

# HUNTINGTON POINTE RECREATION PARCEL

168

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HUNTINGTON POINTE RECREATION PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN TRACT A OF HUNTINGTON POINTE AS RECORDED IN PLAT BOOK 61, PAGES 153-155 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST;

THENCE ON A GRID BEARING OF  $500^{\circ}41'35''$  W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER ( $NE \frac{1}{4}$ ) OF SAID SECTION 15, ALONG THE CENTERLINE OF EL CLAIR RANCH ROAD A DISTANCE OF 1245.96 FEET TO THE CENTERLINE OF NORTH ORIOLE BOULEVARD AS SHOWN ON SAID HUNTINGTON POINTE PLAT;

THENCE  $N 89^{\circ}18'25''$  W ALONG SAID CENTERLINE A DISTANCE OF 190.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $28^{\circ}52'41''$  AND A RADIUS OF 582.56 FEET FOR AN ARC DISTANCE OF 293.62 FEET TO A POINT OF TANGENCY;

THENCE  $S 61^{\circ}48'54''$  W ALONG SAID CENTERLINE A DISTANCE OF 338.96 FEET;

THENCE  $N 28^{\circ}11'06''$  W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE  $S 61^{\circ}48'54''$  W A DISTANCE OF 261.45 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $44^{\circ}00'21''$  AND A RADIUS OF 960.00 FEET FOR AN ARC DISTANCE OF 737.32 FEET TO A POINT OF TANGENCY;

THENCE  $N 74^{\circ}10'45''$  W A DISTANCE OF 113.94 FEET;

THENCE  $N 29^{\circ}10'45''$  W A DISTANCE OF 35.36 FEET;

THENCE  $N 15^{\circ}49'15''$  E A DISTANCE OF 262.47 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $20^{\circ}50'31''$  AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 120.04 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE  $N 84^{\circ}58'44''$  E ALONG A RADIAL EXTENSION OF SAID CURVE A DISTANCE OF 150.67 FEET;

THENCE  $N 34^{\circ}45'42''$  E A DISTANCE OF 32.28 FEET;

THENCE  $N 11^{\circ}21'42''$  W A DISTANCE OF 188.00 FEET;

THENCE  $N 86^{\circ}59'29''$  E A DISTANCE OF 688.62 FEET;

THENCE  $S 21^{\circ}42'08''$  W A DISTANCE OF 95.00 FEET;

THENCE  $S 68^{\circ}17'52''$  E A DISTANCE OF 216.00 FEET;

THENCE  $S 21^{\circ}42'08''$  W A DISTANCE OF 38.66 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $49^{\circ}53'14''$  AND A RADIUS OF 265.00 FEET FOR AN ARC DISTANCE OF 230.73 FEET TO A POINT OF TANGENCY;

THENCE  $S 28^{\circ}11'06''$  E A DISTANCE OF 35.70 FEET;

THENCE  $S 16^{\circ}48'54''$  W A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 13.62 ACRES MORE OR LESS.

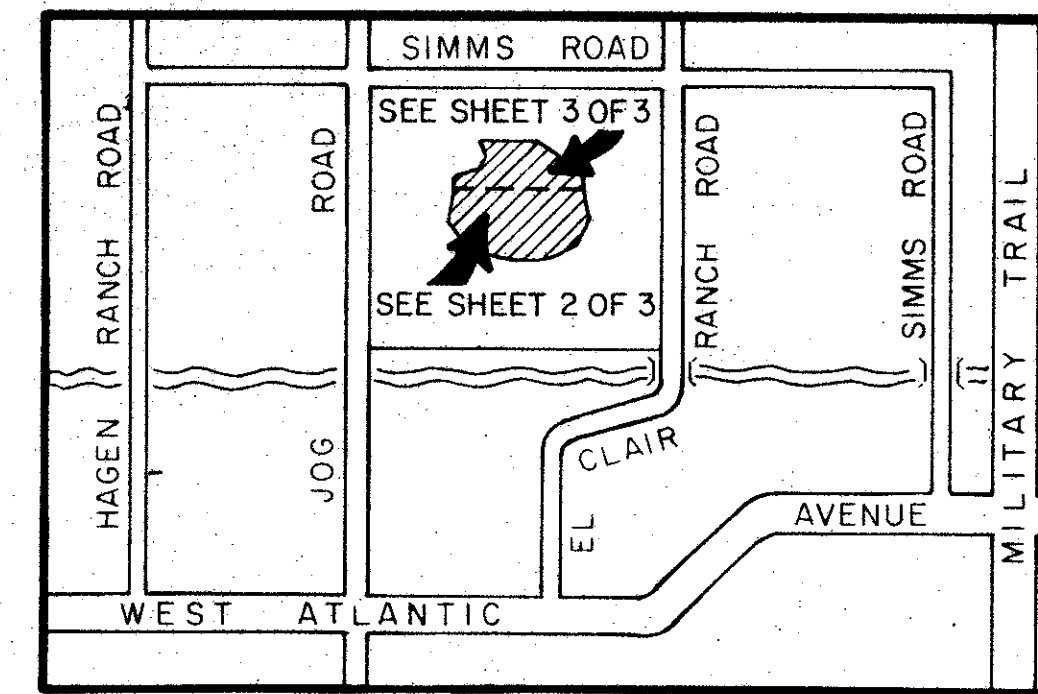
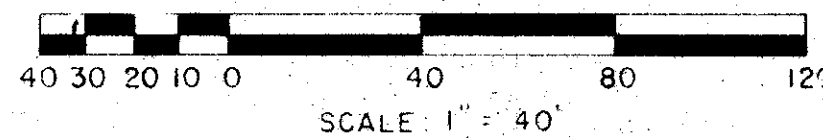
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- THE WATER MANAGEMENT TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE HUNTINGTON POINTE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

