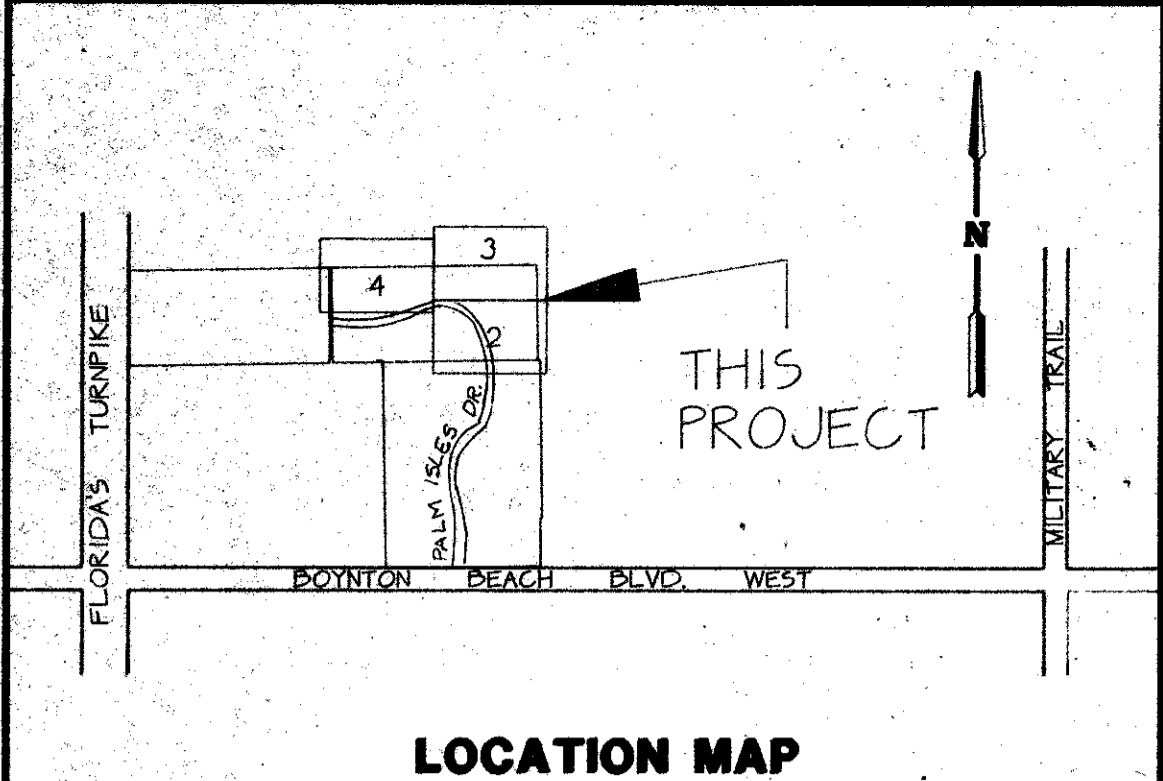


PALM ISLES II-A, A P.U.D.

A REPLAT OF A PORTION OF TRACT T OF PALM ISLES, A P.U.D.
AS RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 45 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS, SURVEYORS
1325 SOUTH CONGRESS AVENUE, SUITE 118, BOYNTON BEACH, FLORIDA 33426



SHEET 1 OF 4

337p
December
175
4
92
69
Milton J. Bauer
Juliana G. Platt

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP. A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM ISLES II-A, SITUATE IN TRACT T OF PALM ISLES, A P.U.D. RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 OF THE PALM BEACH COUNTY RECORDS IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 45 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT T:

THENCE ON A GRID BEARING OF S89°03'43"W ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 609.87 FEET TO THE SOUTHEAST CORNER OF PALM ISLES RECREATION PARCEL AS RECORDED IN PLAT BOOK 67 PAGES 182 AND 183 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

THENCE N00°56'17"W ALONG THE EASTERLY LINE OF SAID PLAT A DISTANCE OF 16.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST:

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY AND NORTHERLY LIMITS OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 113°57'35" AND A RADIUS OF 755.00 FEET FOR AN ARC DISTANCE OF 801.67 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE N115°21'31"W A DISTANCE OF 188.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N115°21'31"W.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°10'06" AND A RADIUS OF 375.00 FEET FOR AN ARC DISTANCE OF 413.5 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE N15°11'14"W ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE A DISTANCE OF 125.33 FEET.

