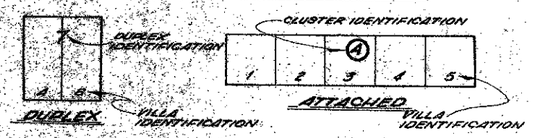
32/72

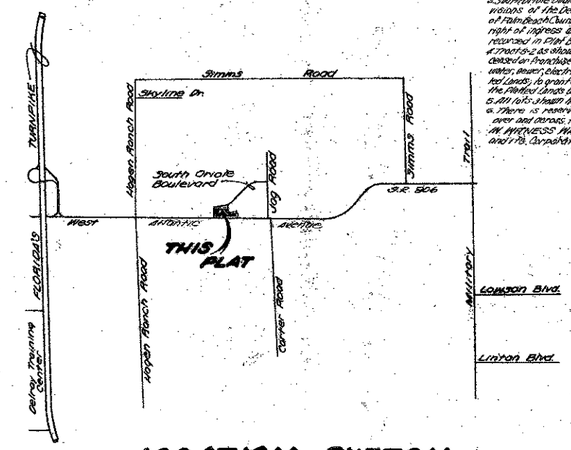
CAMELOT VILLAGE SECTION FOUR
VILLAGES OF ORIOLE (A P.U.D)

BEING A RESUBDIVISION OF ALL OF TRACT 1 AND A PORTION OF TRACT 4
PLAT No. 1, VILLAGES OF ORIOLE, P.B. 30, PG 38 39 AND 40
Section 15, Township 46 South, Range 42 East
Palm Beach County, Florida

This instrument prepared by: KEITH and SCHNARS
LAND SURVEYING SCIENCES, P.A.
Fort Lauderdale, Florida

SINGLE FAMILY IDENTIFICATION





LOCATION SKETCH

DESCRIPTION

SECTION 15 LYING

A Plat of Tract 3 and a portion of Tract 4 of 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, being fully described as follows:

BEGINNING at the Southeast Corner of said Tract 1; thence North 89° 40' 39" West, along the South boundary of said Tract 1, a distance of 300.00 feet; thence Northwesterly along the arc of a tangent curve concave to the Northeast, having a radius of 25.00 feet, a delta of 90° 00' 00", a distance of 39.27 feet; thence tangent to said curve, North 00° 19' 21" East, 350.00 feet; thence Northeasterly along the arc of a tangent curve concave to the Southeast, having a radius of 25.00 feet, a delta of 90° 00' 00", a distance of 39.27 feet; thence tangent to said curve, South 89° 40' 39" East, 245.00 feet; thence Northeasterly along the arc of a tangent curve concave to the Northwest, having a radius of 1025.00 feet, a delta of 23° 26' 03", an arc distance of 419.43 feet; thence South 23° 13' 23" West, 35.00 feet; thence South 66° 41' 08" East, 306.94 feet to a point on the arc of a non-tangent curve (radial line thereto bears North 16° 17' 55" West); thence Northeasterly along the arc of said curve, being concave to the Northwest, having a radius of 971.39 feet, a delta of 16° 01' 32", an arc distance of 151.31 feet; thence along a radially extended line, South 30° 19' 27" East, 57.63 feet; thence South 00° 19' 21" East, 165.00 feet; thence along the South boundary of said Tract 4, thence North 89° 40' 39" West, 262.53 feet to the Point of Beginning. Said lands lying in Palm Beach County, Florida.

AREA TABULATION

TRACTS	D-20, D-21	1.7065 ACRES
TRACT	G, H, I, J, K, L, M, N, O, P	5.1364 ACRES
STREETS & PUBLIC RIGHT OF WAY		2.5665 ACRES
GROSS AREA		9.4094 ACRES
NET OF RIGHT OF WAY		
SITE LIVING AREA		

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

The undersigned mortgagee does hereby certify that it is the holder of a mortgage covering the lands described in the foregoing dedication and does hereby join in the dedication and consent to the dedication of the lands described in said dedication and does hereby subordinate its mortgage which is recorded in Official Record Book [illegible] of the Public Records of Palm Beach County, Florida, to the dedication as shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal affixed hereto by and with the authority of its Board of Directors, this [illegible] day of [illegible], A.D., 1977.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY

Witness

Witness

Rodney R. Kaster
President

[illegible]
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared individually, President and Assistant Secretary, respectively, of the Corporation named in the above and foregoing instrument 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 said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this [illegible] day of [illegible], A.D., 1977.

Notary Public
My Commission Expires

SURVEY NOTES

1. R.M. - Indicates Permanent Reference Monument.
2. Bearing Reference: West line of the East line (N.W.1/4 E.1/2) of Section 15, Township 46 South, Range 42 East is assumed to bear N.00°53'00"E.
3. Building Setback Lines shall be as required by Palm Beach County Zoning regulations.
4. There shall be no buildings, trees or shrubs placed on drainage easements.
5. There shall be no buildings or other structures placed on utility easements.
6. All intersections are the long chord of a 25 foot radius.

SURVEYOR'S CERTIFICATE

This is to Certify, the plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, and that Permanent Control Points (P.C.P.'s) and Lot Corners have the recording of this plat 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.

KEITH and SCHNARS
Land Surveying Sciences, P.A.

