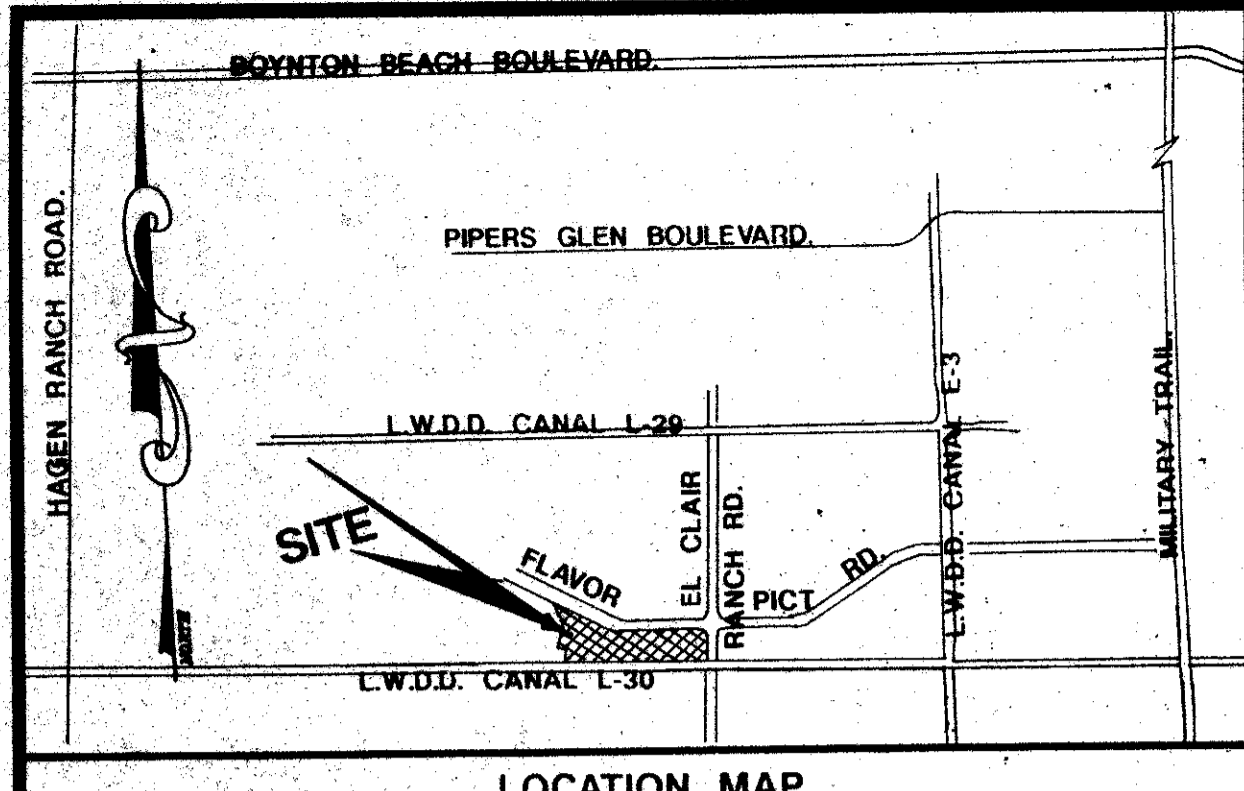


STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 2:24 P.M.
THIS 1
DAY OF Dec., 1992
AND DULY RECORDED IN OFFICIAL
RECORD BOOK 69
ON PAGE 170-171
MILTON J. BAKER
REGISTERED LAND SURVEYOR
CLERK CIRCUIT COURT
BY Antonia D. Pineda D.C.



LOCATION MAP.

PLAT OF CORAL LAKES I

BEING A REPLAT OF A PORTION OF TRACT "C"
OF THE PLAT OF CORAL LAKES AS RECORDED IN PLAT BOOK 67 PAGES 197-198
LYING IN SECTION 3 TOWNSHIP 46 SOUTH RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
JANUARY, 1992

DESCRIPTION.

A PARCEL OF LAND BEING A PORTION OF TRACT "C" OF THE PLAT OF CORAL LAKES AS RECORDED IN PLAT BOOK 67, PAGES 197-198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3, RUN N00°36'18"W A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID PLAT OF CORAL LAKES, THENCE S89°34'55"W A DISTANCE OF 60.50 FEET TO THE SOUTHEAST CORNER OF TRACT "C" OF SAID PLAT OF CORAL LAKES, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG THE EAST LINE OF SAID TRACT "C", N00°36'18"W A DISTANCE OF 255.00 FEET; THENCE N45°30'41"W A DISTANCE OF 63.74 FEET; THENCE S89°34'55"W A DISTANCE OF 205.00; THENCE N86°55'18"W A DISTANCE OF 180.37 FEET; THENCE S89°34'55"W A DISTANCE OF 85.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2346.83 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°31'59", AN ARC LENGTH OF 677.19 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID CURVE S29°54'12"E A DISTANCE OF 62.50 FEET; THENCE S14°04'42"W A DISTANCE OF 232.24 FEET; THENCE S75°55'18"W A DISTANCE OF 40.00 FEET; THENCE S00°25'05"E A DISTANCE OF 118.76 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF CORAL LAKES; THENCE N89°34'55"E A DISTANCE OF 1173.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.798 ACRES.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

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 ITS MORTGAGE WHICH IS DATED MAY 21, 1991 AND RECORDED IN OFFICIAL RECORDS BOOK 6831 AT PAGE 1792 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 VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF February, 1992.