THENCE N00°56'17"W A DISTANCE OF 16.00 FEET TO THE NORTH LINE OF SAID TRACT T:

THENCE N8°04'43"E ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 180.447 FEET TO THE NORTHEAST CORNER OF SAID TRACT T.

THENCE S00°56'17"E ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 1225.23 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 32.17 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- TRACT P-1 AS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, AND THE PERPETUAL MAINTENANCE AND MAINTENANCE OF UTILITIES, CABLE TV, AND DRAINAGE WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT F AS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES II CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS DRAINAGE AND UTILITY PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A THROUGH D ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP. UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS G AND H AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM ISLES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, 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.
- THE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENTS SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEMS AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT J, THE 25' OPEN SPACE AREA SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES II CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

D. THE "RECREATION TRACT" SHOWN HEREON IS HEREBY RESERVED UNTO ORIOLE HOMES CORP. ITS SUCCESSORS AND ASSIGNS, TO BE ESTABLISHED FOR RECREATION AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ORIOLE HOMES CORP. ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS SAID TRACT BECOMES THE MAINTENANCE RESPONSIBILITY OF AN APPROPRIATE CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ORIOLE HOMES CORP. A FLORIDA CORPORATION IN THE STATE OF FLORIDA HAS CAUSED THE 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 _____ DAY OF _____, 19____.

ATTEST: _____ BY: _____
ANTONIO NUNEZ - SENIOR VICE PRESIDENT MARK A. LEVY - PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

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 CORPORATION IN THE STATE OF FLORIDA 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 AND 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF _____

THE PALM ISLES MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 19____.

PALM ISLES MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION

BY: _____
MERLE D'ADDARIO - PRESIDENT

ATTEST: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ AND _____ WHO ARE PERSONALLY KNOWN TO ME _____ AND _____

AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND _____ OF PALM ISLES MASTER ASSOCIATION, INC. A 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF _____

THE PALM ISLES II CONDOMINIUM ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 19____.

PALM ISLES II CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION

BY: _____
MERLE D'ADDARIO - PRESIDENT

ATTEST: _____

SEAL SEAL SEAL
NOTARY PUBLIC NOTARY PUBLIC PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ AND _____ WHO ARE PERSONALLY KNOWN TO ME _____ AND _____

AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND _____ OF PALM ISLES II CONDOMINIUM ASSOCIATION, INC. A 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

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 HEREOF 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 AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED HEREON.

ALPHA TITLE COMPANY

DATE _____ BY: _____
EDWARD F. JOYCE - VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF _____

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 _____ AND RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS _____ DAY OF _____, 19____.
FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

SEAL SEAL SEAL
COUNTY ENGINEER CLERK OF THE CIRCUIT COURT BOARD OF COUNTY COMMISSIONERS SEAL NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT COPY 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 AND P.C.P.'S PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW 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.

JAMES E. PARK
REGISTERED SURVEYOR NO. 3915
STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE SOUTH LINE OF TRACT T OF PALM ISLES, A P.U.D. AS RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF N89°03'43"E.
- D.E. - DENOTES DRAINAGE EASEMENTS
P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) INSCRIBED #3915
P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.) INSCRIBED F-026
U.E. - DENOTES UTILITY EASEMENT
L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING OR 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTES.

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 - CHAIR

ATTEST: _____
MILTON T. BAUER BY: _____
DEPUTY CLERK

COUNTY ENGINEER

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

GEORGE T. WEBB, P.E. - COUNTY ENGINEER

0571-003 09/175

P.U.D. TABULAR DATA

PLAT DATA IIA (TOTAL NO. OF UNITS=110)	
OPEN SPACE	114 AC. INCLUDING 657 AC. OF PFL EASEMENT
RECREATION	13 AC.
LAKES	3.4 AC.
TOTAL AREA	321.7 AC.

PALM ISLES II-A

SUBDIVISION # PALM ISLES II-A
PAGE 175
FLOOD MAP # 185H
ZONING RS
QUAD # 5D
ZIP CODE 33437
OWNER NAME
2/15/92