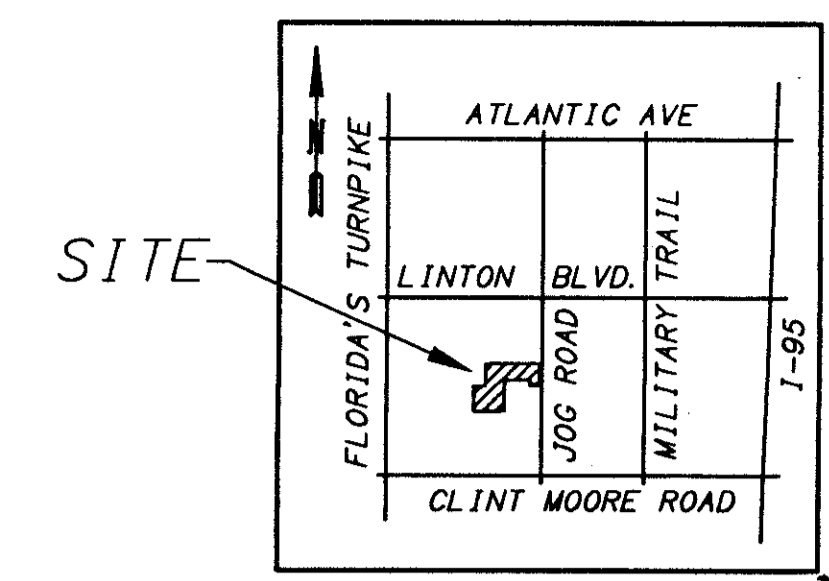


NORTH OAKS P.U.D.

IN PART OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 5

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1996



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 1:58 PM, this 23rd day
of September 1997, and duly
recorded in Plat Book No. 60
on Pages 187 thru 197.
DOROTHY H. WILKEN
Clerk Circuit Court
By *Luigi A. Stabile*, c.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, That GORDON FAMILY HOMES AT MORIKAMI PARK, A FLORIDA JOINT VENTURE, the owner of the lands shown hereon, being in Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida, show hereon as NORTH OAKS P.U.D., being more particularly described as follows:

DESCRIPTION

Commencing at the Northeast corner of the West one-half of Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida; thence South 00°34'56" East, along the centerline of Jog Road, as per Official Record Book 5833, Page 1003, Official Record Book 5849, Page 691, and Official Record Book 5854, Page 557, all of the Public Records in and for Palm Beach County, Florida, and as determined by the Palm Beach County Survey Department, for 2778.05 feet; thence South 89°22'49" West, for 60.00 feet to the POINT OF BEGINNING, thence South 00°34'56" East, along the West Right-Of-Way line of Jog Road as per Official Record Book 5833, Page 1003, Official Record Book 5849, Page 691, and Official Record Book 5854, Page 557, all as per the said Public Records, for 625.44 feet; thence South 89°27'18" West, for 311.18 feet; thence North 00°14'05" West, for 154.86 feet; thence South 89°19'12" West, for 649.85 feet; thence South 00°16'21" East, for 805.04 feet; thence South 89°23'14" West, along the North Right-Of-Way line of Morikami Park Road, as per Official Record Book 2233, Page 1955, and Official Record Book 2146, Page 507 and Official Record Book 2215, Page 454 all of the said Public Records, for 1004.17 feet; thence North 00°17'35" West, for 650.56 feet; thence North 89°22'34" East, for 334.75 feet; thence North 00°17'09" West, for 625.20 feet; thence North 89°22'49" East, for 1627.35 feet to the POINT OF BEGINNING.

Containing 36.07 acres, more or less.
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Parcel A, as shown hereon, is hereby reserved for the GRANDE ORCHID ESTATES HOMEOWNERS' 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, Florida.
- Parcel B, as shown hereon, is hereby reserved for the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. Parcel B is subject to that certain Littoral Zone Restrictive Covenant Agreement as recorded in Official Record Book 9721, Page 1621 of the Public Records in and for Palm Beach County, Florida.
- Parcels C, D & J, as shown hereon, are hereby reserved for the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for private recreation and private civic purposes, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel E, as shown hereon, is hereby reserved to the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns for buffer, perimeter walls, fencing and landscaping purposes and is the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel F & G, as shown hereon, are hereby reserved to the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.

6. The lift station easement, as shown hereon, is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.

7. Parcel H, as shown hereon, is hereby reserved for PRESERVATION AREA purposes for the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said Parcel without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

8. 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.

9. The 5' limited access easements, as shown hereon, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purpose of control and jurisdiction over access rights.

