

PALM ISLES RECREATION PARCEL

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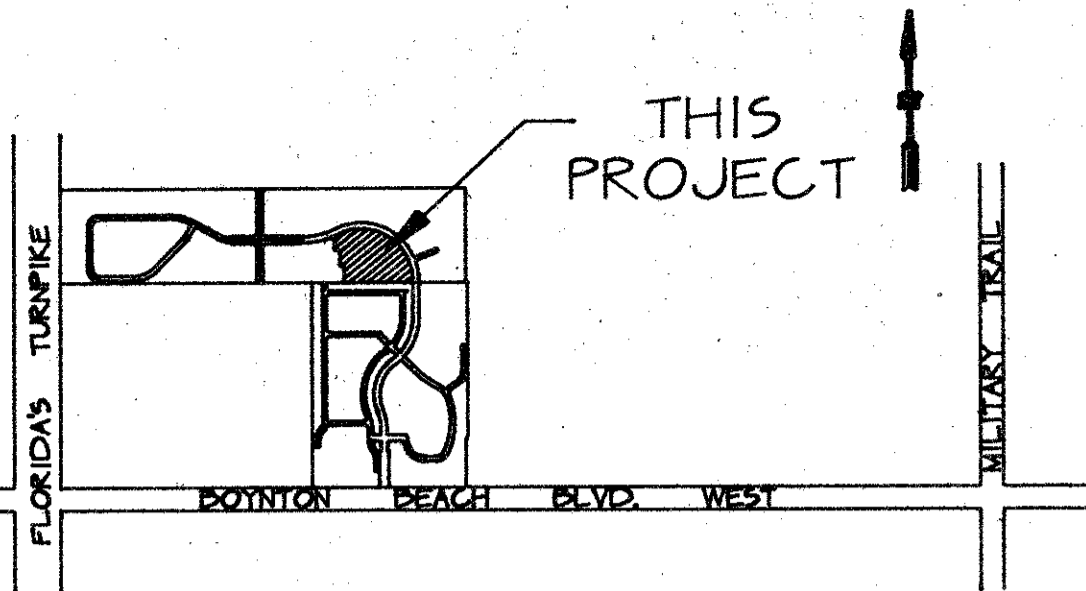
571-002

A REPLAT OF A PORTION OF TRACT T, 'PALM ISLE P.U.D.' AS RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SECTION 21, TOWNSHIP 45 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 2



LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON BEING SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'PALM ISLES RECREATION PARCEL' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN TRACT T OF PALM ISLES, P.U.D., AS RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 22, BLOCK 2 OF SAID PALM ISLES, P.U.D. THENCE ON GRID BEARING OF S81° 03' 43"W ALONG THE SOUTH LINE OF SAID TRACT T A DISTANCE OF 95.25 FEET; THENCE N00° 56' 17"W A DISTANCE OF 103.23 FEET; THENCE S81° 03' 43"W A DISTANCE OF 120.95 FEET; THENCE N00° 56' 17"W A DISTANCE OF 512.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S44° 03' 50"E THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01° 52' 21" AND A RADIUS OF 8,910.34 FEET FOR AN ARC DISTANCE OF 23.92 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 117° 00' 00" AND A RADIUS OF 755.00 FEET FOR AN ARC DISTANCE OF 1541.74 FEET TO A POINT OF TANGENCY; THENCE S00° 56' 17"E A DISTANCE OF 16.00 FEET TO A POINT ON THE SAID SOUTH LINE OF TRACT T THENCE S81° 03' 43"W ALONG SAID SOUTH LINE A DISTANCE OF 8000 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 16.34 ACRES MORE OR LESS.

