

CORAL LAKES IX AND XI, A P.U.D.

0614-015



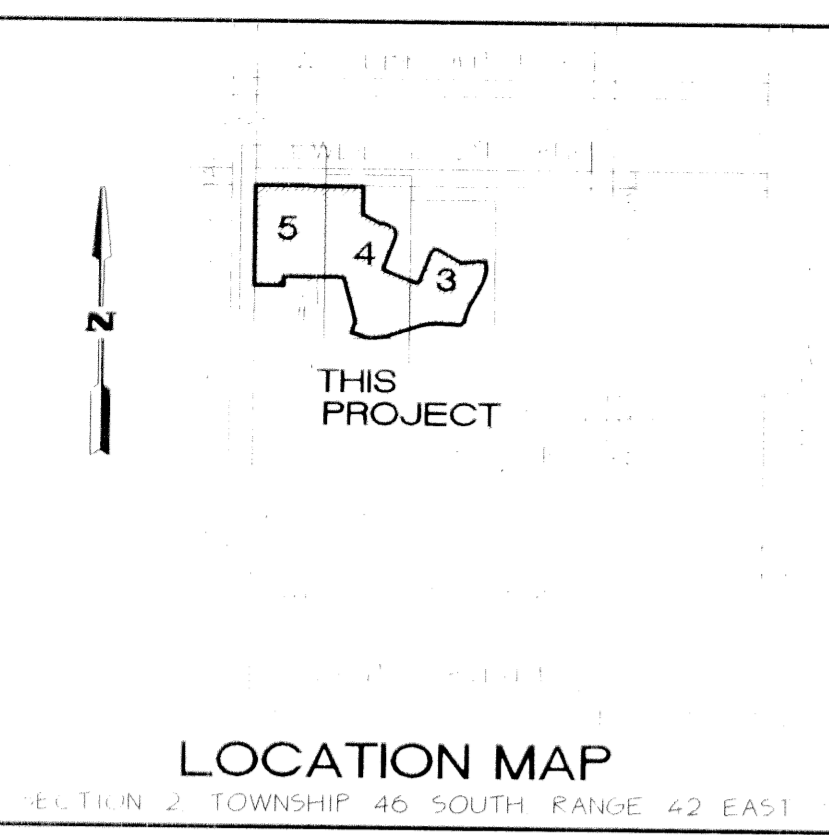
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A Replat of a portion of Tract B of the "Plat of Coral Lakes" as recorded in Plat Book 67, Pages 197 and 198 of the Public Records of Palm Beach County, Florida lying in the Southwest One-Quarter of Section 2, Township 46 South, Range 42 East, Palm Beach County, Florida

This Instrument prepared by James E. Park, P.S.M.
Williams, Hatfield & Stoner, Inc. Engineers Planners Surveyors Environmental Scientists
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

Sheet 1 of 5

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record on 3rd day of November 1999
and duly recorded in Plat Book No. 93-97
on page 86
DOROTHY M. WILKINSON, Clerk of Circuit Court
by *[Signature]* J.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "CORAL LAKES IX AND XI, A P.U.D.", A REPLAT OF A PORTION OF TRACT B OF THE "PLAT OF CORAL LAKES" AS RECORDED IN PLAT BOOK 67, PAGES 197 AND 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST;

THENCE ON A BEARING RELATIVE TO SAID PLAT OF N89°32'35"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 1955.56 FEET;

THENCE S00°27'25"E A DISTANCE OF 599.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N79°00'16"E, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°48'57" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 238.64 FEET TO A POINT OF TANGENCY;

THENCE S29°49'13"W A DISTANCE OF 170.56 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°43'36" AND A RADIUS OF 415.00 FEET FOR AN ARC DISTANCE OF 150.12 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S50°49'52"W A DISTANCE OF 33.29 FEET;

THENCE N87°25'53"W A DISTANCE OF 187.22 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°35'23" AND A RADIUS OF 415.00 FEET FOR AN ARC DISTANCE OF 149.13 FEET TO A POINT OF TANGENCY;

