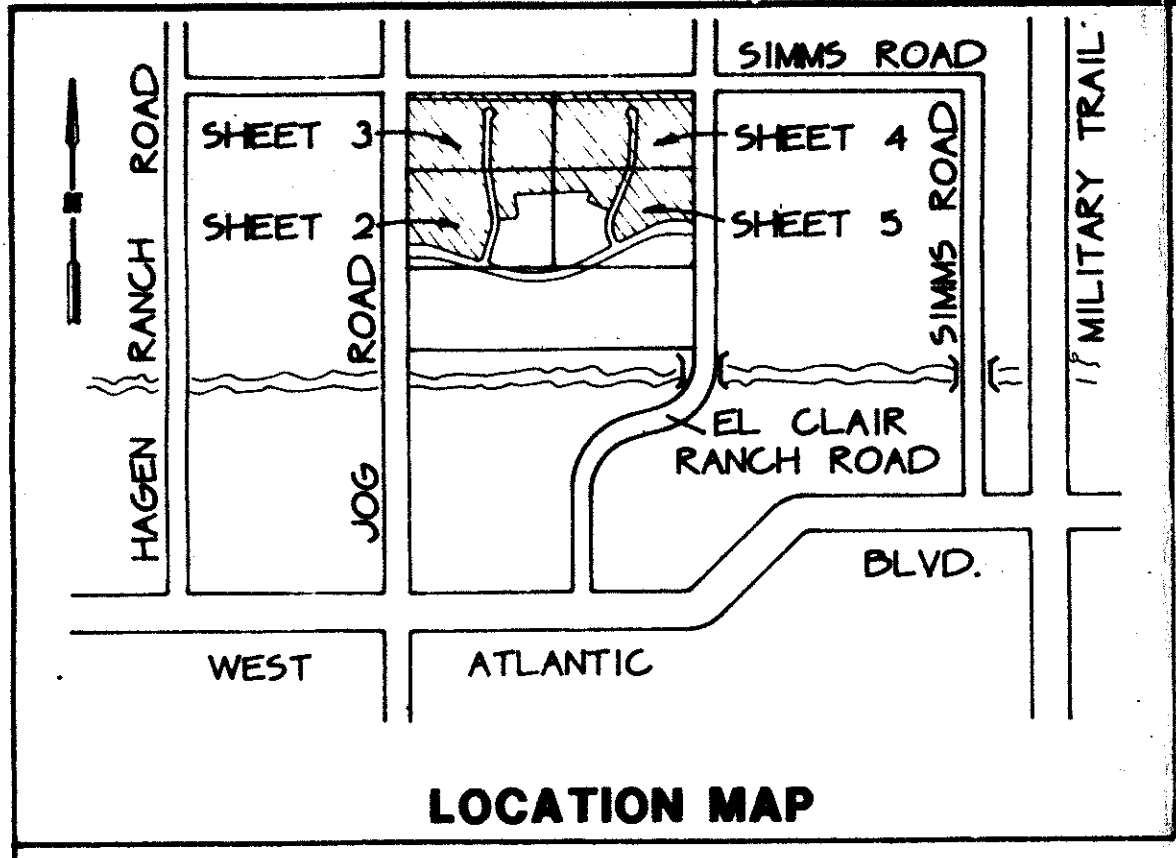


HUNTINGTON POINTE NORTH

A REPLAT OF A PORTION OF TRACT A OF HUNTINGTON POINTE AS RECORDED IN PLAT BOOK 61, PAGES 153 THROUGH 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 3:47 PM
this 28 day of FEB
1990, and duly recorded in Plat Book No.
65 on page 61 thru 65
JOHN B. DUNKLE, Clerk, Circuit Court
Barbara A. Platt



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 NORTH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF HUNTINGTON POINTE AS RECORDED IN PLAT BOOK 61, PAGES 153-155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM HUNTINGTON POINTE RECREATION PARCEL AS RECORDED IN PLAT BOOK 61, PAGES 168-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CONTAINING 83.30 ACRES OF LAND, MORE OR LESS.

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

- 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 NORTH 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.
- 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 TRACT SHOWN HEREON IS 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.
- 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 TRACT, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL 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 AND WATER MANAGEMENT TRACT 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 COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS A THROUGH F 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.
- 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF January, 1990.

ORIOLE HOMES CORP.
A CORPORATION IN THE STATE OF FLORIDA
BY: Mark A. Levy as Pres
MARK A. LEVY - PRESIDENT

ATTEST:
Antonio Nunez
ANTONIO NUNEZ - SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP., A CORPORATION IN THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 5th DAY OF January, 1990.

MY COMMISSION EXPIRES 9-28-91 Marie Jean Yarnetti
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., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.

ALPHA TITLE COMPANY
DATE: December 28th 1989
BY: Edward F. Joyce
EDWARD F. JOYCE - 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 AND THAT SAID SURVEY 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 HAVE BEEN 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.

James E. Park 1-8-90
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 A BEARING OF N 00°41'55" E
- D.E. - DENOTES DRAINAGE EASEMENTS
P.M. - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.)
U.E. - DENOTES UTILITY EASEMENT
L.A.E. - DENOTES LAKE ACCESS EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THE "TEMPORARY DRAINAGE EASEMENTS" SHOWN ON THE PLAT OF HUNTINGTON POINTE (PLAT BOOK 61, PAGES 153-155) ARE HEREBY ABANDONED BY THIS INSTRUMENT.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF February 1990.
BY: Carol Elmqvist
CAROL J. ELMQUIST - CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BY: Willa Dewart
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF February 1990.
Herbert F. Kahlert
HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER

Allocation #0001
427-001
Reduced Roads 709.50 per unit
No schools per Memo

0427-004

HUNTINGTON POINTE NORTH 65/61

SUBDIVISION # HUNTINGTON POINTE NORTH
BOOK 61 PAGE 61
PLAT MAP # 2059
SECTION 15 TOWNSHIP 46 SOUTH RANGE 42 EAST
ZIP CODE 33447

SEAL SEAL SEAL SEAL SEAL SEAL
NOTARY PUBLIC COUNTY ENGINEER CLERK OF THE COURT BOARD OF COUNTY COMMISSIONERS