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

1. PALM ISLES DRIVE, AS SHOWN HEREON IS HEREBY RESERVED UNTO 'PALM ISLES MASTER ASSOCIATION, INC.', ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION 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 TRACT SHOWN HEREON IS HEREBY RESERVED UNTO 'PALM ISLES MASTER ASSOCIATION, INC.', ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A PUBLIC RIGHT-OF-WAY.
4. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED UNTO 'PALM ISLES MASTER ASSOCIATION, INC.', ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY RESERVED UNTO 'PALM ISLES MASTER ASSOCIATION, INC.', ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. 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.
7. THE RECREATION TRACT SHOWN HEREON IS HEREBY RESERVED UNTO ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, TO BE ESTABLISHED FOR RECREATION AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS SAID TRACT BECOMES THE MAINTENANCE RESPONSIBILITY OF AN APPROPRIATE CONDOMINIUM OR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
9. THE 25' OPEN SPACE AREA SHOWN HEREON IS HEREBY RESERVED UNTO 'PALM ISLES MASTER 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, IN CASES WHERE DRAINAGE EASEMENTS OVERLAP THE OPEN SPACE TRACT, LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SURVEYOR'S NOTES.

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 30th DAY OF APRIL, 1991.

ORIOLE HOMES CORP. A CORPORATION IN THE STATE OF FLORIDA BY: Mark A. Levy - President

ATTEST: 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 30th DAY OF April, 1991.

MY COMMISSION EXPIRES 1-31-92 Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE DATED APRIL 25, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 5648, AT PAGE 1070, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THAT PORTION OF THE HEREIN DESCRIBED LAND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS AND RESERVATIONS DESCRIBED HEREON BY THE OWNER THEREOF, AND AGREES THAT SAID MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE HOLDER OF SAID MORTGAGE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICER SIGNING BELOW THIS 27th DAY OF APRIL, 1991.

WITNESS: BOYNTONWEST LAND + DEVELOPMENT CO., INC. BY: Allen Slaman, President ATTEST BY: Fred Weinstein, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF APRIL, 1991, BY ALLEN SLAMAN, PRESIDENT OF BOYNTONWEST LAND + DEVELOPMENT CO., INC. AND ATTESTED TO BY FRED WEINSTEIN, SECRETARY ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES Notary Public State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE DATED APRIL 25, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 5648, AT PAGE 1060 THROUGH 1064, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THAT PORTION OF THE HEREIN DESCRIBED LAND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS AND RESERVATIONS DESCRIBED HEREON BY THE OWNER THEREOF, AND AGREES THAT SAID MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, I DONALD E. FREEDMAN, TRUSTEE DO HEREUNTO SET MY HAND THIS 22nd DAY OF April, 1991.

WITNESS: DONALD E. FREEDMAN BY: Donald E. Freedman, Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 1991, BY DONALD E. FREEDMAN, TRUSTEE.

MY COMMISSION EXPIRES Notary Public State of Florida

SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER SEAL CLERK OF THE CIRCUIT COURT SEAL BOARD OF COUNTY COMMISSIONERS SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

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 THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ALPHA TITLE COMPANY DATE: 4-25-1991 BY: 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 I AM A PERMANENT REFERENCE MONUMENT AND I.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 4-27-91 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 RANDOM SURVEY BEARING BETWEEN CONTROL POINTS 'YODER' AND 'BOYNTON-HAGEN' HAVING A GRID BEARING OF N34°28'43"E.
2. DE - DENOTES DRAINAGE EASEMENTS
PM - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.)
UE - 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. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
5. 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.
6. 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.
7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA Pet. 87-92 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF April 1991 Allocation #0001 BY: Karen T. Marcus - Chair ATTEST: John B. Dunkle, Clerk DEPUTY CLERK COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF April 1991 BY: George T. Webb - Acting County Engineer

PALM ISLES RECREATION PARCEL 6/7/182

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 4/27/91 at 10:27 AM by of APRIL 1991 and duly recorded in Plat Book 67 on page 182-183 JOHN B. DUNKLE, Clerk Circuit Court



TAL 760

PAGE 182 FLOOD MAP # 185A ROUND RS ZIP CODE 33417