THENCE S71°58'45"W A DISTANCE OF 304.47 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°42'52" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 162.04 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°21'18" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 16.30 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 59°53'31" AND A RADIUS OF 53.00 FEET FOR AN ARC DISTANCE OF 55.40 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N70°50'15" W A DISTANCE OF 57.14 FEET;

THENCE N19°09'45"E A DISTANCE OF 101.52 FEET;

THENCE N15°07'20"W A DISTANCE OF 382.55 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "CORAL LAKES SATELLITE TENNIS CENTER", AS RECORDED IN PLAT BOOK 73, PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 502.07 FEET;

S00°00'00"E A DISTANCE OF 77.50 FEET;

THENCE N90°00'00"W A DISTANCE OF 227.36 FEET TO THE WEST LINE OF SAID TRACT B OF THE "PLAT OF CORAL LAKES";

THENCE N00°36'18"W ALONG SAID WEST LINE A DISTANCE OF 767.64 FEET TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE N89°32'35"E ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 911.14 FEET TO THE NORTHWEST CORNER OF "CORAL LAKES X, A P.U.D.", AS RECORDED IN PLAT BOOK 80, PAGES 157 THROUGH 159 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE S00°27'25"E A DISTANCE OF 215.86 FEET;

THENCE S62°41'35"E A DISTANCE OF 108.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N62°41'35"W;

THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°54'51" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 62.77 FEET TO A POINT OF TANGENCY;

THENCE S62°46'44"E A DISTANCE OF 93.42 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 83°25'04" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 58.24 FEET TO A POINT OF TANGENCY;

7. TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACT K, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. TRACTS J, AS SHOWN HEREON, IS HEREBY RESERVED FOR ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT BOARD OF DIRECTORS,
THIS 30th DAY OF August, 1999.

ORIOLE HOMES CORP.
A FLORIDA CORPORATION

ATTEST: *Charles H. Smith* BY: *Mark Levy*
PRINTED NAME: Charles H. Smith PRINTED NAME: MARK LEVY
TITLE: Vice President TITLE: PRESIDENT

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 29.06 ACRES, MORE OR LESS;

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

- TRACTS A AND L, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS PARKING TRACTS SERVING ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS G AND H, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SAID TRACTS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 11079, PAGE 414 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 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 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.

TRACTS B, C AND D, 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.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Mark Levy* AND *Charles H. Smith* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND OF ORIOLE HOMES CORP., 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 OFFICIAL SEAL THIS 30th DAY OF August, 1999.

MY COMMISSION EXPIRES:

Jeanette Calderone
NOTARY PUBLIC



ACCEPTANCE OF RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE "CORAL LAKES ASSOCIATION, INC." HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 30th DAY OF August, 1999.

CORAL LAKES ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Charles H. Smith* BY: *John*
PRINTED NAME: Charles H. Smith PRINTED NAME: John
TITLE: Vice President TITLE: VICE PRESIDENT

SEAL ORIOLE HOMES CORP.
SEAL NOTARY PUBLIC
SEAL CORAL LAKES ASSOCIATION, INC.
SEAL NOTARY PUBLIC
SEAL PROFESSIONAL SURVEYOR AND MAPPER
SEAL COUNTY ENGINEER

ACKNOWLEDGMENT

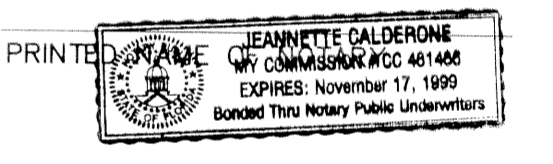
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *John Levy* AND WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND 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 30th DAY OF August, 1999.

MY COMMISSION EXPIRES:

Jeanette Calderone
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, ALPHA TITLE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON 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 THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/30/99 BY: *[Signature]*
SHARON YOUNG
VICE PRESIDENT

COUNTY APPROVAL

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 2 DAY OF November, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

Coral Lakes IX & XI
PAGE 93
FLUOR MAP # 2058
ZONING PD
ZONING CODE 33445
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Fog Bay