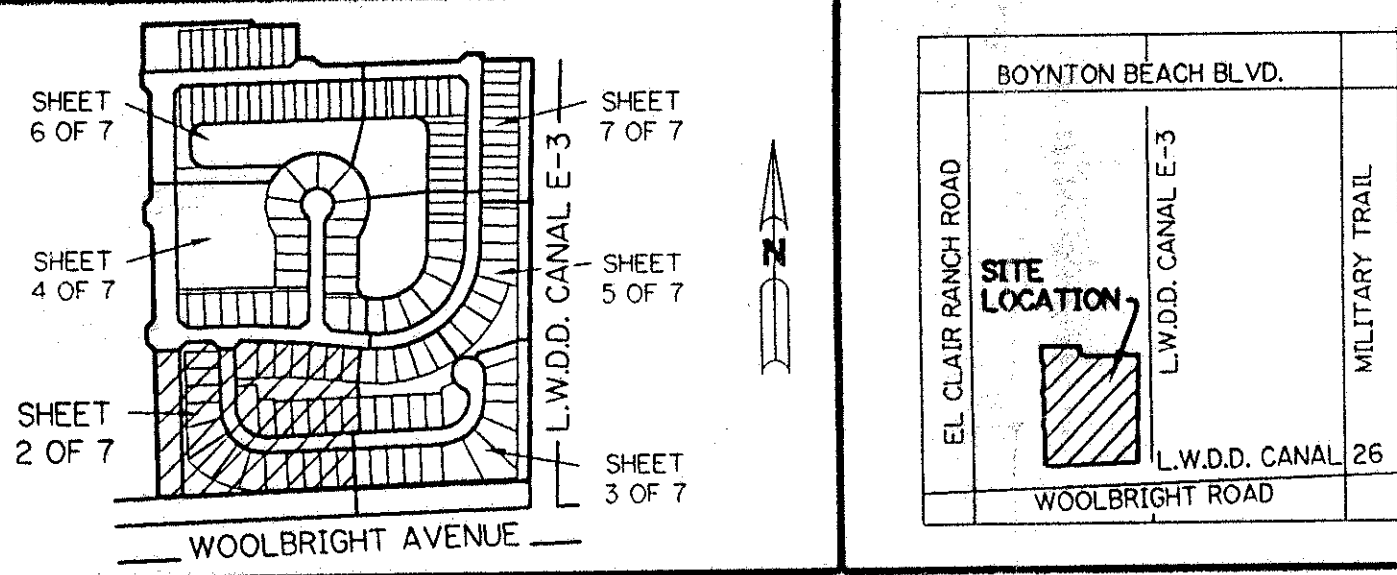


0627-001



A PLANNED UNIT DEVELOPMENT

**MAJESTIC ISLES - PLAT ONE**

BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 35, 36, 37, 52, 53, AND 54 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ACCORDING TO THE PLAT OF THE SUBDIVISION OF SECTION 26-45S-42E, AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 7 APRIL, 1994

**86**



COUNTY OF PALM BEACH )  
 STATE OF FLORIDA ) ss  
 This Plat was filed for record at 12:32 P.M.  
 on the 24th day of February 1994  
 and duly recorded in Plat Book No. 74  
 on page 86-92  
 DOROTHY H. WILKEN, Clerk of Circuit Court  
 by Cheryl A. Stoddy

**PET 88-1398**  
**NO SCHOOLS**  
**RESTRICTIVE**  
**COVENANT**  
**5/3/83/K**

APPROVED FOR RECORD THIS 21 DAY OF Feb 1994  
 BY: *[Signature]*  
 KIM L. FOSTER  
 CHAIRMAN OF COUNTY COMMISSION

COUNTY APPROVALS  
 BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA

ATTEST:  
 DOROTHY H. WILKEN, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Feb 1994

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

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 88°04'40" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY; UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY; ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY; AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

**SITE PLAN DATA**

ZONING PETITION NO (FORMALLY CAMBRIDGE PARK P.U.D.)	88-139(A)
TOTAL AREA	40.88 ACRES
DENSITY	3.47 LOTS/ACRE
NUMBER OF LOTS	142
OPEN SPACE TRACTS	4.53 ACRES
RECREATION TRACT	2.70 ACRES

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

MAJESTIC ISLES ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15 DAY OF July 1994.

MAJESTIC ISLES ASSOCIATION, INC.  
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]*  
 CHARLEY ANDERSON

BY: *[Signature]*  
 MERLE D'ADDARIO, PRESIDENT

WITNESS: *[Signature]*  
 CHARLES SMITH

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAJESTIC ISLES ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 15 DAY OF July 1994.

