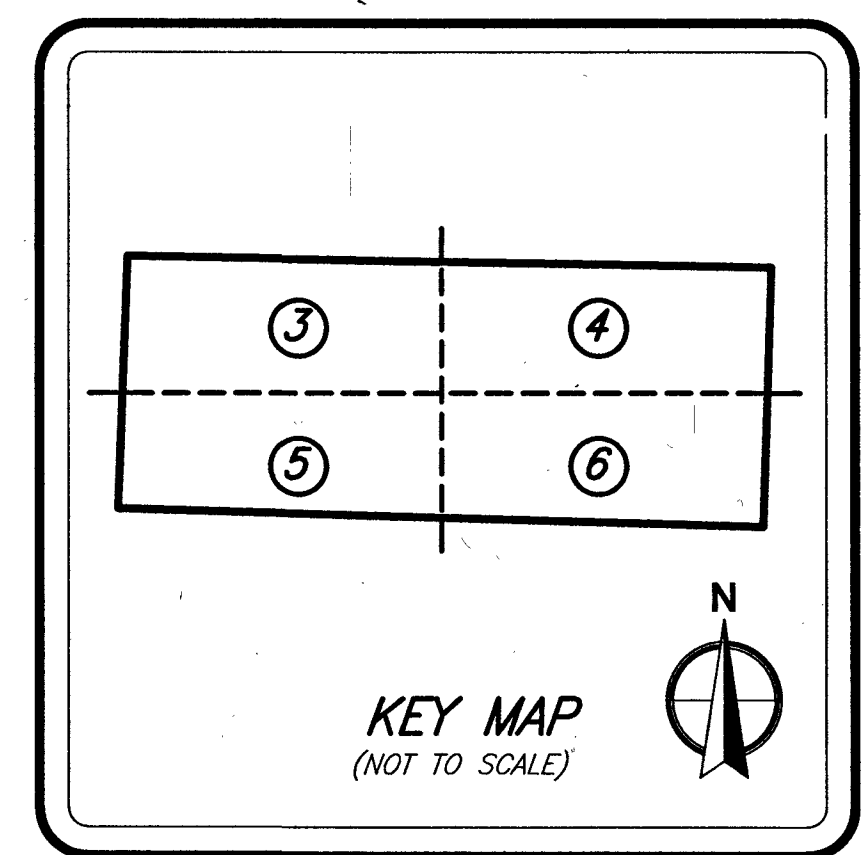


# VINTAGE OAKS T1

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

APRIL 2024



# 133

State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 6 SHEETS

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

I, KARRI MICHELLE JESSELL, 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 D.R. HORTON, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 15, 2024 BY: Karri Michelle Jessell  
KARRI MICHELLE JESSELL  
FLORIDA BAR NO. 123757

### CITY OF PALM BEACH GARDENS APPROVAL OF PLAT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 1st DAY OF May, 2024.

BY: Chelsea Reed  
CHELSEA REED  
MAYOR

ATTEST: Patricia Snider  
PATRICIA SNIDER, CMC  
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 1st DAY OF May, 2024.

BY: Todd Engle  
TODD ENGLE, P.E.  
CITY ENGINEER

### SURVEYOR & MAPPER'S NOTES

- "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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE BEARINGS, DISTANCES, AND COORDINATES SHOWN UPON THIS SURVEY ARE GRID BASED UPON THE NORTH AMERICAN DATUM (NAD) 1983 (1990 ADJUSTMENT) BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING NORTH 02°11'18" EAST AS PUBLISHED BY PALM BEACH COUNTY SURVEY DIVISION.
- LINES INTERSECTING CURVES ARE RADIAL, UNLESS SHOWN OTHERWISE.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

IN WITNESS WHEREOF, THE ABOVE NAMED HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 22 DAY OF April, 2024.

