

CORAL LAKES MASTER RECREATION AREA A P.U.D.

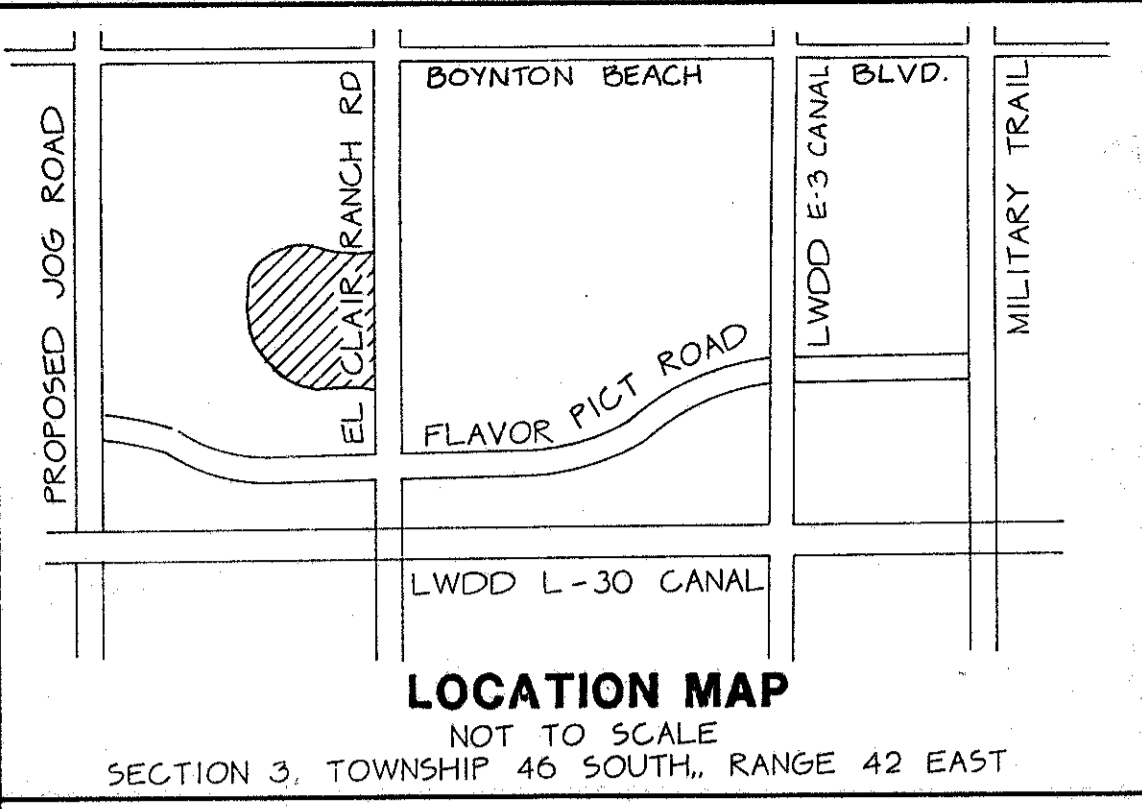
A REPLAT OF A PORTION OF TRACT A OF THE PLAT OF CORAL LAKES,
AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA
ALL IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 2:58 P.M.
this 8 day of DECEMBER 1994
and duly recorded in Plat Book No. 24
on page 16-17
EDDIE H. WILKEN, Clerk of Circuit Court
by Daniel A. Madson D.