Feb 6, 1994  
 MY COMMISSION EXPIRES:

*[Signature]*  
 NOTARY PUBLIC

**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 AT CAMBRIDGE, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ALPHA TITLE COMPANY

DATE: January 24, 1995

*[Signature]*  
 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.P.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 1-23-95

*[Signature]*  
 PERRY C. WHITE  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4213  
 STATE OF FLORIDA

8. TRACT "LT1" AND "LT2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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. THERE SHALL BE NO CONSTRUCTION, INCLUDING LANDSCAPING WITHIN LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS.

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.

10. 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.

11. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

12. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

13. OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO 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.

IN WITNESS WHEREOF, ORIOLE HOMES AT CAMBRIDGE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF July 1994.

ORIOLE HOMES AT CAMBRIDGE, INC.  
 A FLORIDA CORPORATION

WITNESS: *[Signature]*  
 CHARLEY ANDERSON

BY: *[Signature]*  
 A. WENZEL

WITNESS: *[Signature]*  
 CHARLES SMITH

ITS: *[Signature]*  
 SR. V.P.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED A. WENZEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF ORIOLE HOMES AT CAMBRIDGE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 15 DAY OF July 1994.

Feb 6, 1994  
 MY COMMISSION EXPIRES:

*[Signature]*  
 NOTARY PUBLIC - STATE OF FLORIDA

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT ORIOLE HOMES AT CAMBRIDGE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS MAJESTIC ISLES-PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 35, 36, 37, 52, 53, AND 54 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ACCORDING TO THE PLAT OF THE SUBDIVISION OF SECTION 26-45S-42E, AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°04'40" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1270.88 FEET; THENCE NORTH 01°52'20" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'07" WEST, A DISTANCE OF 471.28 FEET; THENCE NORTH 45°35'07" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°35'07" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 44°24'53" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°35'07" WEST, A DISTANCE OF 295.39 FEET; THENCE NORTH 45°35'07" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°35'07" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 44°24'53" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°35'07" WEST, A DISTANCE OF 339.43 FEET; THENCE 45°50'47" WEST, A DISTANCE OF 35.52 FEET; THENCE 00°35'07" WEST, A DISTANCE OF 50.01 FEET; THENCE NORTH 44°09'13" EAST, A DISTANCE OF 6.78 FEET; THENCE NORTH 00°35'07" WEST, A DISTANCE OF 145.23 FEET; THENCE NORTH 88°53'33" EAST, A DISTANCE OF 356.68 FEET; THENCE SOUTH 00°16'37" EAST, A DISTANCE OF 14.54 FEET; THENCE NORTH 89°43'23" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°16'37" EAST, A DISTANCE OF 108.66 FEET; THENCE NORTH 89°03'44" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 45°41'32" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 88°53'33" EAST, A DISTANCE OF 455.84 FEET; THENCE NORTH 44°55'44" EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 89°02'05" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°57'55" WEST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 89°02'05" EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 00°57'55" WEST ALONG THE EAST LINE OF SAID TRACTS 37 THROUGH 39, A DISTANCE OF 1361.14 FEET; THENCE SOUTH 88°04'40" WEST ALONG THE SOUTH LINE OF SAID TRACTS 33 AND ITS WESTERLY EXTENSION, A DISTANCE OF 1219.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.88 ACRES MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MAJESTIC ISLES 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.
- TRACTS "B" THROUGH "K", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "L1" AS SHOWN HEREON, IS HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "R" AS SHOWN HEREON, IS HEREBY RESERVED FOR MAJESTIC ISLES 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.
- TRACT "M" IS HEREBY RESERVED TO ORIOLE HOMES AT CAMBRIDGE, INC. FOR ALL PROPER PURPOSES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ORIOLE HOMES AT CAMBRIDGE, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE TRACT BECOMES THE MAINTENANCE RESPONSIBILITY OF AN APPROPRIATE CONDOMINIUM AND/OR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 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 MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TAB-448

SUBDIVISION **Majestic Isles**  
 BOOK 74 PAGE 86 FLOOD MAP # 1908  
 FLOOD ZONE B ZONING RS  
 QUAD # 35 ZIP CODE 33437  
 SE 88-154  
 PUD NAME SAME  
 26/45/42

0627-001

74/86

THIS INSTRUMENT PREPARED BY  
 PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA  
 LAWSON, NOBLE AND ASSOCIATES, INC.  
 ENGINEERS PLANNERS SURVEYORS  
 WEST PALM BEACH, FLORIDA

**MAJESTIC ISLES-PLAT ONE**

SHEET 1 OF 7