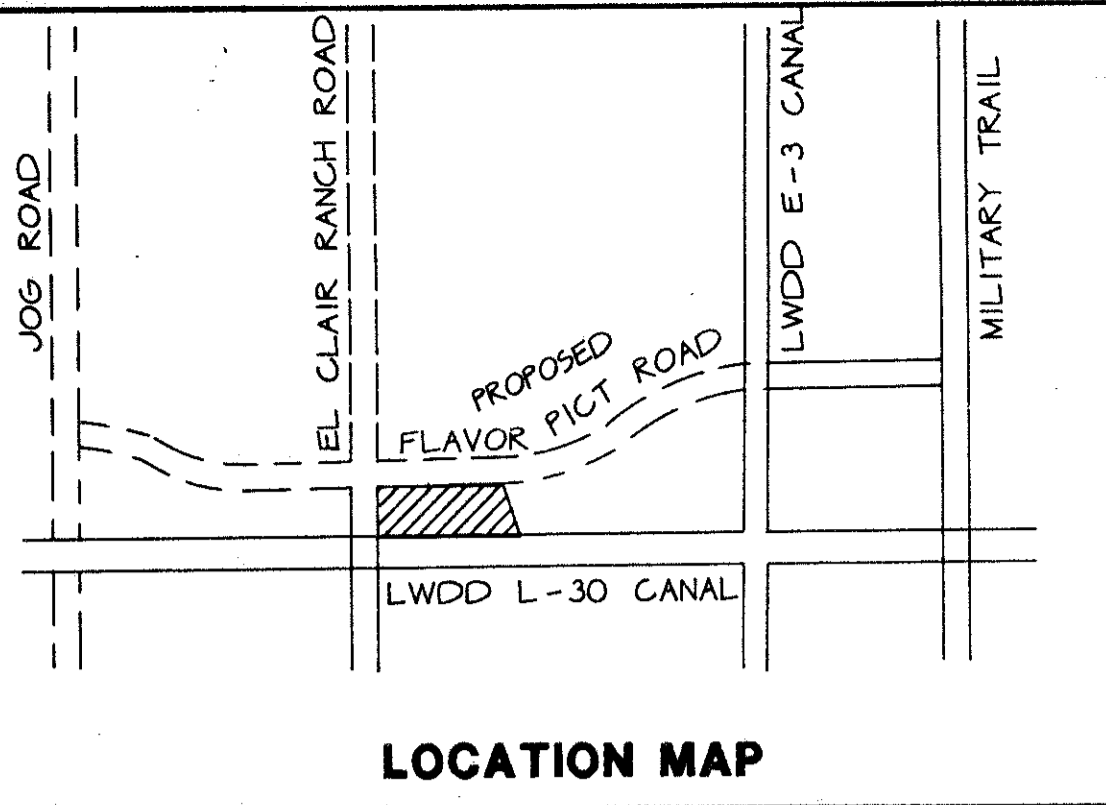


CORAL LAKES VI, A P.U.D.

A REPLAT OF A PORTION OF TRACT D OF THE PLAT OF CORAL LAKES,
AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA
ALL IN SECTION 2, 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



0614-006

150



COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 4:18 P.M.
this 12 day of June 1994
and duly recorded in Plat Book No. 92
on page 190-191
DOROTHY H. WILKEN, Clerk of Circuit Court
by *George Wedd*

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 CORAL LAKES VI, A P.U.D., SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN TRACT D OF THE PLAT OF CORAL LAKES AS RECORDED IN PLAT BOOK 67, AT PAGES 197 THROUGH 198 OF THE PALM BEACH COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 'D';
THENCE ON AN ASSUMED BEARING OF 58°38'20"W ALONG THE SOUTH LINE OF SAID TRACT 'D' A DISTANCE OF 1473.61 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE 58°38'20"W ALONG SAID SOUTH LINE A DISTANCE OF 1064.21 FEET TO THE EAST RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD;
THENCE N00°36'18"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 266.00 FEET;
THENCE N44°31'07"E A DISTANCE OF 63.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FLAVOR PICT ROAD;
THENCE N84°38'20"E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 7723.33 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 17°36'46" AND A RADIUS OF 2510.54 FEET FOR AN ARC DISTANCE OF 7732.21 TO A POINT ON A NON-TANGENT LINE;
THENCE S18°50'47"E A DISTANCE OF 437.87 FEET TO THE POINT OF BEGINNING.
SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 8.07 ACRES, MORE OR LESS.