FIRST UNION NATIONAL BANK OF FLORIDA, A CORPORATION OF THE STATE OF FLORIDA
BY: Brian D. Clark
BRIAN D. CLARK - VICE PRESIDENT

ATTEST:
Kevin S. Ewert
KEVIN S. EWERT - ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED Brian D. Clark AND Kevin S. Ewert TO ME WELL KNOW, AND KNOW TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF FIRST UNION NATIONAL BANK OF FLORIDA, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF February, 1992.

MY COMMISSION EXPIRES: November 1, 1995
LEGEND:

- - DENOTES PERMANENT REFERENCE MONUMENT (FND)
- - DENOTES PERMANENT REFERENCE MONUMENT (SET)
- - DENOTES PERMANENT CONTROL POINT
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- R/W - DENOTES RIGHT-OF-WAY
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- C - DENOTES CENTER LINE
- OR.B. - DENOTES OFFICIAL RECORD
- P.B. - DENOTES PLAT BOOK
- P.G. - DENOTES PAGE
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT

DEDICATION.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS A REPLAT OF A PORTION OF TRACT "C" OF THE PLAT OF CORAL LAKES AS RECORDED IN PLAT BOOK 67, PAGES 197-198, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF CORAL LAKES I, AND MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS
BRIGHTWATER TERRACE, SHOWN AS TRACT S-1 HEREON, IS HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CORAL LAKES A ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD AND UTILITY PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENTS.
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TV. PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

3. RECREATION AREA.
THE RECREATION AREA, SHOWN HEREON AS TRACT R, IS HEREBY RESERVED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. COMMON AREAS.
THE COMMON AREAS, SHOWN HEREON AS TRACTS A, B, AND C, ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CORAL LAKES A ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND LANDSCAPING PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. DRAINAGE EASEMENTS.
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A COUNTY ROAD.

6. LIMITED ACCESS EASEMENTS:
THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

7. ENTRANCEWAY.
FOUNTAIN SPRING LANE, SHOWN HEREON AS TRACT S-2, IS HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD AND UTILITY PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3/1st DAY OF JAN., 1992.

BY: ORIOLE HOMES CORP.
A FLORIDA CORPORATION

ATTEST:
Antonio Nunez
ANTONIO NUNEZ
SENIOR VICE PRESIDENT

P.U.D. DATA - CORAL LAKES I

TOTAL AREA P.U.D.	=	8.798	ACRES
TOTAL UNITS	=	48	
DENSITY	=	5.45	D/A
OPEN SPACE	=		
PETITION #	=	N.P.N. - 13	

ACKNOWLEDGEMENT.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND ANTONIO NUNEZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION THAT IT WAS AFFIXED HERETO 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 31st DAY OF January, 1992.

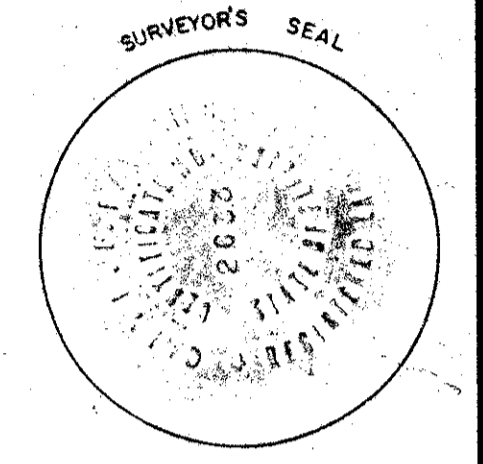
MY COMMISSION EXPIRES: 9-28-95
Maree Jean Yonnette
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

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 THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY FOR 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.

GARY M. F. RAYMAN
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2633

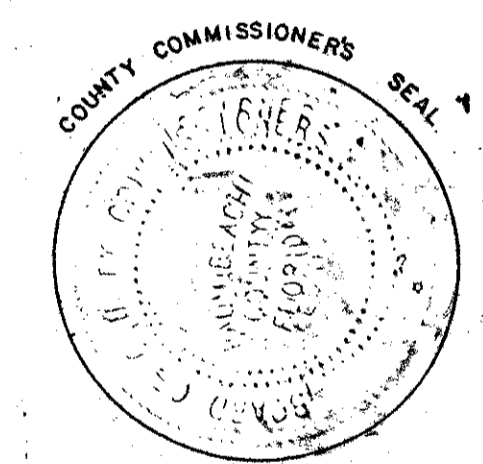


TITLE CERTIFICATE.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

WE, ALPHA TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ORIOLE HOMES CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

