

LOCATION MAP N.T.S.

DESCRIPTION & DEDICATION

Know all men by these presents that ORIOLE HOMES CORP., a Florida corporation, owner of the land shown hereon, being in Sections 15 & 16, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as HUNTINGTON LAKES SECTION ONE, being a replat of portions of Tracts B & C PLAT No 1 VILLAGES of ORIOLE (P.B. 30, PAGES 38, 39 & 40) SECTIONS 15 & 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, more particularly described as follows:

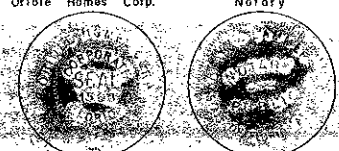
BEGIN at the Southeast corner of Tract "C" of said Plat No 1 VILLAGES of ORIOLE, said point also being on the West boundary of Tract "H" of said Plat No 1 VILLAGES of ORIOLE; thence North 89°07'00" West, 91.49 feet; thence northwesterly along the arc of a tangent curve, being concave to the Northeast, having a radius of 300.00 feet, a delta of 37°14'25", an arc distance of 194.99 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Southwest, having a radius of 220.00 feet, a delta of 40°07'25", an arc distance of 154.06 feet; thence tangent to said curve, South 88°00'00" West, 385.33 feet (the last four (4) courses described being coincident with the south line of the Canal and Maintenance Easement as shown on the Easement Deed, recorded in Official Record Book 3008, Pages 1175 thru 1180 inclusive, of the Public Records of Palm Beach County, Florida); thence North 52°34'53" West, 125.98 Feet; thence North 00°29'49" West, 642.28 feet; thence North 44°30'11" East, 80.97 feet; thence North 00°29'49" West, 40.00 feet; to a point on an arc of a radiantly tangent curve; thence easterly, northerly and westerly along the arc of said curve, being concave to the West, having a radius of 50.00 feet, a delta of 180°00'00", an arc distance of 157.08 feet; thence North 00°29'49" West along a radiantly extended line, 360.83 feet to a point on a line parallel with and 93.00 feet South of the North line of said Tract "B"; thence South 59°29'04" East along said line, 849.84 feet; thence South 44°18'02" East, 35.47 feet to a point on the West line of said Tract "H"; thence South 00°53'00" West along said line, 1343.22 feet to the Point of Beginning.

Said lands lying in Palm Beach County, Florida, has caused the same to be surveyed and platted, as shown hereon and do hereby dedicate as follows:

- The areas indicated as limited access easements as shown are dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- Parcel A, as shown hereon, is hereby declared to be "Reserved Land" and "Waterways" (but not Canal) as such terms are defined in the Declaration of Protective Covenants and Restrictions for Villages of Oriole recorded in Official Records Book 2390 at Page 898 of the Public Record of Palm Beach County, Florida, and shall be conveyed to Oriole Villages Center, Inc., a Florida corporation, not-for-profit, in accordance with said Declaration of Protective Covenants and Restrictions for Villages of Oriole.
- Tract R-1, as shown hereon, is hereby declared to be "Residential Property" and "Drives" as such terms are defined in the Village Covenants Agreement for Huntington Lakes, recorded under Clerk's File No. 79-222011 of the Public Records of Palm Beach County, Florida, and shall be maintained by and conveyed to the Huntington Lakes Section One Association, Inc., a Florida corporation, not-for-profit, in accordance with said Village Covenants Agreement.
- The water easements, sanitary sewer easements, drainage easements and utility easements as indicated hereon are hereby dedicated to the perpetual use of the public for the purposes indicated.

In witness whereof the said corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal affixed hereto by and with authority of its board of directors, this 18th day of April, A.D. 1979.