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

- TRACT P-1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE 'CORAL LAKES ASSOCIATION, INC.' ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS PURPOSES, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT A IS HEREBY RESERVED UNTO ORIOLE HOMES CORP. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP. UNTIL SAID BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B SHOWN HEREON IS HEREBY RESERVED UNTO ORIOLE HOMES CORP. ITS SUCCESSORS AND ASSIGNS, TO BE ESTABLISHED FOR RESIDENTIAL HOUSING 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 AND/OR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C AS SHOWN HEREON IS HEREBY RESERVED FOR THE 'REGAL PLACE CONDOMINIUM ASSOCIATION, INC.' ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS PURPOSES, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE 'CORAL LAKES ASSOCIATION, INC.' ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE 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 14th DAY OF OCTOBER, 1993
ATTEST: *Antonio Nunez* SENIOR VICE PRESIDENT BY: *Mark Levy* PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARK LEVY AND ANTONIO NUNEZ WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP. 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 14th DAY OF OCTOBER, 1993.
MY COMMISSION EXPIRES 2-6-96

Beverly C. Zink
NOTARY PUBLIC
Beverly C. Zink
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
REGAL PLACE CONDOMINIUM ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF OCTOBER, 1993.

ATTEST: *Jo Ann Levy* VICE PRESIDENT BY: *Merle D'Addario* PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO AND JO ANN LEVY WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF REGAL PLACE CONDOMINIUM ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT 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 14th DAY OF OCTOBER, 1993.
MY COMMISSION EXPIRES 2-6-96

Beverly C. Zink
NOTARY PUBLIC
Beverly C. Zink
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, ALPHA TITLE COMPANY, A TITLE INSURANCE COMPANY, AS 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 THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE April 17, 1994
BY: *Edward F. Joyce* VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO AND JO ANN LEVY WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF CORAL LAKES ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT 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 14th DAY OF OCTOBER, 1993.
MY COMMISSION EXPIRES 2-6-96

Beverly C. Zink
NOTARY PUBLIC
Beverly C. Zink
PRINTED NAME

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 THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE MONUMENTS ("PRMS") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.S.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James E. Park
JAMES E. PARK
REGISTERED SURVEYOR NO. 3115
STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING BASED ON THE SOUTH LINE OF TRACT 'D' DESCRIBED HEREIN AND BEING 58°38'20"W.
- D.E. - DENOTES DRAINAGE EASEMENTS
 - O - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3115
 - U.E. - DENOTES UTILITY EASEMENT
 - LWDD - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - G - DENOTES CENTERLINE
 - R/W - DENOTES RIGHT-OF-WAY
 - P.D. - DENOTES PLAT BOOK
 - O.R. - DENOTES OFFICIAL RECORDS
 - P.O.B. - DENOTES POINT OF BEGINNING
 - P.O.C. - DENOTES POINT OF COMMENCEMENT
- 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 58-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TRAILS OR BUILDINGS 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 AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- 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 7 DAY OF June 1994
BY: *Mary McQuay* CHAIR
ATTEST: *Dorothy H. Wilken* CLERK
BY: *Della Rowlett* DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF June 1994
George Wedd, P.E. COUNTY ENGINEER

CORAL LAKES VI, A P.U.D.
2052
AR 158
33437
T12 456
NPN-13
22146147

PET. 614-013
ALLOC. #0001

0614-006

72/150

| P.U.D. TABULAR DATA | |
|---------------------|-----------|
| OPEN SPACE | 445 ACRES |
| TOTAL AREA | 807 ACRES |
| DWELLING UNITS | 60 |
| PETITION NUMBER | NPN-13 |

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

CORAL LAKES VI