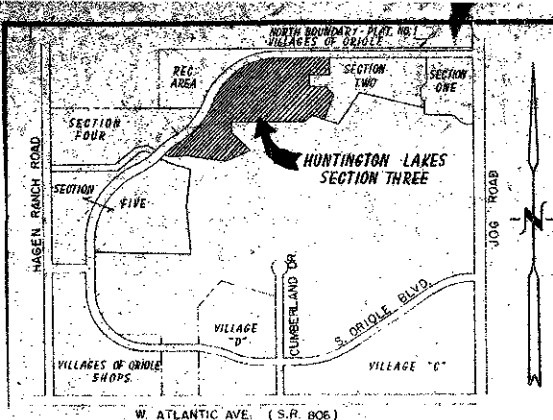


48/57



LOCATION MAP N.T.S.

HUNTINGTON LAKES SECTION THREE

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

THIS INSTRUMENT WAS PREPARED BY EDWARD MIZO, P.L.S. 3376 in the office of CRAIG A SMITH & ASSOCIATES 1000 WEST McNAB ROAD POMPAIO BEACH, FLORIDA

SURVEY NOTES

1. - Indicates Permanent Reference Monument
2. - Indicates Permanent Control Point
3. Approval of landscaping on Utility Easements other than water or sewer shall be only with approval of all Utilities occupying same
4. Bearings shown hereon are based on an assumed bearing of S 89°29'04"E on the North Line of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) Section 15, as shown on Plat No. 1 VILLAGES OF ORIOLE, P.B. 30, Pages 38, 39 & 40.
5. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
6. No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
7. No structures, trees, or shrubs shall be placed on Drainage Easements.
8. U.E. Indicates Utility Easement
9. D.E. Indicates Drainage Easement

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:32 AM ON THE 10th DAY OF MAY 1984 AND DULY RECORDED IN PLAT BOOK 48 PAGES 57 & 58

JOHN B. DUNKLE, CLERK OF CIRCUIT COURT

BY *Edward Mizo*

SHEET 1 of 2

DESCRIPTION & DEDICATION

Know all men by these presents that ORIOLE HOMES CORP., a Florida corporation, owner of the land shown hereon, being in Sections 15 & 16, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as HUNTINGTON LAKES SECTION THREE, being a replat of a portion of Tract "B", PLAT No. 1 VILLAGES OF ORIOLE, as recorded in Plat Book 30, Pages 38, 39 and 40, Sections 15 & 16, Township 46 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

BEGIN at the intersection of the West boundary of the plat of HUNTINGTON LAKES SECTION TWO, as recorded in Plat Book 42, Page 152 & 153, of the Public Records of Palm Beach County, Florida, and the South boundary of PLAT NO 2 ORIOLE BOULEVARD, as recorded in Plat Book 38, Pages 170 & 171, of the Public Records of Palm Beach County, Florida; thence South 00° 30' 56" West, 230.67 feet; thence North 89° 29' 04" West, 255.67 feet; thence South 00° 30' 56" West, 240.00 feet; thence South 89° 29' 04" East, 185.67 feet; thence South 00° 30' 56" West, 78.50 feet; thence South 59° 29' 04" East, 114.44 feet; thence South 30° 30' 56" West, 319.27 feet (the last seven courses described being contiguous with the westerly boundaries of said plat of HUNTINGTON LAKES SECTION TWO); thence North 63° 31' 04" West, 49.82 feet; thence South 52° 07' 15" West, 75.00 feet; thence North 63° 31' 04" West, 837.23 feet; thence South 15° 12' 29" West, 100.66 feet; thence South 89° 29' 04" East, 294.25 feet; thence South 45° 57' 34" West, 33.07 feet; thence South 59° 59' 59" West, 183.51 feet; thence westerly along the arc of a tangent curve, being concave to the North, having a radius of 250.00 feet, a delta of 39° 56' 00" and a distance of 152.43 feet; thence tangent to said curve, North 75° 04' 05" West, 310.00 feet; thence westerly along the arc of a tangent curve, being concave to the South, having a radius of 300.00 feet, a delta of 27° 30' 00" and an arc distance of 143.99 feet to a point of reverse curvature (the last ten courses being contiguous with the northerly boundaries of the RECREATION PLAT OF VILLAGES OF ORIOLE, as recorded in Plat Book 31, Pages 168 and 169, of the Public Records of Palm Beach County, Florida); thence westerly along the arc of said curve, being concave to the North, having a radius of 300.00 feet, a delta of 21° 24' 04", an arc distance of 112.06 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 43° 33' 56" West); thence northeasterly along the arc of said curve, being concave to the Northwest, having a radius of 1191.65 feet, a delta of 10° 40' 17", an arc distance of 221.95 feet; thence tangent to said curve, North 35° 45' 47" East, 743.16 feet; thence northeasterly along the arc of a tangent curve, being concave to the Southeast, having a radius of 987.00 feet, a delta of 34° 45' 09", an arc distance of 943.19 feet; thence tangent to said curve, South 89° 29' 04" East, 434.96 feet to the POINT OF BEGINNING (the last four courses described being contiguous with the southerly boundaries of said PLAT NO. 2 ORIOLE BOULEVARD).

