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

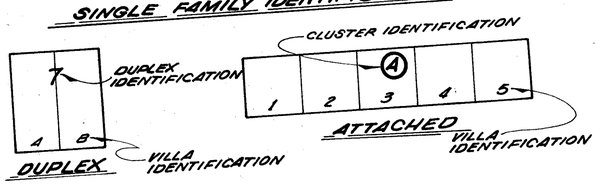
BEING A RESUBDIVISION OF A PORTION OF TRACT 4
PLAT No. 1, VILLAGES OF ORIOLE, P.B. 30, PG 38 39 AND 40
Section 15, Township 46 South, Range 42 East
Palm Beach County, Florida

This instrument prepared by: KEITH and SCHNARS
LAND SURVEYING SCIENCES, P.A.
Fort Lauderdale, Florida
By: THOMAS F. SCHNARS, P.L.S. Reg. No. 2320

19?

15 June 10:17 AM
78
34 197+198
Light skinwtr

SINGLE FAMILY IDENTIFICATION

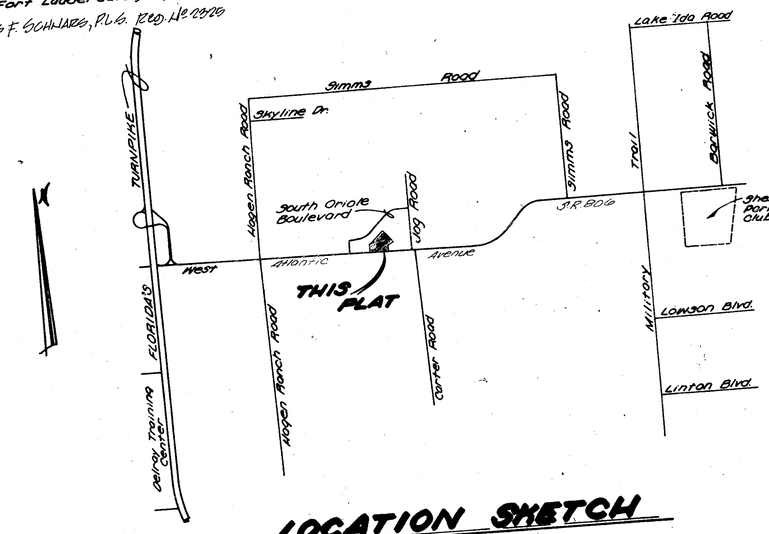


DESCRIPTION

SECTION THREE

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:

COMMENCE at the Southwest corner of said Tract 4; thence South 89°40'59" East, along the South boundary of said Tract 4, a distance of 562.53 feet to the POINT OF BEGINNING; thence North 00°19'01" East, 112.00 feet; thence Northeasterly along the arc of a radially tangent curve; thence Northeasterly, along the arc of a radially tangent curve, concave to the Northwest, and having a radius of 271.99 feet to a point on the arc of a radially tangent curve, concave to the Northwest; thence Northeasterly along the arc of said curve, an arc distance of 20.64 feet; thence North 84°40'51" East, 36.95 feet; thence Northeasterly along the arc of a tangent curve, concave to the Southeast, having a radius of 316.50 feet, a delta of 16°38'30", an arc distance of 184.09 feet; thence North 67°59'39" East, 64.59 feet; thence South 00°53'00" East, 800.00 feet; thence South 89°07'00" West, 225.00 feet; thence North 00°53'00" East, 725.49 feet to the POINT OF BEGINNING. Said lands lying in Palm Beach County, Florida.



