

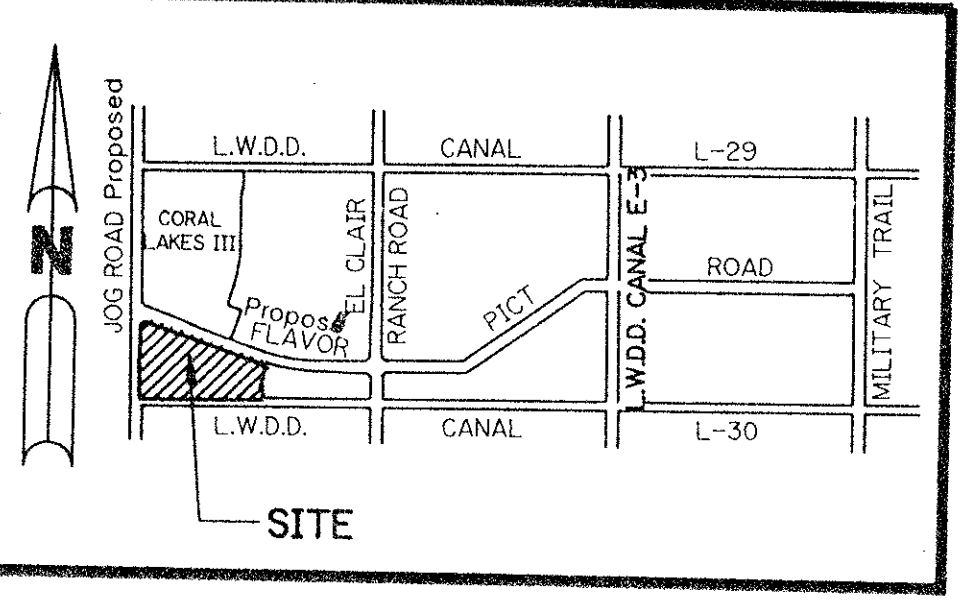
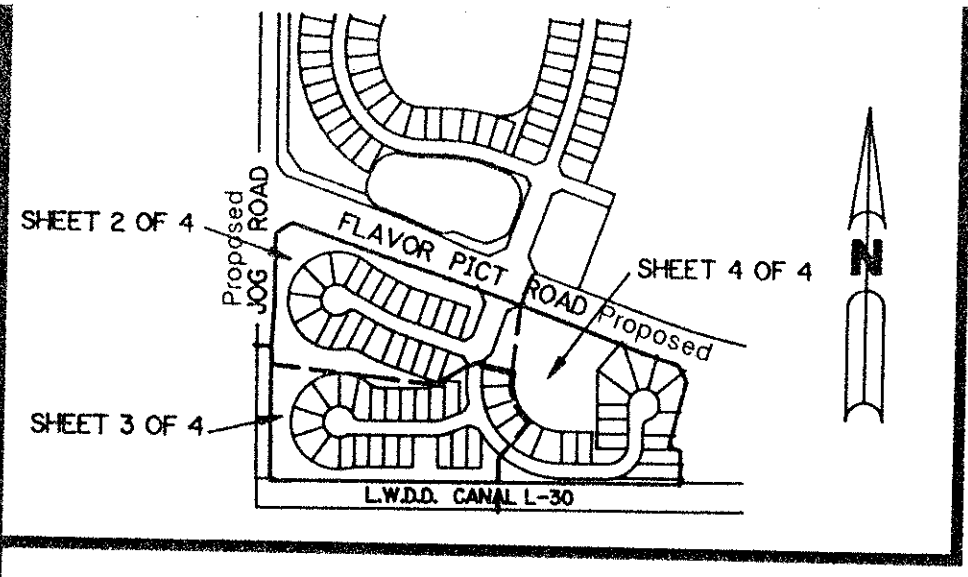
# PLAT OF CORAL LAKES II

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, 1993 SHEET 1 OF 4

THIS INSTRUMENT PREPARED BY  
RAFAEL FILIPPELLI P.L.S. 4901 STATE OF FLORIDA  
LAWSON, NOBLE AND ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

117

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 9:46 A.M.  
this 23 day of APRIL 1993  
and duly recorded in Plat Book No. 70  
on page 117-120  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