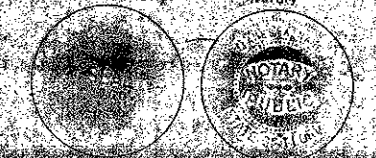
Said lands lying in Palm Beach County, Florida and containing 27.44 Acres.

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

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 11th day of APRIL, A.D. 1984

Attest: *[Signature]* Oriole Homes Corp. Notary

A. NUÑEZ Assistant Secretary R.D. LEVY President



OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. COUNTY OF BROWARD

Before me personally appeared R.D. Levy and A. Nuñez, 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., 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 11th day of APRIL, A.D. 1984

[Signature] Notary Public

DEDICATION CONTINUED

1. Utility Easements as shown here are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
2. 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.
3. The lift station easement as shown hereon is dedicated in perpetuity to Palm Beach County, its successors and assigns for lift station and related purposes.
4. Tracts R-2, & R-3, as shown hereon, are hereby declared to be Access Tracts, dedicated to and shall be the perpetual maintenance obligation of Huntington Lakes Section Three Association, Inc., its successors and assigns, for ingress, egress, utility, drainage, and other proper purposes without recourse to Palm Beach County.
5. Tracts P-1 through P-6, as shown hereon, are hereby declared to be Parking Tracts, dedicated to, and shall be the perpetual maintenance obligation of Huntington Lakes Section Three Association, Inc., its successors and assigns for ingress, egress, utility, drainage, and other proper purposes without recourse to Palm Beach County.
6. Tracts A, B, C, D, and E, as shown hereon, are hereby dedicated to and shall be the perpetual maintenance obligation of Huntington Lakes Section Three Association, Inc., its successors and assigns, for ingress, egress, utility, drainage, and other proper purposes, without recourse to Palm Beach County.
7. Tracts L-1 and L-2, as shown hereon, are hereby dedicated to and shall be the perpetual maintenance obligation of Huntington Lakes Section Three Association, Inc., its successors and assigns for water management purposes, and drainage, easement rights, without recourse to Palm Beach County.
8. Tract R-1 is hereby dedicated to be the perpetual maintenance obligation of Huntington Lakes Section Three Association, Inc., its successors and assigns for private road purposes without recourse to Palm Beach County.
9. Drainage Easements are hereby dedicated in perpetuity for construction and maintenance of the drainage facilities. (The easement facilities are the perpetual maintenance obligation of Huntington Lakes Section Three Association, Inc., its successors and assigns without recourse to Palm Beach County.)
10. Canal Access easements are hereby dedicated for ingress and egress, water management, tracts for maintenance purposes, perpetual maintenance obligation of the Huntington Lakes Section Three Association, Inc., its successors and assigns without recourse to Palm Beach County.

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 herein 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 is not encumbered by mortgages.

Date: APRIL 11th 1984

By: *[Signature]* Ed Joyce, Vice President

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 8th day of MAY, A.D. 1984

By: *[Signature]* Ken Spillies, Chairman, Palm Beach County Board of County Commissioners

COUNTY ENGINEER

This plat is hereby approved for record, this 8th day of MAY, A.D. 1984

By: *[Signature]* Herbert F. Kauter, Jr., Palm Beach County Engineer

ATTEST: *[Signature]* Clerk BOARD OF COUNTY COMMISSIONERS

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.s.) Permanent Reference Monuments have been placed and (P.C.P.s.) Permanent Control Points 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.

CRAIG A. SMITH & ASSOCIATES Consulting Engineers - Surveyors

Date: APRIL 12th 1984

By: *[Signature]* Edward Mizo, Professional Land Surveyor, Florida Registration No. 3376

TOTAL AREA		TOTAL NO. OF UNITS 284	
LOT AREA 26.54 ACRES		STREET R/W AREA 0.00 ACRES	UNIT DESIGNATION MULTI-FAMILY CONDO
CROSS AREA 0.00 ACRES		BEARING 114.00	GRADE

48/57 0326-307

HUNTINGTON LAKES

Company County Commission County Engineer

DRAWING NUMBER

DRAWING NUMBER