

A PLANNED UNIT DEVELOPMENT

# MAJESTIC ISLES - PLAT THREE

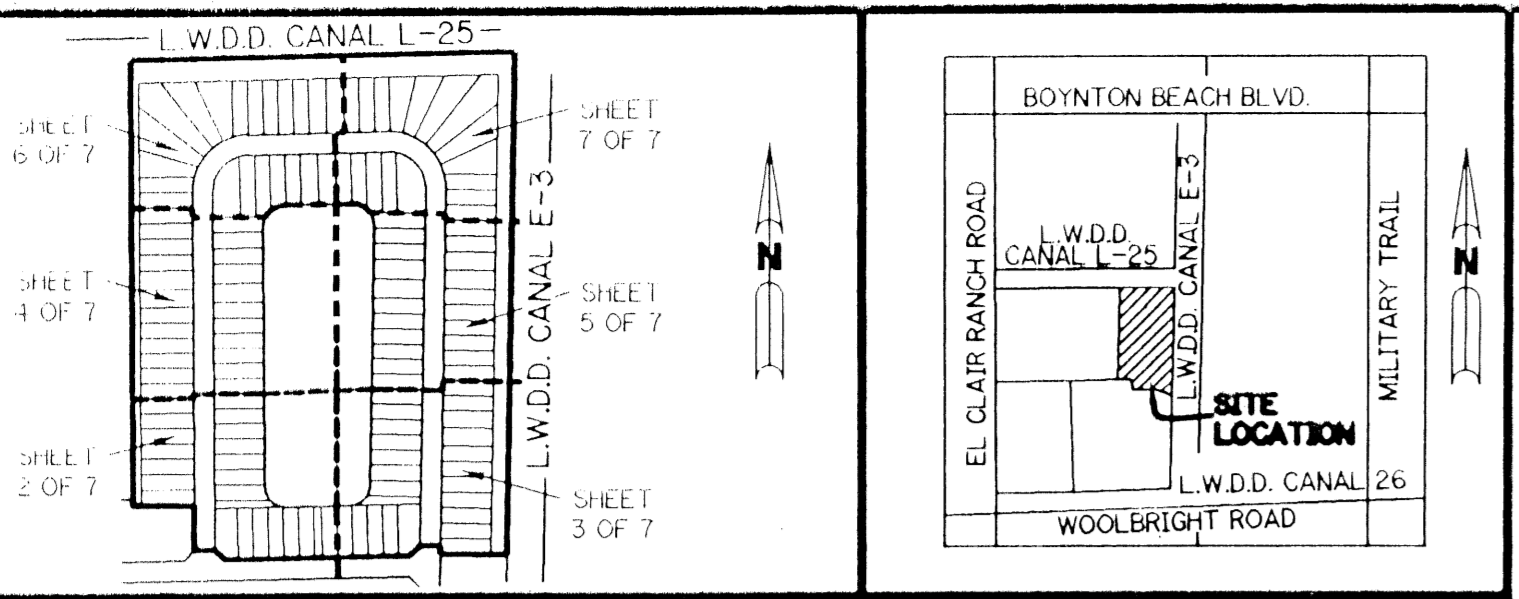
BEING A REPLAT OF A PORTION OF TRACTS 37, 38, 39, AND 40 ACCORDING TO THE PLAT OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 7 JANUARY, 1996



COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at ) 2:26 p.m.  
this 3 day of November ) 1996  
and duly recorded in Plat Book No. 6 )  
on page 65-71 )  
BOB WILBUR, Wilbur, Clerk of Circuit Court

PET. 88-13  
NO SCHOOLS COVENANT  
5/31/96



KEY MAP N.T.S.

