

# PALM ISLES, A P.U.D.

571-001

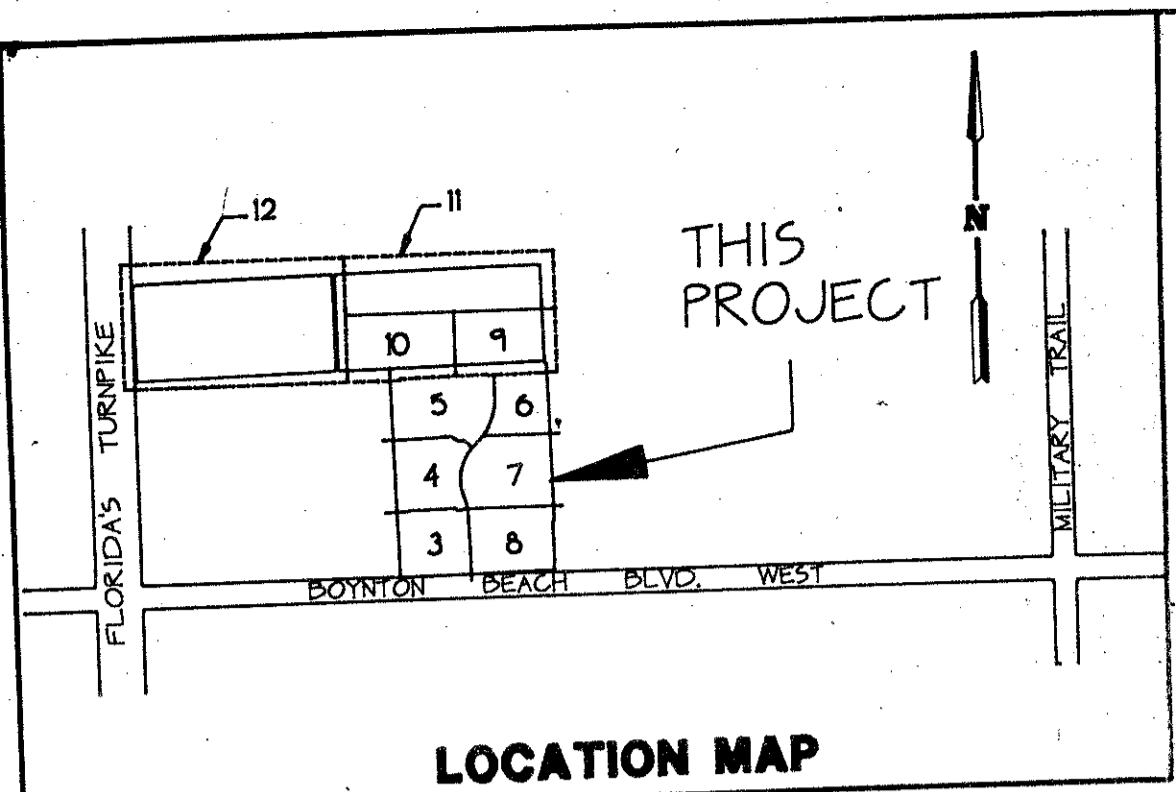
116

A REPLAT OF A PORTION OF BLOCK 49 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 21, TOWNSHIP 45 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

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 10:44 AM this 19th day of Feb. 1991 and duly recorded in Plat Book No. 116 on page 116-127 OMB B. DUNKLE, Clerk, Circuit Court

SHEET 1 OF 12



LOCATION MAP

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP. A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM ISLES, A P.U.D. SITUATE IN BLOCK 49 OF PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF BOYNTON WEST ROAD AND HAGEN RANCH ROAD AT A PALM BEACH COUNTY ENGINEERING DEPT. BRASS MONUMENT MARKED 'BOYNTON-HAGEN', SAID POINT HAVING A COORDINATE OF N 716337.9490, E 773219.6000

THENCE ON A GRID BEARING OF N870317'E ALONG THE CENTER LINE OF BOYNTON WEST ROAD A DISTANCE OF 673.84 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 103, OF SAID BLOCK 49.

THENCE N005617'W ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N005617'W A DISTANCE OF 2655.16 FEET ALONG THE EAST LINE OF TRACTS 103, 90, 71 AND 58 OF SAID BLOCK 49, TO A LINE BEING 15 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 58.

THENCE S870343'W A DISTANCE OF 634.14 FEET ALONG SAID PARALLEL LINE TO A POINT OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF TRACTS 25 AND 40 OF SAID BLOCK 49.

THENCE N005617'W ALONG SAID PARALLEL LINE 1225.23 FEET TO A POINT ON A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 25 THROUGH 32 INCLUSIVE, OF SAID BLOCK 49, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF THE BOYNTON CANAL, DEED BOOK 10, PG. 230.