LOCATION SKETCH

OWNERS DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That ORIOLE HOMES CORP., a Florida Corporation, Owners of the land shown hereon (the "Platted Lands") being in Section 15, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as CAMELOT VILLAGE SECTION THREE, VILLAGES OF ORIOLE (A P.U.D.), being a Resubdivision of a portion of Tract 4, Plat No. 1 VILLAGES OF ORIOLE, P.B. 30, Pg. 38, 39 and 40, Palm Beach County, Florida, being also further described as indicated hereon, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate the Platted Lands as follows: "Declaration" on one hereby reserved and dedicated to the Camelot Village Association, Inc. (the "Association") in accordance with the "Declaration of Covenants, Restrictions and Easements" relating to Camelot Village of Villages of Oriole. For the following purposes: For any and all utilities, Beach County, licensed or franchised utility companies and others, easements across under and on the said Tracts to locate any and all lines, mains and appurtenances for the installation, construction and including water, sewer, electric, telephone, etc. including the installation of the Platted Lands, maintenance of equipment and facilities relating or used by the owners of the Platted Lands; to provide drainage across and from the Platted Lands; to provide ingress and egress for vehicular and pedestrian traffic to and To grant easements to private drainage across and from the Platted Lands; to provide ingress and egress for vehicular and pedestrian traffic to and landscaping and beautification; and for ingress and egress for maintenance of public areas and other portions of Villages of Oriole and publicly dedicated streets.

2. The Association and the Covenants relate not only to the Platted Lands but also to the lands known as and either 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 FOUR, VILLAGES OF ORIOLE (A P.U.D.).

3. All Lots shown hereon are for Single Family residential purposes in accordance with the Covenants relating to Camelot Village of Villages of Oriole.

4. There is reserved to the Association, the right to specifically dedicate and declare from time to time specific easements for utility purposes and drainage over and across the Platted Lands, save and except the real property designated 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 January, A.D., 1977.

ORIOLE HOMES CORP.

witness

R.D. LEVY, President

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 it was affixed to the foregoing 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 7th day of January, A.D., 1977.

Notary Public

My Commission expires March 14 1977

0326-313

AREA TABULATION

TRACTS	D-16, D-17, D-18, D-19	0.9523	ACRES
TRACT	G-7	3.2222	ACRES
SINGLE FAMILY RESIDENTIAL		3.6550	ACRES
	GROSS AREA	7.8295	ACRES

No. of UNITS - 74

9.45 UNITS PER GROSS ACRE

SURVEY NOTES

1. P.R.M. - Indicates Permanent Reference Monument.
2. Bearing Reference West Line of the East one-half (E1/2) 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. R/W intersections are the long chord of a 25 foot radius.
7. P.R.M. ■ Indicates Permanent Reference Marker
8. P.C.P. ○ Indicates Permanent Control Point

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 the (P.C.P.'s) Permanent Control Points shall be set within one year of 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 F. Schnars
Professional Land Surveyor
Florida Reg. No. 2320

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, STATE TITLE AND ABSTRACT 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 and that we find the title to the property is vested in Oriole Homes Corp., a Florida corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find that the mortgages as shown are true and correct.

STATE TITLE AND ABSTRACT COMPANY, INC.

By: Dorothy M. Ash, Vice Pres.

Date: February 16, 1977

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

The undersigned hereby Certifies that it is the holder of the mortgage upon the hereon described property, and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the Owners thereof and agrees that its mortgage which is recorded in Official Record Book 3203, Pgs. 1300 and 1301 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

EVERGLADES FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY

witness

By: Rodney R. Brace, First Vice President

witness

Attest: Betty P. Hunter, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared RODNEY R. BRACE, First Vice President and BETTY P. HUNTER, Assistant Secretary of the above named EVERGLADES FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers respectively of said Corporation, and that it was affixed to the foregoing 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 7th day of February, A.D. 1977.

Notary Public - State of Florida

My Commission expires NOVEMBER 26, 1979

CAMELOT VILLAGE #3

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 13 day of June, A.D. 1978

By: Peggy B. Evatt, Chairperson

ATTEST: CLERK OF COUNTY COMMISSIONERS

By: Marjorie B. Jennings, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved this 13 day of June, A.D. 1978

Herbert Kahlert, P.E. County Engineer

15/42/34-197