LOCATION MAP SEC. 26, TWP. 45S, RGE. 42E

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ORIOLE HOMES, CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 37, 38, 39, AND 40 ACCORDING TO THE PLAT OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MAJESTIC ISLES PLAT-THREE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION

BEING A PORTION OF TRACTS 37, 38, 39 AND 40 OF THE SUBDIVISION OF SECTION 26, IN TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF MAJESTIC ISLES - PLAT ONE AS RECORDED IN PLAT BOOK 74, PAGES 86 THROUGH 92 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID MAJESTIC ISLES - PLAT ONE THROUGH THE FOLLOWING COURSES, NORTH 89°02'05" WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 00°57'55" EAST, A DISTANCE OF 20.03 FEET; THENCE NORTH 89°02'05" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 44°55'44" WEST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 88°53'33" WEST, A DISTANCE OF 455.84 FEET; THENCE NORTH 45°41'32" WEST, A DISTANCE OF 35.61 FEET; THENCE SOUTH 88°03'44" WEST, A DISTANCE OF 50.02 FEET; THENCE NORTH 00°16'37" WEST, A DISTANCE OF 108.66 FEET; THENCE SOUTH 89°43'23" WEST, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF THE WEST 1600.00 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, THENCE NORTH 00°16'37" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1048.65 FEET TO A POINT 35.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 40; THENCE NORTH 88°53'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 946.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT 40 THENCE SOUTH 00°57'55" WEST, ALONG THE EAST LINE OF SAID TRACTS 37 THROUGH 40, A DISTANCE OF 1188.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.84 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 "E", 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 "L3" 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 "W1" AS SHOWN HEREON, IS HEREBY RESERVED FOR A PRESERVE AREA FOR THE MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 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.
- 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.
- TRACT "L11" AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 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.
- 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.

- 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 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.

IN WITNESS WHEREOF, ORIOLE HOMES, CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF JAN 1996.

WITNESSES: Mark Levy BY: Mark Levy  
ORIOLE HOMES, CORPORATION A FLORIDA CORPORATION MARK LEVY  
WITNESSES: Condy Hill ITS: PRESIDENT  
CANDY ANDERSON

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MARK LEVY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ORIOLE HOMES, CORPORATION, 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 2<sup>nd</sup> DAY OF January, 1996.  
9-26-99  
MY COMMISSION EXPIRES:  
Maria Jean Ganetti  
NOTARY PUBLIC - STATE OF FLORIDA  
MARIE JEAN YANOWSKI

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 2<sup>nd</sup> DAY OF JAN 1996.

WITNESSES: Condy Hill BY: Merle D'Addario  
CANDY ANDERSON MERLE D'ADDARIO, PRESIDENT  
WITNESSES: Condy Hill  
CANDY ANDERSON

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAJESTIC ISLES ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND 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 2<sup>nd</sup> DAY OF January, 1996.  
9-28-99  
MY COMMISSION EXPIRES:  
Maria Jean Ganetti  
NOTARY PUBLIC  
MARIE JEAN YANOWSKI

### MORTGAGEE'S CONSENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) ss  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7800 AT PAGE 1590 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4<sup>th</sup> DAY OF January, 1996.

OHIO SAVINGS BANK  
WITNESSES: Robert Luginbuhl BY: Robert Luginbuhl  
STATE OF OHIO ROBERT LUGINBUHL  
COUNTY OF CUYAHOGA VICE PRESIDENT  
WITNESSES: Sean P. McLaughlin  
Sean P. McLaughlin

### ACKNOWLEDGMENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME PERSONALLY APPEARED ROBERT LUGINBUHL WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A 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 4<sup>th</sup> DAY OF January, 1996.  
June 24, 1998  
MY COMMISSION EXPIRES:  
Sean P. McLaughlin  
NOTARY PUBLIC - STATE OF OHIO  
Ohio

### 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, CORPORATION, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; 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: August 25<sup>th</sup> 1997  
BY: Edward F. Jo  
EDWARD F. JO  
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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES 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: 8-26-97  
Wilbur F. Divine  
WILBUR F. DIVINE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190  
STATE OF FLORIDA

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2)(F.S.), THIS 3<sup>rd</sup> DAY OF November, 1996.  
BY: George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