ALPHA TITLE COMPANY
DATE: February 7, 1992
BY: Edward F. Joyce
EDWARD F. JOYCE, VICE-PRESIDENT
1690 SOUTH CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33445



APPROVALS.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

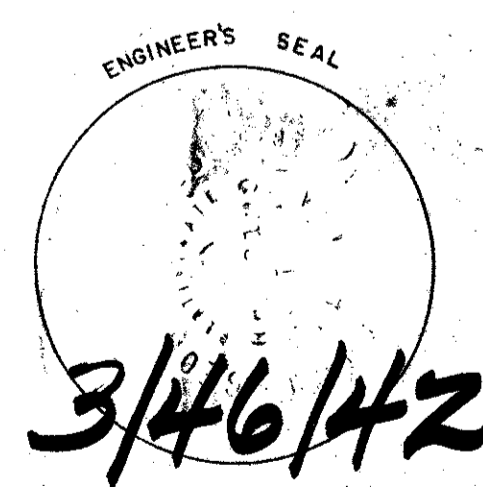
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Dec., 1992.

BY: Mary McCarty
MARY MCCARTY, CHAIR

ATTEST:
CORPORATE CLERK
MICHAEL T. GARDNER
BY: Raymond Berger
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Dec., 1992.

George Webb, P.E.
COUNTY ENGINEER



NOTE 1

ALL UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE 2

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE 3

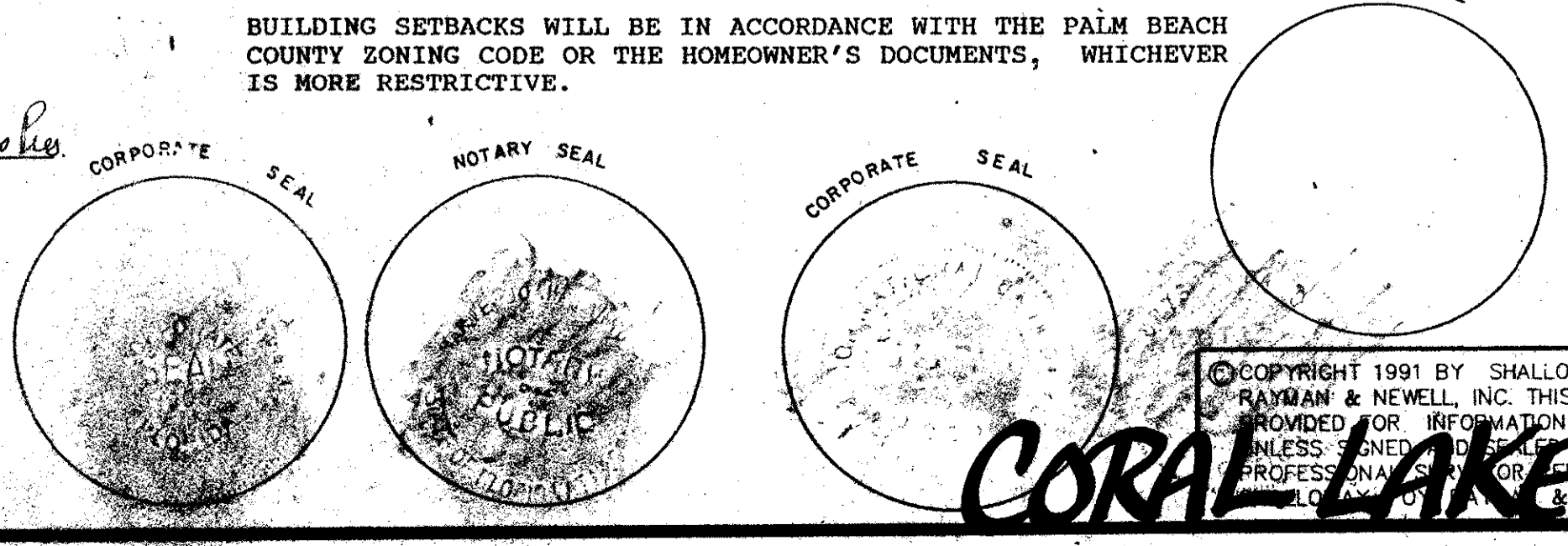
THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

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 INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

NOTE 4

BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE PALM BEACH COUNTY ZONING CODE OR THE HOMEOWNER'S DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.



CORAL LAKES I

THIS INSTRUMENT PREPARED BY
C. A. RAYMAN IN THE OFFICE OF: 06/170

Shalloway, Foy,
Rayman & Newell, Inc.
ENGINEERS - PLANNERS - SURVEYORS
1201 BELLEVUE ROAD, WEST PALM BEACH, FLORIDA 33405
TEL. (407) 855-1151 FAX (407) 852-8390

DATE: Dec 15-91
DRAWN: A.R. & C.A.R.
CHECKED: S. RAYMAN

JOB No. 91055

SUBDIVISION - CORAL LAKES I
BOOK 69 PAGE 170
FLOOD ZONE B
QUAD # 26
ZONING - AR
ZIP CODE 33437
SITE NAME - 8000
09/170

AR = 456