

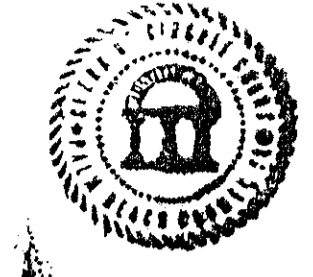
# CORAL LAKES VII, A P.U.D.

AS REPLAT OF A PORTION OF TRACT B AND ALL OF TRACT F 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  
 1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

0614-011

81



COUNTY OF PALM BEACH )  
 STATE OF FLORIDA ) SS  
 This Plat was filed for record at 3:02 P.M.  
 this 22 day of November 1995  
 and duly recorded in Plat Book No. 76  
 on page 81-87  
 BOROYTH H. WILKEN, Clerk of Circuit Court  
 by Dawn A. Mason D.C.

SHEET 1 OF 4

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

- COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 2
- THENCE N89°32'35"E ON A BEARING RELATIVE TO SAID PLAT ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 2183.35 FEET.
- THENCE S00°27'25"E A DISTANCE OF 45.00 FEET TO THE NORTH LINE OF SAID TRACT B AND THE POINT OF BEGINNING.
- THENCE N89°32'35"E ALONG THE NORTH LINE OF SAID TRACTS B AND F A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT F.
- THENCE S01°14'E ALONG THE EAST LINE OF SAID TRACTS B AND F A DISTANCE OF 12015 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N08°27'58"W.
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°47'21" AND A RADIUS OF 125.91 FEET FOR AN ARC DISTANCE OF 122.90 FEET TO A POINT ON A NON-TANGENT LINE.
- THENCE S12°5'26"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S12°5'26"E.
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°04'13" AND A RADIUS OF 1200.91 FEET FOR AN ARC DISTANCE OF 43.39 FEET TO A POINT ON A NON-TANGENT LINE.
- THENCE S88°02'45"W A DISTANCE OF 51.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N64°12'5"W.
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°11'13" AND A RADIUS OF 212.91 FEET FOR AN ARC DISTANCE OF 385.00 FEET TO A POINT OF TANGENCY.
- THENCE S55°07'22"W A DISTANCE OF 36.73 FEET.
- THENCE N74°52'38"W A DISTANCE OF 35.35 FEET TO A POINT ON THE EAST LINE OF CORAL LAKES VII, A P.U.D., AS RECORDED IN PLAT BOOK 73, PAGES 189 THROUGH 193, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THENCE N34°52'38"W A DISTANCE OF 113.00 FEET ALONG SAID EAST LINE TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST.
- THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID EAST LINE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°18'02" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 293.92 FEET TO A POINT ON A NON-TANGENT LINE.
- THENCE N74°36'26"W ALONG THE NORTHERLY LINE OF SAID PLAT ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N74°36'26"W.
- THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°25'34" AND A RADIUS OF 48.00 FEET FOR AN ARC DISTANCE OF 104.50 FEET TO A POINT OF TANGENCY.
- THENCE N24°41'13"E A DISTANCE OF 170.56 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST.
- THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°30'26" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 371.32 FEET TO A POINT ON A NON-TANGENT LINE.
- THENCE N56°18'46"E ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE A DISTANCE OF 331.05 FEET.
- THENCE N00°27'25"W A DISTANCE OF 251.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 18.66 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:

- TRACT P-1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "CRYSTAL POINTE AT CORAL LAKES CONDOMINIUM ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP. UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS D AND E, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE 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.
- THE LAKE ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENT SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT AND OTHER PROPER PURPOSES, 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.
- TRACTS F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUREAU PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP. UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS D AND E, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE 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.
- THE LAKE ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENT SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT AND OTHER PROPER PURPOSES, 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.
- TRACTS F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUREAU PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ORIOLE HOMES CORP. A FLORIDA 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 19th DAY OF OCTOBER, 1995.

ATTEST: Antonio Nunez SENIOR VICE PRESIDENT  
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 IDENTIFIED THEMSELVES AS SENIOR VICE PRESIDENT AND 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 19th DAY OF October, 1995.

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

CORAL LAKES ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 19th DAY OF OCTOBER, 1995.

ATTEST: Elliot Davis SECRETARY  
Merle D'Addario PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO AND ELLIOT DAVIS WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFIED THEMSELVES AS PRESIDENT AND SECRETARY 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 19th DAY OF October, 1995.

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

CRYSTAL POINTE AT CORAL LAKES CONDOMINIUM ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF OCTOBER, 1995.

ATTEST: Elliot Davis SECRETARY  
Merle D'Addario PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO AND ELLIOT DAVIS WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFIED THEMSELVES AS PRESIDENT AND SECRETARY OF CRYSTAL POINTE AT CORAL LAKES 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 19th DAY OF October, 1995.

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 HEREGON 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.

ALPHA TITLE COMPANY

DATE: October 19th, 1995 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, 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 ("P.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. 3915  
 STATE OF FLORIDA

### NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING (UNLESS OTHERWISE NOTED) BASED ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST BEING N83°32'35"W.
- DE - DENOTES DRAINAGE EASEMENTS  
 O - DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915  
 P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.)  
 O - DENOTES FOUND PRM NO. 3915, UNLESS OTHERWISE NOTED  
 U.E. - DENOTES UTILITY EASEMENT  
 C - DENOTES CENTERLINE  
 R/W - DENOTES RIGHT-OF-WAY  
 L.A.E. - DENOTES LAKE ACCESS EASEMENT  
 L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT  
 O.R. - DENOTES OFFICIAL RECORDS  
 P.O.B. - DENOTES POINT OF BEGINNING  
 P.O.C. - DENOTES POINT OF COMMENCEMENT  
 R/W - DENOTES RIGHT-OF-WAY  
 L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- COORDINATES SHOWN ARE:  
 GRID DATUM - NAD 83 1990 ADJUSTMENT  
 ZONE - FLORIDA EAST  
 LINEAR UNIT - US SURVEY FEET  
 COORDINATE SYSTEM - NAD 83 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 SCALE FACTOR - 1.000019  
 ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 ROTATION FROM GRID BEARINGS TO PLAT BEARINGS CLOCKWISE = 024°20'

### APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S. THIS 22 DAY OF Nov, 1995.

George T. Hill  
 GEORGE WEDD, P.E. - COUNTY ENGINEER

### P.U.D. TABULAR DATA

OPEN SPACE	13.013 ACRES
TOTAL AREA	18.79 ACRES
DWELLING UNITS	76
PETITION NUMBER	MPN-131A
WATER MANAGEMENT TRACTS	(TOTAL) 5.45 ACRES

SUBDIVISION # CORAL LAKES VIII  
 BOOK 81  
 FLOOD MAP # 205-B  
 ZONING AR  
 QUAD # 30  
 ZIP CODE 33484  
 PUD NAME SAME

PET. 614-013  
 ALLOC. #0001  
 (all used)  
 5/3/3/K  
 + No school  
 PER V.  
 BAKER MEMO

CORAL LAKES VIII A PUD

76/81