A REPLAT OF A PORTION OF TRACT A OF HUNTINGTON POINTE AS RECORDED IN PLAT BOOK 61, PAGES 153 THRU 155 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST

## PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S. WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS - PLANNERS - SURVEYORS 1325 SOUTH CONGRESS AVENUE, SUITE 118, BOYNTON BEACH, FLORIDA 33426



LOCATION SKETCH

SHEET 1 OF 3

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:58 AM  
on the 11<sup>th</sup> day of JAN.  
1989, and duly recorded in Plat Book No.  
61 on page 168 thru 170  
John B. Dunkle, Clerk Circuit Court  
Richard A. Platt, D.C.



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF Broward

WE, ALPHA TITLE COMPANY, 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 TO ORIOLE HOMES CORP., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

ALPHA TITLE COMPANY

*Edward F. [Signature]*  
VICE PRESIDENT

DATE DEC. 7, 1988

## 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 COMPLIES WITH CHAPTER 2144-G OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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.

*James E. Park* 4-7-88  
JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

## NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RESURVEY OF THE EAST LINE OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID EAST LINE HAVING BEARING OF  $N 00^{\circ}41'55''$  E.
- D.E. - DENOTES DRAINAGE EASEMENTS  
○ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)  
○ - DENOTES PERMANENT CONTROL POINT (P.C.P.)  
U.E. - DENOTES UTILITY EASEMENT  
L.A.E. - DENOTES LAKE ACCESS EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86.21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING ORDINANCES.

*Rec Bldg*  
*Plat 3746*  
*4/19/89*

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:

0427-003

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF JANUARY 1989

BY: *Carol Elmgist*  
CAROL ELMGIST - CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: *Jillie Rowatt*  
JILLIE ROWATT - DEPUTY CLERK

6/1/68

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF January 1989

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8<sup>TH</sup> DAY OF APRIL, 1988.

ORIOLE HOMES CORP.,  
A CORPORATION OF THE STATE OF FLORIDA  
BY: *Mark A. Levy as Pres.*  
MARK A. LEVY - PRESIDENT

ATTEST: *E. C. [Signature]*  
ANTONIO NUNEZ - SENIOR VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND ANTONIO NUNEZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ORIOLE HOMES CORP., A FLORIDA 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 8<sup>TH</sup> DAY OF April, 1988  
MY COMMISSION EXPIRES January 31, 1992  
*Suzanne G. [Signature]*  
NOTARY PUBLIC

SEAL  
ORIOLE  
HOMES CORP.

SEAL  
NOTARY  
PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY  
ENGINEER

SEAL  
CLERK OF THE  
CIRCUIT COURT

SEAL  
BOARD OF COUNTY  
COMMISSIONERS

HUNTINGTON POINTE RECREATION PARCEL

SUBDIVISION # Huntington Pointe Recreation Parcel  
BOOK 61 PAGE 168  
FLOOD ZONE B  
CHAP # 34  
PUB. CASE 83445  
15/14/42