

DRAWING NUMBER
53/162

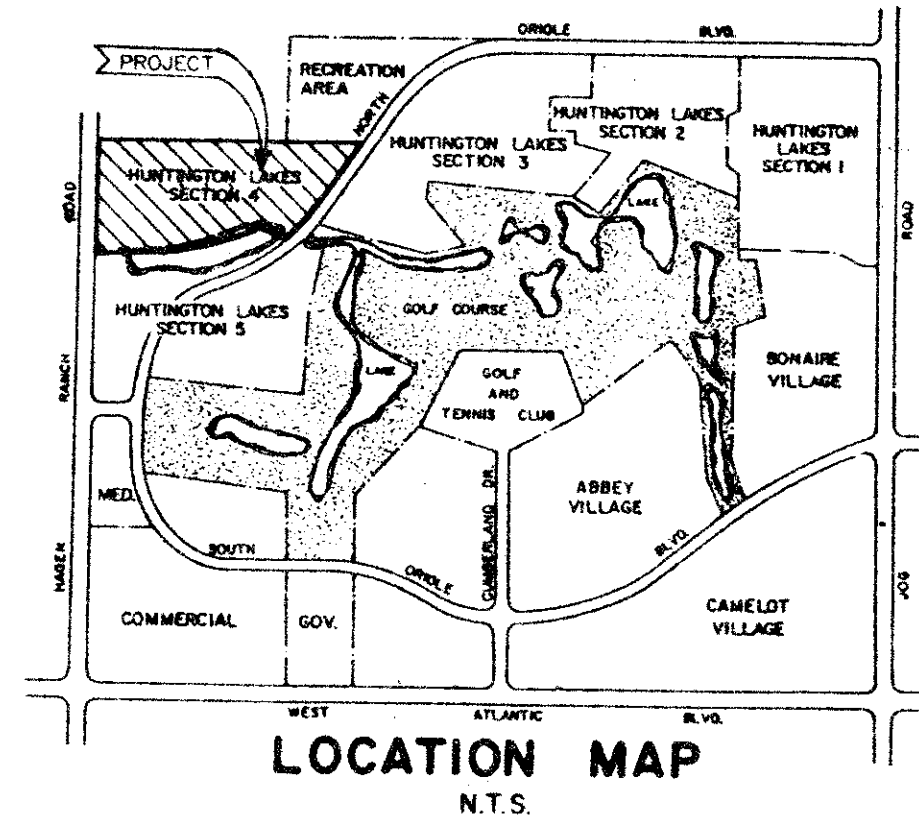
HUNTINGTON LAKES SECTION FOUR

SHEET 1 OF 2 SHEETS

162

A PART OF VILLAGE OF ORIOLE, A P.U.D.
BEING A REPLAT OF A PORTION OF TRACT "B" & "C" PLAT No. 1 VILLAGES OF ORIOLE (P.B. 30, PG. 38, 39 & 40, P.B.C.R.)
SECTIONS 15 & 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

Prepared By:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA
FREDRICK E. CONROD, III, P.L.S. #2816



STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:03 AM, THIS 24th
DAY OF June, 1986, A.D.
AND DULY RECORDED IN PLAT BOOK
No. 53 ON PAGES 162 & 163
AND
JOHN B. DUNKLE, CLERK
BY: [Signature] D.C.

DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Oriole Homes Corp., a Florida Corporation, owner of the land shown hereon as HUNTINGTON LAKES SECTION FOUR being a portion of Tracts B & C, PLAT NO. 1, VILLAGES OF ORIOLE, according to the plat thereof, as recorded in Plat Book 30, Pages 38, 39, and 40, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGIN at the Southwest corner of said Tract C; thence North 01° 15' 47" East, along the boundary of said Tracts C & B, respectively, 739.08 feet to the most westerly and northerly corner of said Tract B; thence South 89° 47' 04" East, along the boundary of said Tract B, and its easterly projection, 1,768.46 feet to a point on the boundary of Parcel R-1, PLAT NO. 2, ORIOLE BOULEVARD, according to the plat thereof, as recorded in Plat Book 38, Pages 170 and 171, of said Public Records; thence South 35° 45' 47" West, along said boundary, 435.16 feet; thence southwesterly along said boundary and along the boundary of Parcel R-1, PLAT NO. 1, ORIOLE BOULEVARD, according to the Plat thereof as recorded in Plat Book 37, Pages 37 & 38 of said Public Records, and along the arc of a tangent curve being concave to the Northwest, having a radius of 1,111.65 feet, a delta of 14° 53' 08", an arc distance of 288.81 feet; thence North 66° 46' 19" West, 152.15 feet; thence South 77° 20' 13" West, 61.43 feet; thence South 40° 45' 42" West, 129.11 feet; thence South 59° 15' 20" West, 242.49 feet; thence North 89° 35' 28" West, 840.80 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 24.078 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
- The areas indicated as limited access easements, as shown, are dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- Tract P-1 is hereby declared to be a Parking Tract and shall be the perpetual maintenance obligation of Huntington Lakes Section Four Association, Inc., its successors and assigns for Ingress, Egress, Utility, Drainage, and other proper purposes without recourse to Palm Beach County.
- Tract A is hereby declared to be for residential housing purposes and other proper purposes and shall be the perpetual maintenance obligation of Huntington Lakes Section Four Association, Inc. its successors and assigns, without recourse to Palm Beach County.
- Tract L-1 is declared to be Water Management Tracts and shall be the perpetual maintenance obligation of Huntington Lakes, Inc., its successors and assigns, for water management purposes and drainage easement rights, without recourse to Palm Beach County.
- Tract R-1 is hereby declared to be the perpetual maintenance obligation of Huntington Lakes Section Four Association, Inc., its successors and assigns for private road purposes, without recourse to Palm Beach County.
- Drainage Easements are hereby declared in perpetuity for construction and maintenance of the drainage facilities. Drainage facilities are the perpetual maintenance obligation of Huntington Lakes Section Four Association, Inc., its successors and assigns without recourse to Palm Beach County.
- Recreation Parcels 1 and 2 are hereby declared to be the perpetual maintenance obligation of Huntington Lakes Section Four Association, Inc., its successors and assigns for proper purposes, without recourse to Palm Beach County.

OWNERS ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
Before me personally appeared MARK A. LEVY and A. NUNEZ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and attested to by the Assistant Secretary of the above named ORIOLE HOMES CORP a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Assistant Secretary respectively, 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 30 day of DECEMBER, A.D., 1985

Jan 14, 1990
My Commission Expires

[Signature]
Notary Public

TITLE CERTIFICATE:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
We, Alpha Title Company, Inc., 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 in ORIOLE HOMES CORP.; that the current taxes have been paid; and that we find the property free of encumbrances.
Alpha Title Company, Inc.

Date: ~~December 16, 1985~~
MAY 16, 1986

By: [Signature]
ED JOYCE, Vice President

APPROVAL - PALM BEACH COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record, this 24 day of June, A.D., 1986.

ATTEST:
JOHN B. DUNKLE, CLERK

By: [Signature]
KAREN T. MARCUS
Chair

By: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER:

This plat is hereby approved for record, this 24 day of June, A.D., 1986.

By: [Signature]
HERBERT F. KAHLERT, P.E.
Palm Beach County Engineer

15-16/46/42
SUBDIVISION - Huntington Lakes Sect 4
BOOK 53 PAGE 162
FLOOD ZONE B - FLOOD MAP # 200A
QUAD # 51-10 ZONING
UZ 86-15 ZIP CODE 33446
PUD NAME

In witness whereof the said corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with authority of its board of directors, this 30 day of DECEMBER, A.D., 1985

Attest
By: [Signature]
A. NUNEZ
Assistant Secretary

Oriole Homes Corp.
By: [Signature]
MARK A. LEVY
President

P.U.D. DATA

- LOT AREA (TRACT A) 7.609 ACRES
- STREET R/W AREA (TRACT R-1) 1.609 ACRES
- GROSS AREA 24.078 ACRES
- TOTAL No. OF UNITS 320
- UNIT DESIGNATION: MULTI-FAMILY CONDOMINIUM
- DENSITY: 13.29 UNITS/ACRE

SURVEYOR'S CERTIFICATE:

0326-300
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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.s) will be set under the guarantees posted with Palm Beach County for the Required Improvements 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.

[Signature]
FREDRICK E. CONROD, III
Professional Land Surveyor
Florida Registration No. 2816

SEAL BLOCK HUNTINGTON LAKES SEC. 4

ORIOLE HOMES CORP.	NOTARY	SURVEYOR	COUNTY ENGINEER	BOARD OF COUNTY COMMISSIONERS
[Seal]	[Seal]	[Seal]	[Seal]	[Seal]

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