**DEDICATION:**  
KNOW ALL MEN THESE PRESENTS, THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS, PLAT OF CORAL LAKES II, BEING A REPLAT OF A PORTION OF TRACT "C" OF THE PLAT OF CORAL LAKES, AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "C" OF CORAL LAKES; THENCE NORTH 00°33'54" WEST ALONG THE WESTERLY LINE OF SAID TRACT "C" AND THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD OF SAID CORAL LAKES, A DISTANCE OF 457.91 FEET; THENCE NORTH 03°14'56" EAST, A DISTANCE OF 157.86 FEET; THENCE NORTH 00°33'54" WEST, A DISTANCE OF 222.87 FEET; THENCE NORTH 54°30'30" EAST, A DISTANCE OF 66.41 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD PER OFFICIAL RECORD BOOK 7104 PAGE 1890); THENCE SOUTH 70°25'05" EAST, A DISTANCE OF 328.62 FEET; THENCE SOUTH 71°47'35" EAST, A DISTANCE OF 250.06 FEET; THENCE SOUTH 70°25'05" EAST, A DISTANCE OF 677.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2346.83 FEET AND A CENTRAL ANGLE OF 03°28'01"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 142.01 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT "C" AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD OF SAID CORAL LAKES); THENCE SOUTH 29°54'12" EAST, A DISTANCE OF 62.50 FEET; THENCE SOUTH 14°04'42" WEST, A DISTANCE OF 232.24 FEET; THENCE SOUTH 75°55'18" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 118.76 FEET; THENCE SOUTH 89°34'55" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "C" OF CORAL LAKES AND THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-30 PER OFFICIAL RECORD BOOK 2324, PAGE 806, A DISTANCE OF 1391.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 20.62 ACRES MORE OR LESS.  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT A - TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE REGENCY COVE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B - TRACT B AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS 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 CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LAKE MAINTENANCE ACCESS EASEMENTS - THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- OPEN SPACE TRACTS - TRACT C THROUGH TRACT F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE REGENCY COVE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT - THE WATER MANAGEMENT TRACT SHOWN HEREON AS TRACT 7 IS HEREBY RESERVED FOR AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE WATER MANAGEMENT TRACT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE - WALL TRACT - TRACT G AND TRACT H AS SHOWN HEREON ARE HEREBY RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF THE PERIMETER WALLS, 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.
- BUFFER EASEMENT - AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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 BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22<sup>nd</sup> DAY OF DECEMBER, 1992.

ATTEST: *[Signature]* ANTONIO NUNEZ SENIOR VICE PRESIDENT  
ORIOLE HOMES CORP.  
BY: *[Signature]* MARK A. LEVY PRESIDENT

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA )  
                          SS )  
COUNTY OF PALM BEACH )

BEFORE ME, PERSONALLY APPEARED MARK A. LEVY AND ANTONIO NUNEZ, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP., 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 29<sup>th</sup> DAY OF December 1992.  
MY COMMISSION EXPIRES \_\_\_\_\_  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
(Seal)

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA )  
                          SS )  
COUNTY OF PALM BEACH )

BEFORE ME, PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President of THE REGENCY COVE ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 29<sup>th</sup> DAY OF December 1992.  
MY COMMISSION EXPIRES \_\_\_\_\_  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

BEFORE ME, PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President of CORAL LAKES ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 29<sup>th</sup> DAY OF December 1992.  
MY COMMISSION EXPIRES \_\_\_\_\_  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

**TITLE CERTIFICATION**  
STATE OF FLORIDA )  
                          SS )  
COUNTY OF PALM BEACH )

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 HEREON 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 THERE ARE NO MORTGAGES OF RECORD; AND 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.

DATE: February 22, 1993  
*[Signature]*  
EDWARD F. JOYCE, VICE PRESIDENT  
1690 SOUTH CONGRESS AVENUE  
DELRAY BEACH, FLORIDA 33445

**SURVEYOR'S CERTIFICATE:**  
STATE OF FLORIDA )  
                          SS )  
COUNTY OF PALM BEACH )

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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: January 26, 1993  
*[Signature]*  
RAFAEL FILIPPELLI  
PROFESSIONAL LAND SURVEYOR NO. 4901  
STATE OF FLORIDA

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA )  
                          SS )  
COUNTY OF PALM BEACH )

BEFORE ME, PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President of THE REGENCY COVE ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 29<sup>th</sup> DAY OF December 1992.  
MY COMMISSION EXPIRES \_\_\_\_\_  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA )  
                          SS )  
COUNTY OF PALM BEACH )

BEFORE ME, PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President of CORAL LAKES ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 29<sup>th</sup> DAY OF December 1992.  
MY COMMISSION EXPIRES \_\_\_\_\_  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

**BOARD OF COUNTY COMMISSIONERS**  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF APRIL 1993.

BY: *[Signature]* MARY MCCARTY CHAIR OF THE COUNTY COMMISSION  
*[Signature]* DEBBIE POWELL DEPUTY CLERK

**COUNTY ENGINEER**  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF APRIL 1993.

BY: *[Signature]* GEORGE T. WEBB, P.E. COUNTY ENGINEER

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°33'54" WEST, ALONG THE WEST LINE OF TRACT "C" ACCORDING TO THE PLAT OF CORAL LAKES, PLAT BOOK 67, PAGES 197 THROUGH 198.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE 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 OR ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
- 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 INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.

**SITE PLAN DATA - CORAL LAKES PHASE 1, FORMERLY VILLADELRAY (IVY BAY)**

ZONING PETITION NO.	N.P.N.-13
EXHIBIT NO.	108
TOTAL AREA	2062 ACRES
DENSITY	3.01 LOTS PER ACRE
NUMBER OF LOTS	62
OPEN SPACE TRACTS	4.28 ACRES
WATER MANAGEMENT TRACT	2.20 ACRES
OPEN SPACE - WALL TRACTS	1.42 ACRES
TRACT A	2.60 ACRES
TRACT B	0.55 ACRES

SUBDIVISION # PLAT OF CORAL LAKES II  
BOOK 70 PAGE 117  
FLOOD ZONE B  
ZONING RT  
ZIP CODE 33437  
SCALE 5/8" = 1'-0"  
DATE 3/11/93

TAR = 457

IMP. FEES  
PET. 6M-013  
ALLOC. #0001

0614-004  
CORAL LAKES II  
70/117 SHEET 1 OF 4