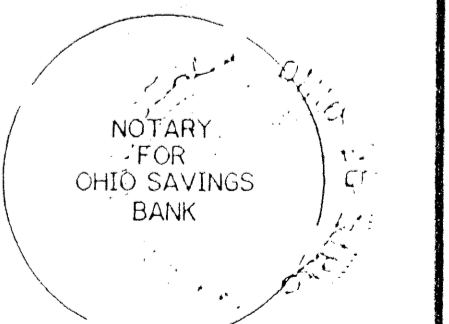
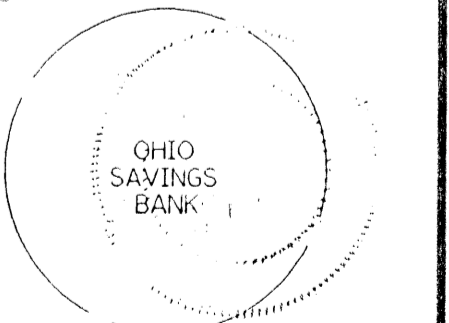
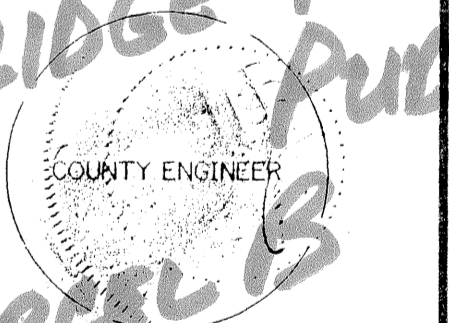
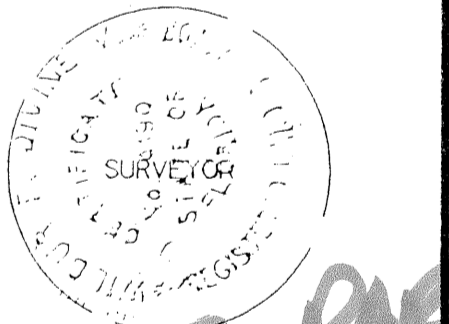
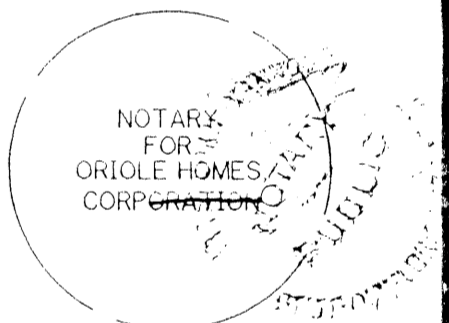
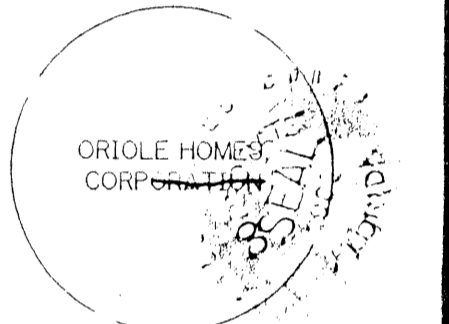
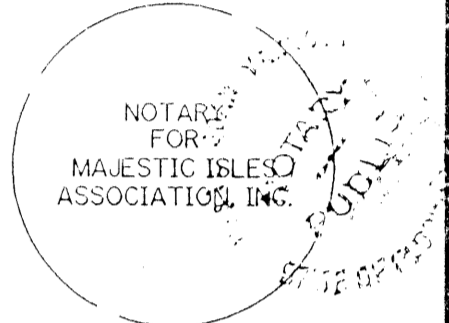
### SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00°57'55" EAST ALONG THE EAST 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.
- COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.00003235  
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)  
BEARING ROTATION (PLAT TO GRID) = +00°00'24"  
EXAMPLE: N 00°16'37" W (PLAT BEARING) = N 00°16'13" W (GRID BEARING)

### SITE PLAN DATA

ZONING PETITION NO ("AKA" CAMBRIDGE PARK P.U.D.).....88-139(B)  
TOTAL AREA.....24.84 ACRES  
DENSITY.....5.07 LOT/ACRE  
NUMBER OF LOTS.....126  
OPEN SPACE TRACTS.....2.22 ACRES

CAMBRIDGE PARK P.U.D.  
PARCEL B



0627-003