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121

# PALM ISLES - MASTER

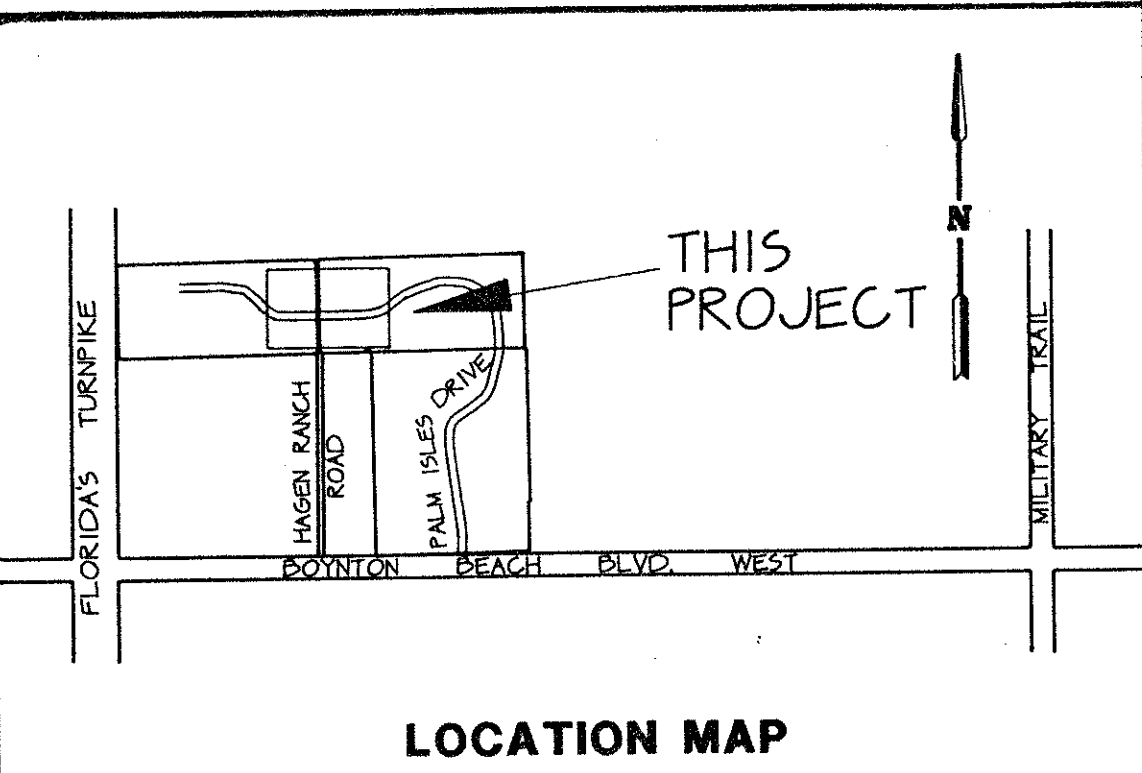
A REPLAT OF A PORTION OF TRACT T AND A PORTION OF TRACT U, BOTH OF PALM ISLES, A P.U.D. AS RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 9:40 A.M.  
this 23 day of APRIL 1993  
and duly recorded in Plat Book No. 70  
page 121 & 122  
DOROTHY H. WILKEN, Clerk of Circuit Court  
Dorothy H. Wilken



SHEET 1 OF 2



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM ISLES-MASTER, SITUATE IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, IN TRACT T AND TRACT U OF PALM ISLES, A P.U.D. RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT T:

THENCE ON A GRID BEARING OF N00°56'17"W ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 466.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N00°56'17"W ALONG SAID WEST LINE A DISTANCE OF 168.00 FEET;

THENCE S45°56'17"E A DISTANCE 35.36 FEET;

THENCE N8°40'34"E A DISTANCE OF 487.81 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°55'23" AND A RADIUS OF 116.09 FEET FOR AN ARC DISTANCE OF 174.64 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S15°14'0"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 1400 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 S15°14'0"E;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°23'43" AND A RADIUS OF 435.09 FEET FOR AN ARC DISTANCE OF 4206 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°37'33" AND A RADIUS OF 896.39 FEET FOR AN ARC DISTANCE OF 18188 FEET TO THE NORTHWEST CORNER OF THE PLAT OF THE PALM ISLES RECREATION PARCEL AS RECORDED IN PLAT BOOK 67, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE S00°56'16"E ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 8758 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S2°52'52"E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°23'43" AND A RADIUS OF 105.09 FEET FOR AN ARC DISTANCE OF 150.42 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°23'43" AND A RADIUS OF 105.09 FEET FOR AN ARC DISTANCE OF 45.66 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S15°14'0"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 1400 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 S15°14'0"E;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°55'23" AND A RADIUS OF 1034.09 FEET FOR AN ARC DISTANCE OF 171.14 FEET TO A POINT OF TANGENCY;

THENCE S8°40'34"W A DISTANCE OF 487.81 FEET;

THENCE S44°03'43"W A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING TOGETHER WITH

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT U

THENCE N00°56'17"W ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 466.00 FEET TO THE POINT OF BEGINNING;

THENCE N45°56'17"W A DISTANCE OF 35.36 FEET;

