

HUNTINGTON LAKES SECTION FIVE

SHEET 1 OF 2 SHEETS

78

A PART OF VILLAGE OF ORIOLE, A P.U.D.
 BEING A REPLAT OF A PORTION OF TRACT A & C, PLAT No. 1 VILLAGES OF ORIOLE (PB. 30, PG. 38, 39 & 40, P.B.C.R.)
 SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA

Prepared By:
CRAIG A. SMITH & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 1000 WEST McNAB ROAD
 POMPANO BEACH, FLORIDA
 BY: **FREDERICK E. CONROD, III, P.L.S. # 2816**
 JANUARY, 1986

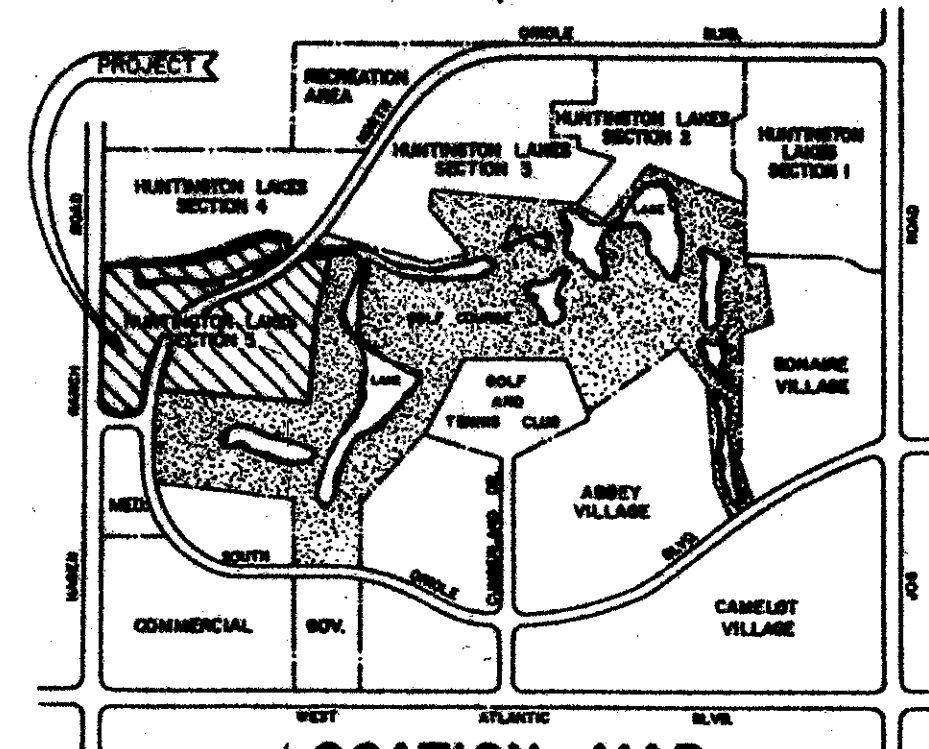
Sec 16/T 46/42
 SUBDIVISION *Huntington Lakes*
 BOOK *56* PAGE *78*
 FLOOR ZONE *B* FLOOD MAP *# 200A*
 QUAD *# 51* ZONING
 PUD NAME *Section 5*

STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }
 THIS PLAT WAS FILED FOR
 RECORD AT: *3:00 PM*, THIS *1st*
 DAY OF *April*, 1986 A.D.
 AND DULY RECORDED IN PLAT BOOK
 NO. *56* ON PAGES *78*
 AND *79*.
 JOHN B. DUNKLE, CLERK
 BY: *Frederick E. Conrod, III* P.L.S.

DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Oriole Homes Corp., a Florida Corporation, owner of the land shown hereon as HUNTINGTON LAKES SECTION FIVE being a replat of a portion of Tracts A & C, PLAT NO. 1, VILLAGES OF ORIOLE, according to the Plat thereof, as recorded in Plat Book 30, Pages 38, 39, and 40, of the Public Records of Palm Beach County, Florida, more particularly described as following:

BEGIN at the Northwest corner of said Tract A; thence South 89° 35' 28", 840.80 feet; thence North 59° 15' 20" East, 242.49 feet; thence North 40° 45' 42" East, 129.11 feet; thence North 77° 20' 13" East, 61.43 feet; thence South 66° 46' 19" East, 152.15 feet to a point on the boundary of Parcel R-1, PLAT NO. 1 ORIOLE BOULEVARD, as recorded in Plat Book 37, Pages 37 and 38, of the Public Records of Palm Beach County, Florida, said point also being on the arc of a non-tangent curve, (radial line through said point bears South 39° 21' 05" East); thence southwesterly along said boundary and along the arc of said curve, being concave to the northwest, having a radius of 1111.65 feet, a delta of 17° 06' 52", an arc distance of 332.05 feet; thence tangent to said curve, South 67° 45' 47" West, 351.04 feet; thence southwesterly along the arc of a tangent curve, being concave to the southeast, having a radius of 719.00 feet, a delta of 66° 30' 00", an arc distance of 824.06 feet to Reference Point "A", thence tangent to said curve, South 01° 15' 47" West, 131.55 feet; thence South 46° 15' 47" West, 35.36 feet; thence North 88° 44' 13" West, 250.00 feet; thence North 43° 44' 13" West, 35.36 feet, (the last seven courses described being coincident with said boundary of Parcel R-1); thence North 01° 15' 47" East along said boundary of Tract A, 899.67 feet to the POINT OF BEGINNING.



