

# HUNTINGTON TOWERS

SHEET 1 OF 2 SHEETS

148

A PORTION OF A P.U.D.  
**BEING A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,  
 AND BEING A REPLAT OF A PORTION OF TRACT "A", PLAT No. 1, VILLAGES OF ORIOLE, A P.U.D., P.B. 30, PG. 38-40 AND A  
 REPLAT OF PARCEL C-2, VILLAGES OF ORIOLE SHOPS, P.B. 35, PG. 9 & 10, PALM BEACH COUNTY RECORDS.**

PREPARED BY:  
**CRAIG A. SMITH & ASSOCIATES**  
 CONSULTING ENGINEERS & SURVEYORS  
 1000 WEST McNAB ROAD  
 POMPANO BEACH, FLORIDA 33069  
 BY: FREDERICK E. CONROD III, P.L.S. #2816  
 SEPTEMBER 1987

STATE OF FLORIDA S.S.  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD AT 11:45 AM, THIS 30  
 DAY OF MAY, 1988, A.D.,  
 AND DULY RECORDED IN PLAT BOOK  
 NO. 59 ON PAGES 142  
 AND 143  
 JOHN B. DUNKLE, CLERK  
 By: *John B. Dunkle*, D.C.



## TITLE CERTIFICATE

STATE OF FLORIDA )  
 ) S.S.  
 COUNTY OF BROWARD )

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 hereon 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 free of encumbrances.

ALPHA TITLE COMPANY, INC.

Date: FEBRUARY 19, 1988

By: *Edward F. Joyce*  
 EDWARD F. JOYCE, VICE PRESIDENT

## APPROVAL-PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 17th day of MAY, A.D., 1988.

Attest: JOHN B. DUNKLE, CLERK

By: *Carol A. Roberts*  
 CAROL A. ROBERTS, CHAIR

By: *Rud A. Compton*  
 Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record this 17th day of MAY, A.D., 1988.

By: *Herbert Kahlert, PE*  
 HERBERT KAHLERT, P.E.  
 Palm Beach County Engineer

## 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 said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, Ordinance of Palm Beach County, Florida and Minimum Technical Standards Chapter 21 HH-6, Florida Administrative Code.

Date: JANUARY 15, 1988

By: *Fredrick E. Conrod III*  
 FREDERICK E. CONROD III  
 Professional Land Surveyor  
 Florida Registration No. *0326-001*

## DESCRIPTION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Oriole Homes Corp., a Florida Corporation, as owner of the land shown hereon as HUNTINGTON TOWERS, being in Section 16, Township 46 South, Range 42 East, Palm Beach County, Florida, and being a replat of a portion of Tract A, PLAT I, VILLAGES OF ORIOLE, as recorded in Plat Book 30, Page 38 - 40, and all of Parcel C-2, VILLAGES OF ORIOLE SHOPS, as recorded in Plat Book 35, Page 9 and 10, both in the Public Records of Palm Beach County, Florida more particularly described as follows:

COMMENCING at the Southeast corner of said Section 16;

THENCE South 90° 00' 00" West, along the South line of the Southeast one-quarter (SE 1/4) of said Section 16, a distance of 1303.68 feet;

THENCE North 01° 15' 47" East, 851.46 feet to the POINT OF BEGINNING at the Southwest corner of Parcel G-3, RECREATION PLAT OF VILLAGES OF ORIOLE, as recorded in Plat Book 31, Page 168 and 169, and being on the Northerly right-of-way line of South Oriole Boulevard being shown as Parcel R-1 of said VILLAGES OF ORIOLE SHOPS, and shown as Parcel R-1, PLAT NO. 1, ORIOLE BOULEVARD, recorded in Plat Book 37, Page 37 and 38, all in the Public Records of Palm Beach County;

THENCE along said Northerly right-of-way line, the following two (2) courses and distances:

1. North 89° 40' 59" West, 238.46 feet to the beginning of a tangent curve concave to the Northeast;
2. In a Northwesterly direction along said curve, having a radius of 690.00, a delta of 78° 54' 25", an arc distance of 950.26 feet to a point from which a radial line bears North 79° 13' 26" East, and being a Southwest corner of said Parcel G-3;