Dated: 12-20-76

Thomas E. Schnars
Professional Land Surveyor
Florida Reg. No. 2825

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared individually, President and Assistant Secretary, respectively, of the Corporation named in the above and foregoing instrument 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 said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this [illegible] day of [illegible], A.D., 1977.

Notary Public
My Commission Expires

OWNERS DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT CAMELOT HOMES CORP., a Florida corporation, owner of the land shown hereon, being the Platted Lands lying in Section 15, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as CAMELOT VILLAGE SECTION FOUR, VILLAGES OF ORIOLE, being a Resubdivision of all of Tract 1 and a portion of Tract 4, Plat No. 1, VILLAGES OF ORIOLE, Plat Book 30, Pages 38, 39 and 40, Palm Beach County, Florida, being also further described as indicated hereon, these Platted Lands to be surveyed and platted as shown hereon and do hereby dedicate the Platted Lands as follows:

1. Tracts D-20 and D-21 both inclusive (and Tracts 22 & 23 and E-1), as shown hereon are hereby reserved and dedicated to the Camelot Village Association, Inc. (the "Association") in accordance with the Declaration of Covenants, Restrictions and Easements" recording to Camelot Village of Villages of Oriole for the following purposes to grant to Palm Beach County, licensed or franchised cable television companies and others, easements across, under and on the Platted Lands to locate any and all lines, mains and appurtenances, for any and all utilities, including water, sewer, electric, telephone, etc., including the installation, construction and maintenance of equipment and facilities relating to and used by the owners of the Platted Lands, to grant easements to provide drainage across and from the Platted Lands; to provide an area for landscaping and beautification; and for ingress and egress for vehicular and pedestrian traffic to and from the Platted Lands and other parts of Villages of Oriole and publicly dedicated roadways.

2. The Association and the Covenants relate only to the Platted Lands outside the gated Resort as and after platted or to be platted as CAMELOT VILLAGE SECTION ONE, VILLAGES OF ORIOLE (A.P.U.D.), CAMELOT VILLAGE SECTION TWO, VILLAGES OF ORIOLE (A.P.U.D.) AND CAMELOT VILLAGE SECTION THREE, VILLAGES OF ORIOLE (A.P.U.D.).

3. Southwinds Boulevard and Camelot Drive, as shown on but not included in this Plat, but not dedicated as shown hereon, are private roads subject to the exclusive use of the Declaration of Protective Covenants and Restrictions of Villages of Oriole, recorded in O.R.B. 2818, Records Deed Series, Page 839 of the Public Records of Palm Beach County, Florida and as the same may be amended from time to time ("Protective Covenants") and as defined therein (the "Roads") and are subject to the right of ingress and egress reserved in the Protective Covenants for access to the Plat of Atlantic Avenue, a public way along Tract 1 in Plat No. 1 Villages of Oriole, recorded in Plat Book 30, Page 40 of the Public Records of Palm Beach County, Florida.

4. Tract G, as shown hereon, is hereby reserved and dedicated to Orioole Midport Owners, Inc. for the following purposes: to grant to Palm Beach County and other licensed or franchised utility companies, easements across, under and on said tract to locate any and all facilities, including water, sewer, electric, telephone, etc. including the installation, construction and maintenance of equipment and facilities relating to and used by the owners of the Platted Lands; to grant easements to provide drainage across and from the Platted Lands; and for ingress and egress for vehicular and pedestrian traffic to and from the Platted Lands and other parts of Villages of Oriole and publicly dedicated streets.

5. All lots shown hereon are for single family residential purposes in accordance with the Covenants relating to Camelot Village of Villages of Oriole.

6. There is reserved to the Association, the right to specifically dedicate and convey from time to time, specific easements for utility purposes and drainage over and across the Platted Lands, and except the real property described as Single Family Residential.

IN WITNESS WHEREOF, The said Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal affixed hereto by and with the authority of its Board of Directors, this 7th day of A.D., January 1977.

CAMELOT HOMES CORP.
R.D. LEVY, President

Witness

Witness

A. NUNEZ, Assistant Secretary

ACKNOWLEDGEMENT

Before me personally appeared R.D. 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 R.D. Levy, President and A. Nunez, Asst. Secretary of the above named ORIOLE HOMES CORP., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Asst. 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 said instrument is the free act and deed of said corporation.

WITNESS: my hand and official seal this 7th day of [illegible]

March 14, 1977
My Commission Expires

TITLE CERTIFICATION

STATE OF FLORIDA:
COUNTY OF PALM BEACH

We, Stone Title and Abstract Company, a title insurance company, duly licensed and authorized to do business in the State of Florida, do hereby certify that we have examined the title to the property as vested in Oriole Homes Corp., a Florida corporation, and that the current taxes have been paid, that the property is free and clear of all liens and encumbrances except the following: [illegible] and that we find no unsatisfied mortgages as shown and not paid and payable.

STONE TITLE AND ABSTRACT COMPANY
By [illegible]
Date: January 1977

APPROVAL: PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this [illegible] day of [illegible], A.D., 19[illegible]

Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requirements of Chapter [illegible]

By [illegible]
Date: [illegible]

ATTEST
Clerk of the Board of County Commissioners

15/46/42

0326-315

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CAMELOT VILLAGE - SECT. 4