TOGETHER WITH:

COMMENCE at said Reference Point A; thence South 88° 44' 13" East, 80.00 feet to a point on the boundary of said Parcel R-1, said point also being on the arc of a radially tangent curve; thence northerly along said boundary and along the arc of said curve being concave to the East, having a radius of 630.00 feet, a delta of 05° 18' 42", an arc distance of 58.40 feet, to the POINT OF BEGINNING; thence northeasterly along said boundary and along the arc of said curve, having a radius of 630.00 feet, a delta of 61° 11' 18", an arc distance of 672.80 feet; thence tangent to said curve North 47° 45' 47" East along said boundary, 351.04 feet; thence northeasterly along said boundary and along the boundary of Parcel R-1, Plat No. 2 ORIOLE BOULEVARD as recorded in Plat Book 38, Pages 170 and 171, of the Public Records of Palm Beach County, Florida, and along the arc of a tangent curve, being concave to the Northwest, having a radius of 1191.65 feet, a delta of 21° 19' 36", an arc distance of 443.56 feet, to a point on the boundary of said HUNTINGTON LAKES SECTION THREE, as recorded in Plat Book 48, Pages 57 and 58, of the Public Records of Palm Beach County, Florida said point also being on the arc of a non-tangent curve, (radial line through said point bears South 08° 52' 11" West), thence easterly along said boundary and along the arc of said curve being concave to the North, having a radius of 300.00 feet, a delta of 15° 51' 30", an arc distance of 83.03 feet, to a point on the boundary of Parcel G-3, RECREATION PLAT OF VILLAGES OF ORIOLE, as recorded in Plat Book 31, Pages 168 and 169, of the Public Records of Palm Beach County, Florida; thence South 15° 52' 49" West along said boundary, 482.89 feet; thence South 01° 37' 49" West, 527.21 feet; thence North 88° 52' 11" West, 1024.13 feet to the POINT OF BEGINNING, (the last three courses described being coincident with said boundary of Parcel G-3).

Said land lying in Palm Beach County, Florida, containing 25.630 acres, more or less.

OWNERS ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
 COUNTY OF BROWARD }
 Before me personally appeared MARK A. LEVY and A. NUNEZ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and attested to by the Assistant Secretary of the above named ORIOLE HOMES CORP. a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Assistant Secretary respectively, 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.
 Witness my hand and official seal, this *4th* day of *FEBRUARY* A.D., 1986.

JAN. 14th 1990
 My Commission Expires

James A. Hahn
 Notary Public

APPROVAL - PALM BEACH COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA.
 This plat is hereby approved for record this *31* day of *March*, A.D., 1987.

By: *Carol A. Roberts*
 CAROL A. ROBERTS
 Palm Beach County

Attest: JOHN B. DUNKLE, CLERK

By: *Kathryn S. Miller*
 Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this *31* day of *March*, A.D., 1987.

By: *Herbert Kahler*
 HERBERT KAHLERT
 Palm Beach County Engineer

SURVEYOR'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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantee posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Frederick E. Conrod, III
 Frederick E. Conrod, III
 Professional Land Surveyor
 Florida Registration No. 2816

P.U.D. DATA:

LOT AREA (TRACT A & B)	8.729 ACRES
STREET R/W AREA (TRACT R-1 & R-2)	0.937 ACRES
GROSS AREA	25.630 ACRES
TOTAL NO. OF UNITS	352
UNIT DESIGNATION.	MULTI-FAMILY CONDOMINIUM
DENSITY	13.73 UNITS / ACRES

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
- The areas indicated as limited access easements, as shown, are dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- Tracts P-1 and P-2 hereby declared to be Parking Tracts and shall be the perpetual maintenance obligation of Huntington Lakes Section Five Association, Inc., its successors and assigns for ingress, egress, utility, drainage, and other proper purposes without recourse to Palm Beach County.
- Tracts A & B are hereby declared to be for residential housing purposes and other proper purposes and shall be the perpetual maintenance obligation of Huntington Lakes Section Five Association, Inc. its successors and assigns, without recourse to Palm Beach County.
- Tract L-1, L-2 & L-3 are declared to be Water Management Tracts and shall be the perpetual maintenance obligation of Huntington Lakes, Inc., its successors and assigns, for water management purposes and drainage easement rights, without recourse to Palm Beach County.
- Tracts R-1 and R-2 are hereby declared to be the perpetual maintenance obligation of Huntington Lakes Section Five Association, Inc., its successors and assigns for private road purposes, without recourse to Palm Beach County.
- Drainage Easements are hereby declared in perpetuity for construction and maintenance of the drainage facilities. Drainage facilities are the perpetual maintenance obligation of Huntington Lakes Section Five Association, Inc., its successors and assigns without recourse to Palm Beach County.
- Recreation Parcel 1 is hereby declared to be the perpetual maintenance obligation of Huntington Lakes Section Five Association, Inc., its successors and assigns for proper purposes, without recourse to Palm Beach County.

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 affixed hereto by and with authority of its Board of Directors, this *4th* day of *FEBRUARY* A.D., 1986.

ATTEST
 BY: *Mark A. Levy as Pres.*
 MARK A. LEVY
 President

SEAL BLOCK

ORIOLE HOMES CORP.	NOTARY	SURVEYOR	COUNTY ENGINEER	BOARD OF COUNTY COMMISSIONERS
<i>Seal</i>	<i>Seal</i>	<i>Seal</i>	<i>Seal</i>	<i>Seal</i>

0326-301