SHEET 1 OF 2



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 CORAL LAKES MASTER RECREATION AREA, A P.U.D., SITUATE IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT OF CORAL LAKES, AS RECORDED IN PLAT BOOK 67, AT PAGES 197 THROUGH 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE ON AN ASSUMED BEARING OF 500°36'16"E ALONG THE EAST LINE OF THE SAID TRACT "A" A DISTANCE OF 864.83 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUE 500°36'16"E ALONG SAID EAST LINE A DISTANCE OF 592.73 FEET;
- THENCE 50°30'16"W ALONG SAID EAST LINE A DISTANCE OF 250.54 FEET;
- THENCE 500°36'16"E ALONG SAID EAST LINE A DISTANCE OF 14.18 FEET;
- THENCE N89°39'51"W A DISTANCE OF 286.70 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
- THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°00'54" AND A RADIUS OF 350.00 FEET FOR AN ARC DISTANCE OF 591.33 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;
- THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 274°24'3" AND A RADIUS OF 668.75 FEET FOR AN ARC DISTANCE OF 276.76 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE N33°33'50"E A DISTANCE OF 208.57 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 N52°48'09"W;
- THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°58'14" AND A RADIUS OF 648.75 FEET FOR AN ARC DISTANCE OF 30.25 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;
- THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 71°06'26" AND A RADIUS OF 185.00 FEET FOR AN ARC DISTANCE OF 204.78 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
- THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 265°25'2" AND A RADIUS OF 130.00 FEET FOR AN ARC DISTANCE OF 60.99 FEET TO A POINT OF TANGENCY;
- THENCE N89°23'42"E A DISTANCE OF 183.49 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 11.32 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE "RECREATION TRACT" SHOWN HEREON IS HEREBY RESERVED FOR "CORAL LAKES ASSOCIATION, INC." ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- 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.
- 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.

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 23RD DAY OF SEPT. 1994.
ATTEST: Antonio Nunez SENIOR VICE PRESIDENT
Mark Levy PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARK LEVY AND ANTONIO NUNEZ WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP. 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 23RD DAY OF SEPT. 1994.
MY COMMISSION EXPIRES 9-28-95
Marie Jean Yannotti NOTARY PUBLIC
Marie Jean Yannotti PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CORAL LAKES ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED AND SHOWN HEREON.
DATED THIS 21ST DAY OF SEPT. 1994.
ATTEST: Elliot Davis SECRETARY
Merle D'Addario PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO AND ELLIOT DAVIS WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CORAL LAKES ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT 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 21ST DAY OF SEPT. 1994.
MY COMMISSION EXPIRES Nov. 17, 1995

Jeannette Caldron NOTARY PUBLIC
Jeannette Caldron PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, ALPHA TITLE COMPANY, A TITLE INSURANCE COMPANY, AS 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 THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

ALPHA TITLE COMPANY
DATE September 19TH 1994
BY Edward F. Joyce EDWARD F. JOYCE - VICE PRESIDENT

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 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, 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.

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

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST BEING N00°36'16"W.
- D.E. - DENOTES DRAINAGE EASEMENTS
O - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
U.E. - DENOTES UTILITY EASEMENT
LWDD - DENOTES LAKE WORTH DRAINAGE DISTRICT
C - DENOTES CENTERLINE
R/W - DENOTES RIGHT-OF-WAY
O.R. - DENOTES OFFICIAL RECORDS
P.O.B. - DENOTES POINT OF BEGINNING
P.O.C. - DENOTES POINT OF COMMENCEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.

PET. 614-013
ALLOC. #0001
5/3/3/K

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF Dec 1994
BY Dorothy H. Wilken CHAIRMAN
ATTEST: Dorothy H. Wilken CLERK
Devin Cowart DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF Dec 1994
George Wedd COUNTY ENGINEER

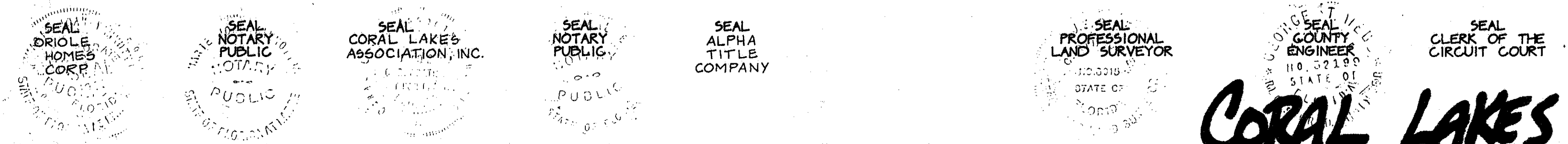
CORAL LAKES RECREATION FACILITY PAR. 5 Villa Del Rey PUD

0614-010

74/16

CORAL LAKES MASTER RECREATION AREA

SUBDIVISION: CORAL LAKES MASTER RECREATION
BOOK: 67
PAGE: 197
FLG: 16
QUAD: 36
SE: AR
RUD NAME: CORAL LAKES
FILE NO: 30437



TAZ-456