

HUNTINGTON POINTE

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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HUNTINGTON POINTE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, EXCEPTING THAT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4), THENCE ON A GRID BEARING OF N00°08'12"W ALONG THE WEST LINE THEREOF A DISTANCE OF 15.00 FEET;

THENCE S 89°28'23"E, 2644.78 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4);

THENCE N 89°47'53"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2644.65 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING A PARCEL DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 15;

THENCE ON A GRID BEARING OF S 00°41'35"W ALONG THE EAST LINE OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) A DISTANCE OF 110.00 FEET TO A LINE 110.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4);

THENCE S 89°47'53"W ALONG SAID PARALLEL LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 89°47'53"W ALONG SAID PARALLEL LINE A DISTANCE OF 2684.45 FEET TO A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4);

THENCE N 00°08'12"W ALONG SAID PARALLEL LINE A DISTANCE OF 60.32 FEET;

THENCE N 44°30'27"E A DISTANCE OF 35.14 FEET TO A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4);

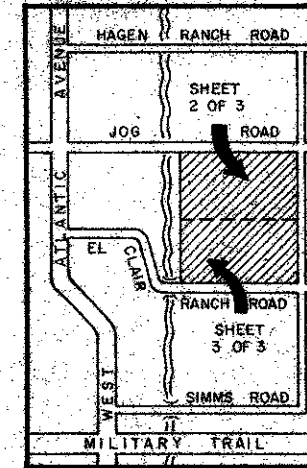
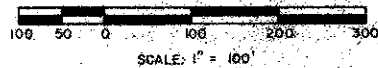
THENCE N 89°47'53"E ALONG SAID PARALLEL LINE A DISTANCE OF 2535.31 FEET; THENCE S 45°04'40"E A DISTANCE OF 35.83 FEET TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4);

THENCE S 00°41'35"W ALONG SAID PARALLEL LINE A DISTANCE OF 59.35 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 167.28 ACRES MORE OR LESS.

A SUBDIVISION OF THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, R.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS-PLANNERS-SURVEYORS
1325 SOUTH CONGRESS AVENUE, SUITE 118, BOYNTON BEACH, FLORIDA 33426



SHEET 1 OF 3

QUALITY OF PALM BEACH COUNTY, FLORIDA
The Palmetto State Seal of the State of Florida
1927
BY: [Signature]
COUNTY ENGINEER

- THE TWENTY-FIVE (25) FOOT SETBACK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED WITHIN THIS PLAT FOR THE DRAINAGE OF THE ADJACENT PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TEMPORARY DRAINAGE EASEMENTS SHOWN HEREON ARE TO EXIST UNTIL THE REPEAT OF TRACTS A AND B AT WHICH TIME COMPARABLE PERMANENT DRAINAGE EASEMENTS WILL BE DEDICATED.

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 COMPLIES WITH CHAPTER 211M-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
JAMES E. PARK
REGISTERED SURVEYOR NO. 3915
STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RESURVEY OF THE EAST LINE OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID EAST LINE HAVING BEARING OF N 00°41'55"E.
- D.E. - DENOTES DRAINAGE EASEMENTS
P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.)
U.E. - DENOTES UTILITY EASEMENT
L.A.E. - DENOTES LAKE ACCESS EASEMENT
- PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SERVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LANDS.
- NO STRUCTURES, TREES, NOR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS OTHER THAN SEWER AND WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT COEXIST AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR LAKE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 45-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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

- THE TRACTS FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS NORTH ORIOLE BOULEVARD, HUNTINGTON POINTE DRIVE AND ROYAL VISTA DRIVE AND HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS 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.
- THE WATER MANAGEMENT TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- JOB ROAD, SIMMS ROAD AND EL CLAIR RANCH ROAD SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT AND ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF April, 1988.

ORIOLE HOMES CORP.,
A CORPORATION OF THE STATE OF FLORIDA
BY: [Signature]
MARK A. LEVY - PRESIDENT
ANTONIO NUNEZ - SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND ANTONIO NUNEZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ORIOLE HOMES CORP., A FLORIDA 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 9th DAY OF April, 1988
MY COMMISSION EXPIRES January 31, 1990
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Broward

WE, ALPHA TITLE COMPANY, 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 TO ORIOLE HOMES CORP., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

ALPHA TITLE COMPANY
[Signature]
DATE DEC. 9, 1988
VICE PRESIDENT

SEAL ORIOLE HOMES CORP. SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER SEAL CLERK OF THE CIRCUIT COURT SEAL BOARD OF COUNTY COMMISSIONERS

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF January, 1989

BY: [Signature]
CAROL EDQUIST - CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF JANUARY, 1989

[Signature]
HERBERT F. WALKER, P.E. - COUNTY ENGINEER

HUNTINGTON POINTE

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