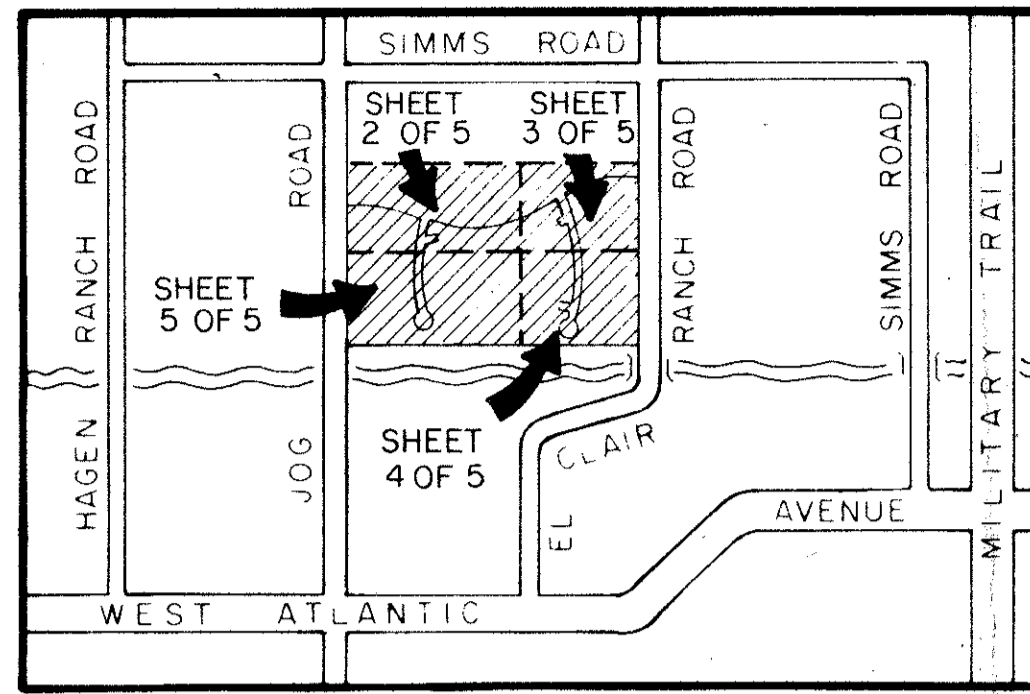


HUNTINGTON POINTE SOUTH

190



LOCATION SKETCH

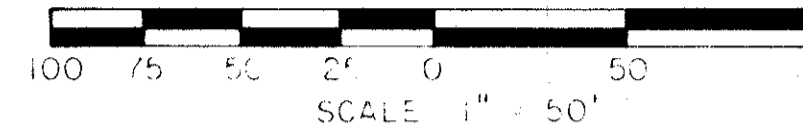
A REPLAT OF TRACT B OF HUNTINGTON POINTE AS RECORDED IN PLAT BOOK 61, PAGES 153 THRU 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

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

SHEET 1 OF 5

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:14 AM
this 26 day of JAN
19 89, and duly recorded in Plat Book No.
61 on page 190 thru 194
JOHN B. DUNKLE, Clerk Circuit Court
By James E. Park D.C.



9. TRACTS A THROUGH D, F AND I SHOWN HEREON ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS SAID TRACTS BECOME THE MAINTENANCE RESPONSIBILITY OF AN APPROPRIATE CONDOMINIUM OR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. TRACTS E, G AND J SHOWN HEREON ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, TO BE ESTABLISHED FOR LANDSCAPING PURPOSES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS SAID TRACTS BECOME THE MAINTENANCE RESPONSIBILITY OF AN APPROPRIATE CONDOMINIUM OR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
11. THE TWENTY-FIVE (25) FOOT BUFFER EASEMENTS ARE HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND OTHER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HUNTINGTON POINTE ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 8TH DAY OF APRIL, 19 88.

ORIOLE HOMES CORP.,
A CORPORATION OF THE STATE OF FLORIDA
BY: Mark A. Levy President
MARK A. LEVY - PRESIDENT

ATTEST: E. E. Nelson
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 8TH DAY OF April, 19 88
MY COMMISSION EXPIRES January 31st 1992
Severly G. Zink
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
Edward T. Fu
VICE PRESIDENT
DATE DEC. 7, 1988

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



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 214H-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 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, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James E. Park 4-7-88
JAMES E. PARK
REGISTERED SURVEYOR NO. 3915
STATE OF FLORIDA

NOTES

1. 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 N00°41'55"E.
2. D.E. - DENOTES DRAINAGE EASEMENTS
○ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
○ - DENOTES PERMANENT CONTROL POINT (P.C.P.)
U.E. - DENOTES UTILITY EASEMENT
L.A.E. - DENOTES LAKE ACCESS EASEMENT
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. NO STRUCTURES, TREES, NOR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
5. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN SEWER AND WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
6. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
7. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
8. THERE SHALL BE NO TREES, STRUCTURES OR CONSTRUCTION PLACED ON MAINTENANCE OR LAKE ACCESS EASEMENTS UNLESS IN CONFORMANCE WITH ORDINANCE 86.21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
9. BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING ORDINANCES.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24TH DAY OF JANUARY 19 89
BY: Carol Elmqvist
CAROL ELMQUIST - CHAIRMAN
ATTEST:
JOHN B. DUNKLE, CLERK
BY: John B. Dunkle
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24TH DAY OF JANUARY 19 89
Herbert F. Kahlert
HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER

HUNTINGTON POINTE SOUTH 61/190

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 SOUTH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT B AS SHOWN ON THE PLAT OF HUNTINGTON POINTE AS RECORDED IN PLAT BOOK 61, PAGE 153-155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CONTAINING 70.36 ACRES MORE OR LESS.

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

1. TRACTS P-1 THROUGH P-5, INCLUSIVE SHOWN HEREON, ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, TO BE ESTABLISHED AS PRIVATE TRACTS FOR INGRESS AND EGRESS PURPOSES FOR THE USE AND BENEFIT OF THE RESIDENTS OF HUNTINGTON POINTE SOUTH AND FOR SUCH PURPOSES, INCLUDING BUT NOT LIMITED TO, UTILITY AND DRAINAGE EASEMENT PURPOSES, AND ARE TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS SAID TRACTS BECOME THE MAINTENANCE RESPONSIBILITY OF AN APPROPRIATE CONDOMINIUM OR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. 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.
3. 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 OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. 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.
5. 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 OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
7. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM AND WATER MANAGEMENT TRACTS ENCOMPASSED WITHIN THIS PLAT FOR THE DRAINAGE OF THE ADJACENT PUBLIC ROADS.
8. 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.

SUBMISSION & PLATTING OF TRACTS
BOOK 61
PLAT 190
COUNTY 36
PAGE 36
RH
33445
15/10/88
TAZ 465

0427-002

on P2PT SCREEN
PET. #427-001
REC. #0001
No Schools
see att'd
letter
Spahr
REDUCED ROSTER