THENCE South 83° 54' 39" East, along a Southerly line of said Parcel G-3, a distance of 927.93 feet;

THENCE South 01° 15' 47" West, along a Westerly line of said Parcel G-3, a distance of 463.98 feet to the POINT OF BEGINNING;

Said lands lying in Palm Beach County, Florida and containing 8.613 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone gas or other public utility.
2. 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.
3. Tract P-1 as shown hereon is hereby reserved unto Oriole Homes Corp. to be established as common element or association property for HUNTINGTON TOWERS ASSOCIATION, INC. pursuant to Florida Statute 718 for ingress, egress, utility, drainage and other proper purposes and shall be the maintenance responsibility of Oriole Homes Corp. until such time as such Tract becomes the maintenance responsibility of HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.
4. Tracts B-1 and B-5 are hereby reserved unto Oriole Homes Corp. for residential housing and other proper purposes and shall be the maintenance obligation of Oriole Homes Corp. until such time as such Tracts become the maintenance responsibility of HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.
5. Tract R-1 is hereby reserved unto Oriole Homes Corp. to be established as common element or association property for HUNTINGTON TOWERS ASSOCIATION, INC. pursuant to Florida Statute 718 for private road purposes and shall be the maintenance responsibility of Oriole Homes Corp. until such time as said Tracts become the maintenance responsibility of HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County.
6. Drainage easements are hereby dedicated to HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns, for construction and maintenance of the drainage facilities, without recourse to Palm Beach County. Drainage facilities are dedicated to and shall be the perpetual maintenance obligation of HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County.
7. Recreation Parcel 1 is hereby reserved unto Oriole Homes Corp. to be established as common element or association property for HUNTINGTON TOWERS ASSOCIATION, INC. pursuant to Florida Statute 718 for recreational purposes and shall be the maintenance responsibility of Oriole Homes Corp. until such time as said Parcel becomes the maintenance responsibility of HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.
8. Tract B-2 is hereby reserved unto Oriole Homes Corp. to be established as common element or association property for HUNTINGTON TOWERS ASSOCIATION, INC. pursuant to Florida Statute 718 for open space purposes and shall be the maintenance responsibility of Oriole Homes Corp. until such time as said Tract becomes the maintenance responsibility of HUNTINGTON TOWERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.

In witness whereof the said corporation has caused these presents to be signed by its president and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with authority of its Board of Directors, this 1st day of Dec. A.D. 1987.

BY: A. NUNEZ, ASSISTANT SECRETARY

BY: *Mark A. Levy*  
 MARK A. LEVY, PRESIDENT  
 ORIOLE HOMES CORP., a Florida Corporation.