Attest: [Signature] Oriole Homes Corp.
A. NUNEZ Assistant Secretary
R.D. LEVY President



HUNTINGTON LAKES SECTION ONE

A PART OF A P.U.D. BEING A REPLAT OF A PORTION OF TRACTS B & C PLAT No. 1 VILLAGES OF ORIOLE (P.B. 30, PAGES 38, 39 & 40) SECTIONS 15 & 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

PREPARED BY BROOME AND FARINA, INC. ENGINEERS - PLANNERS - SURVEYORS CORAL SPRINGS, FLORIDA By: K.M. KIRK, P.L.S. 2824

OWNERS ACKNOWLEDGEMENT

STATE of FLORIDA COUNTY of BROWARD } S.S. Before me personally appeared R.D. Levy and A. Nunez to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and attested to by the Assistant Secretary of the above named ORIOLE HOMES CORP. a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Assistant Secretary, respectively, 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 18th day of April, A.D. 1979

My Commission Expires February 10, 1981

[Signature] Notary Public

DEDICATION (CONTINUED)

5. The Water Management Tract shown hereon shall be conveyed in accordance with the Village Covenants Agreement and is the perpetual maintenance responsibility of Huntington Lakes, Inc., a Florida corporation not-for-profit, pursuant to such Village Covenants Agreement.

Inter-Office Communication PALM BEACH COUNTY

TO Ms. Carolyn Scheffler Zoning Department DATE March 31, 1980
FROM Mr. Jack Gleason, Project Coordinator FILE Land Development Division
RE HUNTINGTON LAKES, SECTION ONE (VILLAGES OF ORIOLE, P.U.D.) Det. 686 38/194-195 15/46/92

Please be advised that paving and drainage construction plans including parking area drainage for the above subdivision were approved on August 24, 1979.

JLG:mac

SURVEY NOTES

- Water management tract shall include a twenty (20') foot wide maintenance easement.
- P.R.M. indicates Permanent Reference Monuments.
- P.C.P. indicates Permanent Control Points.
- Boundaries shown hereon are relative to assumed datum of Plat No. 1 VILLAGES OF ORIOLE, P.B. 30, Pages 38, 39 & 40.
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or other structures shall be placed on any Utility Easement.
- No buildings, trees or shrubs shall be placed on any Drainage Easement.
- U.E. denotes Utility Easement.
- D.E. denotes Drainage Easement.
- All lot lines are radial unless denoted otherwise.

TITLE CERTIFICATE

STATE of FLORIDA COUNTY of PALM BEACH } S.S. We, Alpha Title Company, Inc., a title insurance company duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested in ORIOLE HOMES CORP. that the current taxes have been paid; and that we find the property is not encumbered by mortgages.

Date: 11-15-79

[Signature] Alpha Title Company, Inc. Harold J. Etkin, Vice President

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 18th day of DECEMBER, A.D. 1979

[Signature] Chairman, Palm Beach County Board of County Commissioners

COUNTY ENGINEER

This plat is hereby approved for record this 18th day of DECEMBER, A.D. 1979

[Signature] Palm Beach County Engineer

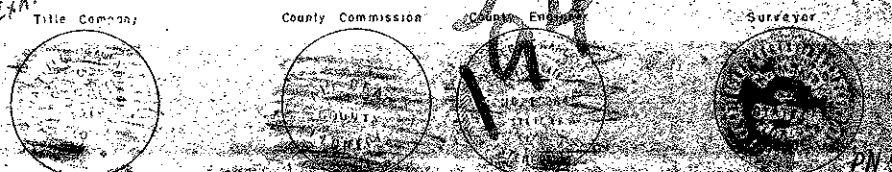
ATTEST: [Signature] Clerk BOARD OF COUNTY COMMISSIONERS

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, and that the 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.

Date: April 20, 1979

BROOME & FARINA, INC. Engineers - Planners - Surveyors
K.M. Kirk Professional Land Surveyor Florida Registration No. 2824



STATE of FLORIDA COUNTY of PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 4:12 PM ON THE 22nd DAY OF DECEMBER 1979 AND DULY RECORDED IN PLAT BOOK 32 PAGE 194 & 195 JOHN B. DUNNIE CLERK OF CIRCUIT COURT BY [Signature]

SHEET 1 OF 2 SHEETS

RH/PUD
7.2.70
7.5.27 none per Co. Eng.
Simp. 8
app. site plan Village 2 divide Village G. 2th. 69 app. 3/13/79

38
194
0326-309