WITNESS: Robert Mclover  
ROBERT MCVLOR  
(PRINT NAME) BY: Gary Brunk  
GARY BRUNK  
PRESIDENT

WITNESS: Maria Bolivar  
MARIA BOLIVAR  
(PRINT NAME)

### CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATE: APRIL 29, 2024 BY: Jim Sullivan  
JIM SULLIVAN P.S.M.  
LICENSE NO. 6889  
STATE OF FLORIDA

### SURVEYOR & MAPPER'S CERTIFICATE

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; THAT SAID SURVEY 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 THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

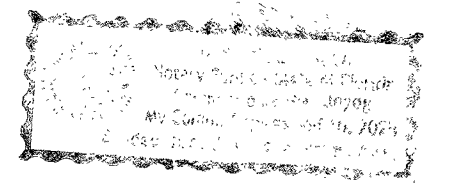
DATE: APRIL 18, 2024 BY: Kelsey M. Smith  
KELSEY M. SMITH P.S.M.  
LICENSE NO. 7096  
STATE OF FLORIDA

### 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 GARY BRUNK, PRESIDENT, ON BEHALF OF HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES:

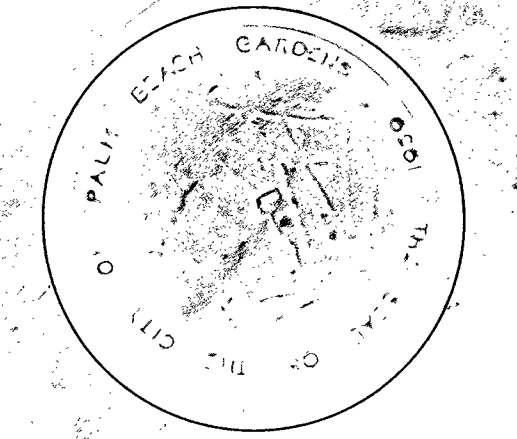


Darlene de Paula  
SIGNATURE  
Darlene de Paula  
(PRINTED NAME) - NOTARY PUBLIC  
(SEAL)

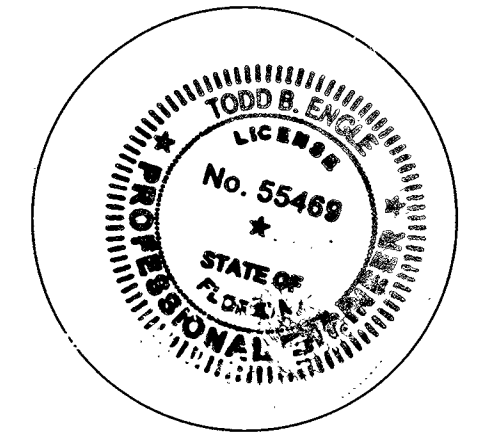
HOMES AT VINTAGE OAKS HOMEOWNER'S ASSOCIATION, INC.



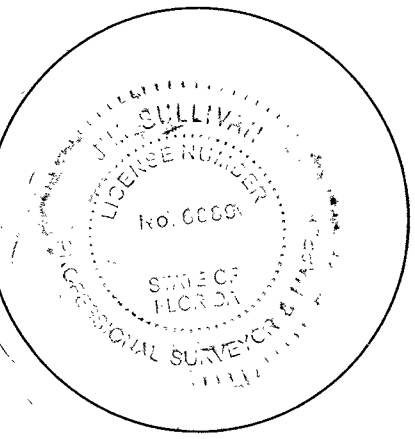
CITY OF PALM BEACH GARDENS



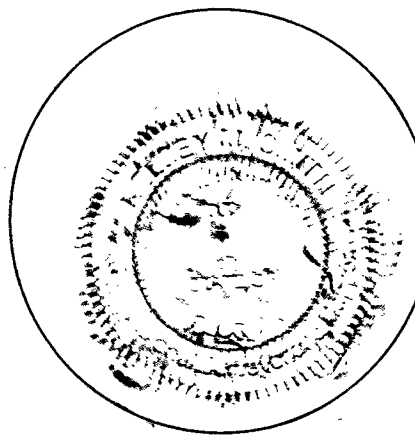
CITY OF PALM BEACH GARDENS ENGINEER



REVIEWING SURVEYOR



PROFESSIONAL SURVEYOR AND MAPPER



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.