THENCE S8°40'34"W A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°20'13" AND A RADIUS OF 428.43 FEET FOR AN ARC DISTANCE OF 127.54 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N10°05'56"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 2100 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S10°05'56"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°26'08" AND A RADIUS OF 391.93 FEET FOR AN ARC DISTANCE OF 38.88 FEET TO A POINT O

THENCE S26°41'01"W A DISTANCE OF 30.00 FEET;

THENCE N63°18'59"W A DISTANCE OF 30.00 FEET;

THENCE N26°41'01"E A DISTANCE OF 30.00 FEET;

THENCE N6°10'01"W A DISTANCE OF 42.78 FEET;

THENCE N28°44'59"E A DISTANCE OF 60.00 FEET;

THENCE S61°10'01"E A DISTANCE OF 42.78 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°44'02" AND A RADIUS OF 339.93 FEET FOR AN ARC DISTANCE OF 75.55 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N10°05'56"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 2100 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S10°05'56"W;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°20'13" AND A RADIUS OF 310.43 FEET FOR AN ARC DISTANCE OF 124.5 FEET TO A POINT OF TANGENCY;

THENCE N8°40'34"E A DISTANCE OF 215.00 FEET;

THENCE N44°03'43"E A DISTANCE OF 35.36 FEET TO A POINT ON THE EAST LINE OF SAID TRACT U;

THENCE S00°56'17"E ALONG SAID EAST LINE OF TRACT U A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 365 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. PALM ISLES DRIVE AS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY AS A WASTEWATER FACILITY AND FOR RELATED PURPOSES.

IN WITNESS WHEREOF, ORIOLE HOMES CORP. A FLORIDA CORPORATION IN THE STATE OF FLORIDA HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 15th DAY OF OCTOBER, 1992.

ATTEST: Antonio Nunez BY: Mark A. Levy  
SENIOR VICE PRESIDENT 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 15th DAY OF October, 1992.

MY COMMISSION EXPIRES 2-6-96 Severly C. Zink  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PALM ISLES MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF OCTOBER, 1992.

BY: Merle D'Addario  
MERLE D'ADDARIO - PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO AND JO ANN REWY WHO ARE PERSONALLY KNOWN TO ME

AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF PALM ISLES MASTER ASSOCIATION, INC., A 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 SEAL THIS 15th DAY OF OCTOBER, 1992.

MY COMMISSION EXPIRES 7-1-93 Billie S. Johnson  
NOTARY PUBLIC

TYPED PRINTED OR STAMPED NAME

### 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 AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THAT THERE ARE NO MORTGAGES OF RECORD.

DATE: January 18, 1993 BY: Edward F. Joyce  
ALPHA TITLE COMPANY VICE 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 HAVE BEEN PLACED AND P.C.P.'S PERMANENT CONTROL POINTS WILL BE 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  
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 SOUTH LINE OF TRACT T OF PALM ISLES A P.U.D. AS RECORDED IN PLAT BOOK 67, PAGES 116 THROUGH 127 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF N8°40'34"E.
- DE - DENOTES DRAINAGE EASEMENT  
\* - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26  
© - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) # 3915  
UE - DENOTES UTILITY EASEMENT  
LME - DENOTES LAKE MAINTENANCE 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 AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
8. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF APRIL 1993

BY: Mark McCarty  
MARK MCCARTY - CHAIR

ATTEST:  
DOROTHY H. WILKEN, CLERK  
BY: Willa Russell  
DEPUTY CLERK

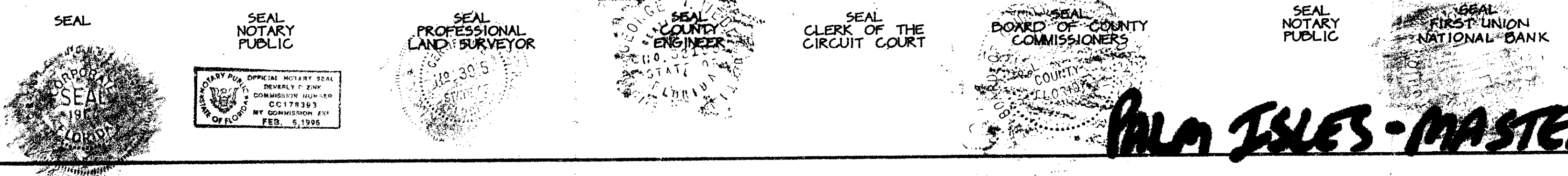
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF APRIL 1993.

George Webb  
GEORGE WEBB, P.E. - COUNTY ENGINEER

PALM ISLES-MASTER IS ADJACENT TO TRACTS "L" AND "N" AS INDICATED ON THE MASTER SITE PLAN OF PALM ISLES P.U.D. (PETITION NO. 87-92A, EXHIBIT 64)

SUBDIVISION \* PALM ISLES  
BOOK TO PAGE 121  
FLOOD ZONE B FLOOD MAP # 185A  
QUAD \* 50 ZONING RS  
SE 87-92 ZIP CODE 33437  
R/D NAME SAME  
01/15/92

TAZ=443



0571-004  
7/1/91

PALM ISLES-MASTER