10. The 20' lake maintenance easement, and the lake maintenance access easement, as shown hereon, are hereby reserved for the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, 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, private roads and residential access streets associated with said drainage system.

11. The permanent construction easement, as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with adjacent thoroughfare roads.

12. 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 GRANDE ORCHID ESTATES HOMEOWNERS' 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, lake maintenance access easements and private streets associated with said drainage system.

13. The preserve area access easement, as shown hereon, is hereby reserved to the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for preserve area access purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.

14. The landscape buffer lying within Parcel E, as shown hereon, is hereby reserved to the GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.

15. The bus stop area easement, as shown hereon, is hereby dedicated in perpetuity as a public transit waiting area for prospective passengers of public transportation intending to embark or disembark public transportation vehicles. Only GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, shall have the right to construct structures and/or improvements within said area and shall have the maintenance obligation thereof without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the above-named Joint Venture has caused these presents to be signed by its venturer, GORDON FAMILY HOMES, INC., a Florida corporation, this 12th day of MAY 1997.

GORDON FAMILY HOMES AT MORIKAMI PARK, A FLORIDA JOINT VENTURE.
GORDON FAMILY HOMES, INC. A FLORIDA CORPORATION, A VENTURER.
Witness: *Andrew B. Busch*
Witness: *Ardena Van Halbe*
Gary Gordon - President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared Gary Gordon who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of GORDON FAMILY HOMES, INC., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 12th day of MAY 1997.

My commission expires: 9-28-99
Notary Public
CC# 621257

IN WITNESS WHEREOF, the above-named Joint Venture has caused these presents to be signed by its venturer, ORIOLE JOINT VENTURE, LTD.: A FLORIDA LIMITED PARTNERSHIP, this 12th day of MAY 1997.

GORDON FAMILY HOMES AT MORIKAMI PARK, A FLORIDA JOINT VENTURE.
BY: *Richard D. Levy*
ORIOLE LIMITED INC, A FLORIDA CORPORATION, A GENERAL PARTNER.
Witness: *Richard D. Levy*
Richard D. Levy,
Chief Executive Officer.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared Richard D. Levy who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Chief Executive Officer of ORIOLE LIMITED, INC., A FLORIDA CORPORATION, a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 12th day of MAY 1997.

My commission expires: 9-28-99
Notary Public
CC# 480265

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, Jeffrey A. Levine, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the heron described property; that I find the title to the property is vested to GORDON FAMILY HOMES AT MORIKAMI PARK, A FLORIDA JOINT VENTURE, 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.

Dated: 5/10/97
8/5/97 *Jeffrey A. Levine*
BY: Jeffrey A. Levine
Attorney-at-Law
licensed in the State of Florida.
FJ Bar # 200869

LAND USE

RESIDENTIAL LOTS (B9)	20.04 ACRES
PRIVATE ROAD (PARCEL A)	5.47 ACRES
LAKE (PARCEL B)	4.94 ACRES
PRIVATE RECREATION AND PRIVATE CIVIC (PARCELS C, D & J)	1.18 ACRES
OPEN SPACE / BUFFER (PARCEL E, F & G)	2.83 ACRES
PRESERVATION AREA (PARCEL H)	1.61 ACRES
TOTAL	36.07 ACRES
DENSITY	2.47 D.U./ACRE

SITE PLAN PETITION NUMBER PDD96-30
CIVIC AREA (CASHED OUT) - 0.72 AC

NOTES

Bearings shown hereon are relative to Grid North for the East Zone of Florida and are based on the monumented line between Palm Beach County Survey Department Geodetic Control Monuments "KING" and "DAKOTA" having a bearing of North 89°24'04" East as published by the Palm Beach County Survey Department.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

All lot lines are non-radial unless otherwise noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 Adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon, for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.0000299.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

COUNTY ENGINEER:
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 23 day of Sept 1997.
By: *George T. Webb*
George T. Webb, P.E., County Engineer

SURVEYOR'S CERTIFICATION

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 ("P.R.M.s") 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 A. Davis
James A. Davis, P.S.M.
License No. LS4609, State of Florida

1212-P01.dwg
Last Update: 5/18/1997
Plotted: 5/19/1997 2:36 pm
By: HOKAN
Plot Scale: 1=100.0
Xref Dwg:
SUBDIVISION: NORTH OAKS
BOOK: 80
FLOOD ZONE: B
QUAD: 37
SE
PAGE: 187
FLOOD MAP # 215A
ZONING: PUD
ZIP CODE: 33496
PUD NAME: NORTH OAKS

COMPUTED MKH
DRAWN CADD
CHECKED
APPROVED
JOB NO. 96-212

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, PSM
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934)
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923