## OWNERS ACKNOWLEDGEMENT

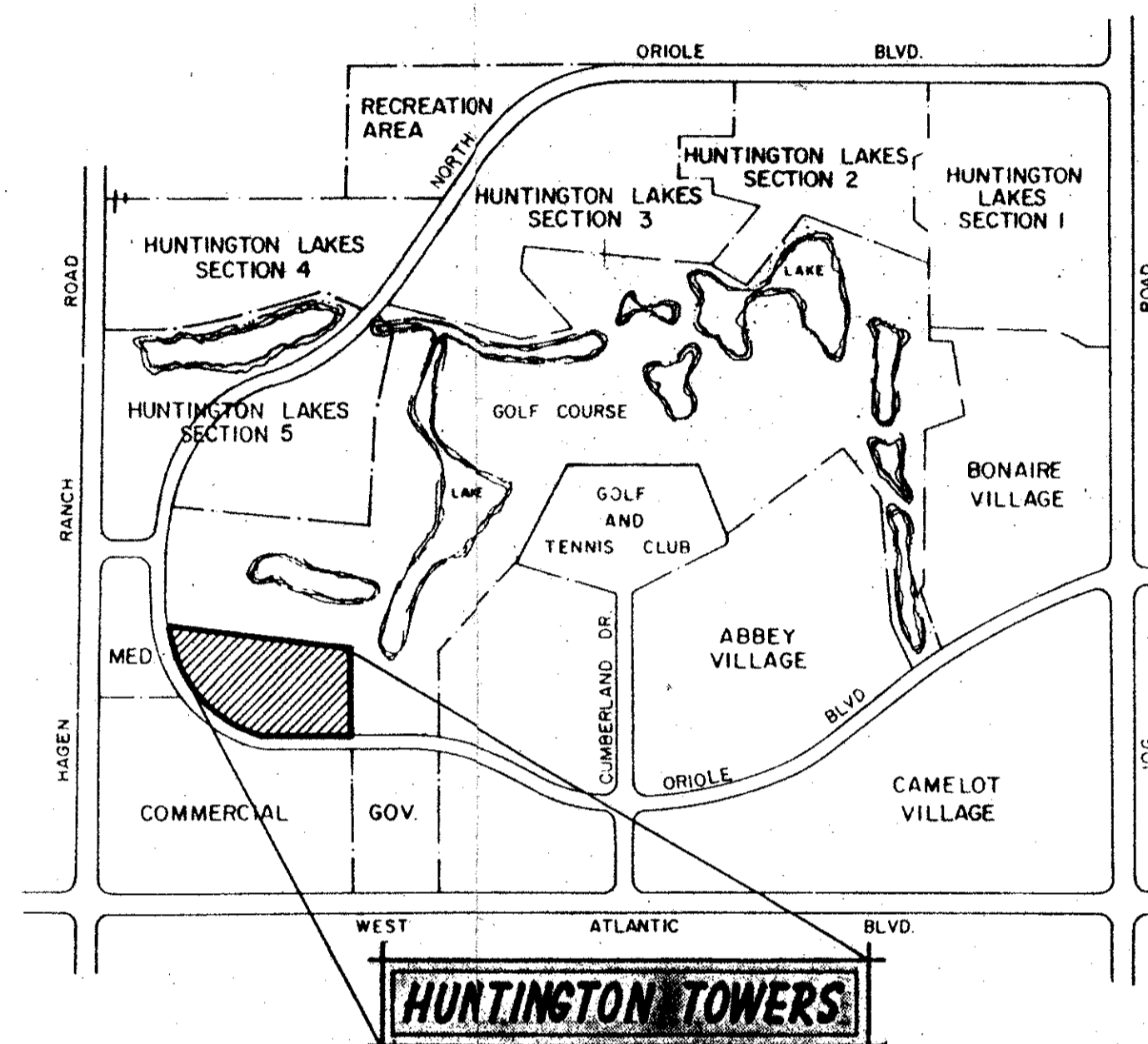
STATE OF FLORIDA )  
 ) S.S.  
 COUNTY OF BROWARD )

Before me personally appeared MARK A. 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 1st day of December, A.D., 1987.

Sept. 1, 1990  
 My Commission Expires

*Dorothy E. Vaught*  
 Notary Public



SECTION 16 - TOWNSHIP 46 - RANGE 42E  
 LOCATION MAP

## P.U.D. DATA

LOT AREA (TRACTS B-1, B-2 & B-3) 4.054 ACRES -  
 STREET R/W AREA (TRACT R-1) 0.553 ACRES  
 GROSS AREA 8.613 ACRES  
 TOTAL NO. OF UNITS 168  
 UNIT DESIGNATION MULTI-FAMILY CONDOMINIUM  
 DENSITY 19.51 UNITS/ACRES

NOTICE  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

## SEAL BLOCK

ORIOLE HOMES CORP.	NOTARY		COUNTY ENGINEER	BOARD OF COUNTY COMMISSIONERS	SURVEYOR
<i>[Seal]</i>	<i>[Seal]</i>		<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>
<b>HUNTINGTON TOWERS</b>					
59/148					

SUBDIVISION - Huntington Towers  
 BOOK 59 PAGE 148  
 FLOOD HAZARD - NONE MAP # 2004  
 QUAD # 51 PLAT # RA  
 SE PUD 81-199  
 PUD NAME Villages of Oriole P.U.D.  
 TAZ 46G