

PALM CHASE LAKES

(A P.U.D.)

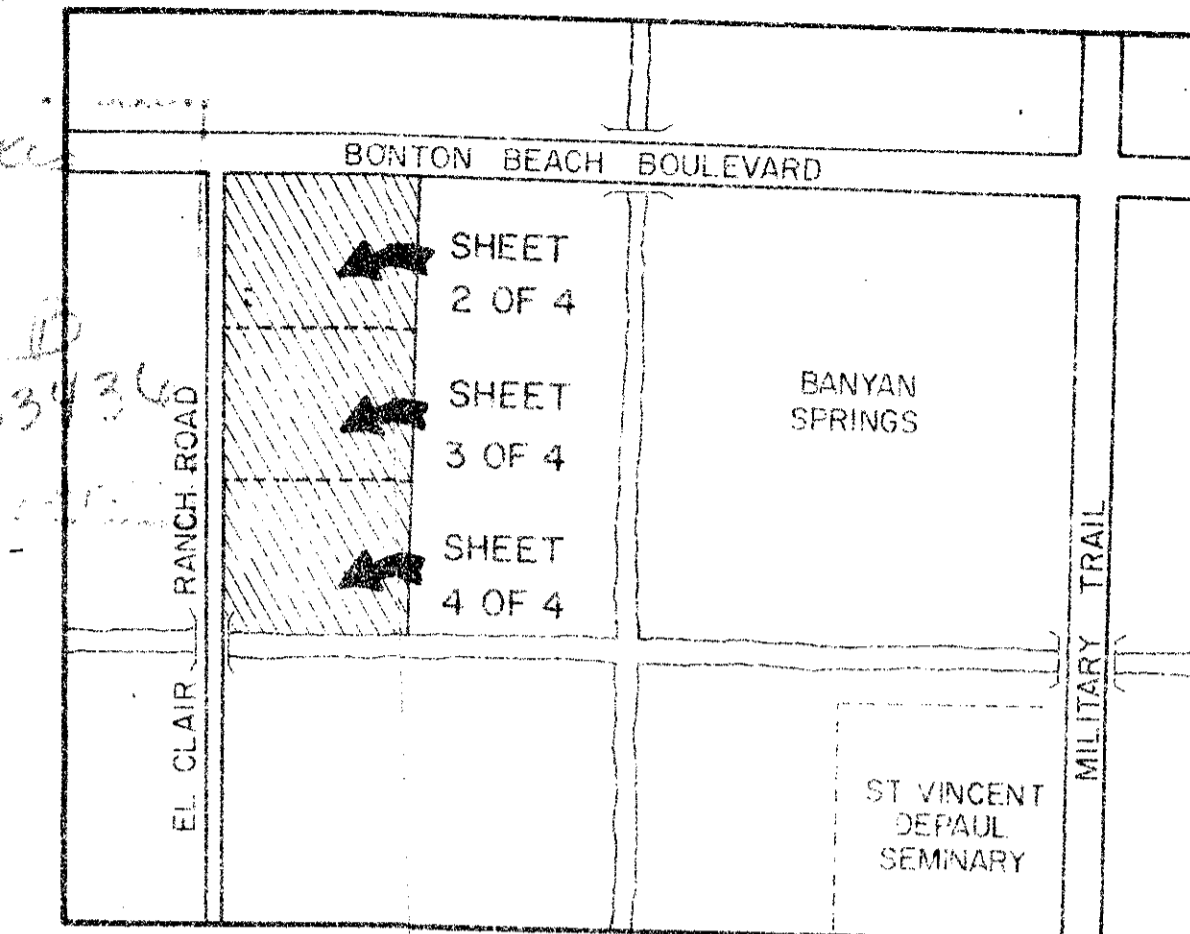
A REPLAT OF MILITARY CITY, PLAT BOOK 13, PAGE 44 AND A REPLAT OF TRACTS 49, 50, 59, AND 60 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PLAT BOOK 6, PAGE 26

PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, F.L.S.
 WILLIAMS, HATFIELD & STONER, INC. — ENGINEERS · PLANNERS · SURVEYORS
 1325 SOUTH CONGRESS AVENUE, SUITE 118, BOYNTON BEACH, FLORIDA 33435

SHEET 1 OF 4

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LOCATION SKETCH

PLAT BOOK 6, PAGE 26
 STATE OF FLORIDA
 This Plat was filed for record on 20th day of July 1987
 and duly recorded in Plat Book 6
57 pages 18-21
 JAMES B. DUNKLE, Notary Public
 Barbara A. Platt

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALM CHASE LAKES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 49, 50, 59 AND 60, SUBDIVISION OF SECTION 26, (LESS ROAD RIGHT-OF-WAY) TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 26, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY IF RECORDED.

SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE ON A GRID BEARING OF S00°16'24"E ALONG THE WEST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26 A DISTANCE OF 40.89 FEET TO SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (S.R. B04) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 9364-256;

THENCE N 89°08'20"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N 89°08'20"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 959.89 FEET;
 THENCE N 89°18'28"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 341.99 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26;
 THENCE S00°20'47"W ALONG SAID EAST LINE A DISTANCE OF 2614.60 FEET TO A LINE 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26;
 THENCE S 88°53'37"W ALONG SAID PARALLEL LINE A DISTANCE OF 1273.67 FEET TO A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26;
 THENCE N00°16'24"W ALONG SAID PARALLEL LINE A DISTANCE OF 2620.62 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINS 77.38 ACRES MORE OR LESS.

THE NORTH 80.00 FEET AND THE SOUTH 10.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO AN EASEMENT TO THE LAKE WORTH DRAINAGE DISTRICT.

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

- THE TRACTS FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS PALM CHASE LAKES DRIVE, PALM CHASE LAKES COURT, AND TRACTS P-1 THROUGH P-13, ARE HEREBY DEDICATED TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CHASE LAKES ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO BE THE PERPETUAL OBLIGATION OF THE PALM CHASE LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A THROUGH E SHALL BE RESERVED FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES.
- TRACTS F THRU J SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CHASE LAKES ASSOCIATION, INC. FOR UTILITY DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO BE THE PERPETUAL OBLIGATION OF THE PALM CHASE LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE THIRTY-FOUR (34) FOOT ROAD RIGHT-OF-WAY, ADJACENT TO EL CLAIR RANCH ROAD, SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, PALM CHASE LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- THE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS ARE HEREBY DEDICATED FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM CHASE LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE TWENTY-FIVE (25) FOOT BUFFER SHOWN HEREON IS HEREBY DEDICATED TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CHASE LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM AND WATER MANAGEMENT TRACTS ENCOMPASSED WITHIN THIS PLAT FOR THE DRAINAGE OF THE ADJACENT PUBLIC ROADS.
- THE LIMITED ACCESS, EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL & JURISDICTION OVER ACCESS RIGHTS.

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 28th DAY OF April, 1987.

ATTEST:
 ANTONIO NUNEZ, ASSISTANT SECRETARY

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 THE ORIOLE HOMES CORP., A 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 28th DAY OF April, 1987.

MY COMMISSION EXPIRES 9-28-87
Marie Jean Yarnolli
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 J. ...
 TITLE OFFICER

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

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 2144.06 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 AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCE OF PALM BEACH COUNTY, FLORIDA.

James E. Park 4-23-87
 JAMES E. PARK
 REGISTERED SURVEYOR NO. 3915
 STATE OF FLORIDA

NOTES

- ALL BEINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY SURVEY OF THE SOUTH LINE OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID SOUTH LINE HAVING A BEARING OF N 89°28'50"E
- ALL TRAIL LINES ADJACENT TO PALM CHASE LAKES DRIVE AND PALM CHASE LAKES COURT ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- D.E. - DEOTES DRAINAGE EASEMENT
 P.R.M. - DEOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
 P.C.P. - DEOTES PERMANENT CONTROL POINT (P.C.P.)
 U.E. - DEOTES UTILITY EASEMENT
 L.A.E. - DEOTES LAKE ACCESS EASEMENT
- PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SIVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LANDS.
- NO STRUCTURES, TREES, NOR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR SEWER AND WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL SES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
- NO BUILDINGS NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- WHERE THE LAKE MAINTENANCE EASEMENT AND THE 25 FOOT BUFFER ARE COMMON THE LAKE MAINTENANCE EASEMENT SHALL TAKE PRECEDENCE.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF JUNE, 1987

BY: ... CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF JUNE, 1987

BY: ... ASST. COUNTY ENGINEER

0499-001 Plat 86-15 0499-001

PALM CHASE LAKES 57/18