE AFOREMENTIONED NORTH PLAT LIMITS AND NORTH LINE OF SECTION 23 PER THE UNRECORDED PLAT OF KRAMER SUBDIVISION; THENCE NORTH 88°22'59" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1350.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 16.461 ACRES, MORE OR LESS.

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

ROADS

1. TRACT R-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, SIDEWALK, DRAINAGE, SIGNAGE, GATE, UTILITY, PARKING, AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER TRACT R-1 AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. TRACT R-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER THEREOF, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE RIGHT-OF-WAY TO BE CONVEYED TO PALM BEACH COUNTY BY SEPARATE INSTRUMENT.

WATER MANAGEMENT TRACTS

3. TRACTS LM-1 AND LM-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

OPEN SPACE TRACTS

4. TRACTS OS-1 THROUGH OS-13, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, LIGHTING, PERIMETER WALLS, FENCES AND GATES, BUS SHELTER, SIGNAGE, DRAINAGE AND UTILITY PURPOSES, FIRE BREAK ACCESS, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS. SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

RECREATION TRACT

5. TRACT RA-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARKS, AND RECREATIONAL PURPOSES. SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

UTILITY EASEMENTS

6. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "UE", ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

DRAINAGE EASEMENTS

7. THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

BUFFER EASEMENTS

8. THE BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "BE", ARE HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE BUFFER EASEMENTS AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF PALM BEACH GARDENS.

LAKE MAINTENANCE TRACTS

9. TRACTS LMT-1 AND LMT-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

EMERGENCY VEHICLE ACCESS EASEMENT

10. THE EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY. STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

LIFT STATION TRACT

11. THE LIFT STATION TRACT, AS SHOWN HEREON AND DESIGNATED AS "LST", IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THE TRACT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THIS TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 22 DAY OF April, 2024.

WITNESS: [Signature]
Robert McLaren
(PRINT NAME)

BY: [Signature]
RAFAEL J. ROCA
VICE PRESIDENT

WITNESS: [Signature]
Rebecca Cortes
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF April, 2024, BY VICE PRESIDENT, RAFAEL J. ROCA, ON BEHALF OF D.R. HORTON, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature]
SIGNATURE
Dorlene DePaula
(PRINTED NAME) - NOTARY PUBLIC
(SEAL)

D.R. HORTON, INC.



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY KELSEY M. SMITH
P.S.M., PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 7096 FOR THE FIRM: WGI, INC.

CFN 20240150391 PL BK 137 PG 132