THENCE N870343'E A DISTANCE OF 2636.43 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BOYNTON CANAL TO A POINT OF A LINE BEING 25 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF TRACTS 23 AND 24, BLOCK 48 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3.

THENCE S005617'E ALONG SAID LINE A DISTANCE OF 1240.2 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT 39, BLOCK 48.

THENCE N870343'E A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 39, BLOCK 48.

THENCE S005617'E ALONG THE WEST LINE OF TRACTS 39 AND 58 OF SAID BLOCK 48 A DISTANCE OF 2004.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 55.

THENCE S870343'W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 55 TO A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF TRACT 56 OF SAID BLOCK 48.

THENCE S005617'E ALONG SAID LINE A DISTANCE OF 630.00 FT TO THE EASTERLY EXTENSION OF A LINE 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACT 97, OF SAID BLOCK 49.

THENCE S870317'W ALONG A LINE 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACTS 97 THROUGH 102 INCLUSIVE A DISTANCE OF 2002.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH COMMENCE AT SAID PALM BEACH COUNTY MONUMENT 'BOYNTON-HAGEN' N005617'W ALONG THE CENTER LINE OF HAGEN RANCH ROAD A DISTANCE OF 2091.16 FEET TO A LINE 15 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 49 THROUGH 56 INCLUSIVE, OF SAID BLOCK 49.

THENCE S870343'W ALONG SAID PARALLEL LINE A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.

THENCE S870343'W ALONG SAID PARALLEL LINE A DISTANCE OF 2500.00 FEET TO A LINE 55 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACTS 48 AND 17 OF SAID BLOCK 49.

THENCE N005617'W A DISTANCE OF 1225.23 FEET TO A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 24 THROUGH 29 INCLUSIVE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF THE BOYNTON CANAL, DEED BOOK 10, PG. 230.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1. PALM ISLES DRIVE AND TRACT P-1 THROUGH P-4 AS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES...
2. TRACTS A THROUGH E, AS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES...
3. TRACTS F THROUGH K ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES...
4. THE WATER MANAGEMENT TRACTS, SHOWN HEREON AS TRACTS L THROUGH P SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS...
5. TRACTS Q AND R SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. FOR LANDSCAPING PURPOSES...
6. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES...
7. THE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS...
8. THE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS...
9. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY AS A WASTEWATER FACILITY AND FOR RELATED PURPOSES...
10. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS...
11. TRACT 5 AND THE 25' OPEN SPACE AREAS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS...
12. TRACTS L-1 THROUGH L-7 AS SHOWN HEREON SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS...
13. TRACTS T AND U AS SHOWN HEREON ARE HEREBY RESERVED TO ORIOLE HOMES CORP. ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES...
14. THE 50' TEMPORARY DRAINAGE EASEMENT SHOWN HEREON IS HEREBY RESERVED TO ORIOLE HOMES CORP. ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES...
15. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE ADJACENT LOT OWNER, THEIR SUCCESSORS AND/OR ASSIGNS FOR ROOF OVERHANG AND MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION, THE STATE OF FLORIDA HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 30th DAY OF APRIL, 1991. BY: Mark C. Frey, Sr. Pres. ANTONIO MUNEZ, SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND ANTONIO MUNEZ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP., A CORPORATION IN THE STATE OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 30th DAY OF April, 1991. MY COMMISSION EXPIRES 1-31-92. Courley C. Zink, NOTARY PUBLIC

### 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., A CORPORATION IN THE STATE OF FLORIDA AND THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATING OF THE SUBDIVISION DEPICTED HEREON.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BROWARD THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE DATED APRIL 25, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 5048, AT PAGE 1070, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THAT PORTION OF THE HEREIN DESCRIBED LAND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS AND RESERVATIONS DESCRIBED HEREON BY THE OWNER THEREOF, AND AGREES THAT SAID MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE HOLDER OF SAID MORTGAGE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICER SIGNING DELY THIS 27th DAY OF APRIL, 1991. BY: Allen Slaman, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF APRIL, 1991, BY ALLEN SLAMAN, PRESIDENT OF BOYNTONWEST LAND & DEVELOPMENT CO., INC. AND ATTESTED TO BY FRED WEINSTEIN, SECRETARY ON BEHALF OF SAID CORPORATION.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BROWARD THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE DATED APRIL 25, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 5048, AT PAGE 1070, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THAT PORTION OF THE HEREIN DESCRIBED LAND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS AND RESERVATIONS DESCRIBED HEREON BY THE OWNER THEREOF, AND AGREES THAT SAID MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, I DONALD E. FREEDMAN, TRUSTEE DO HEREUNTO S THIS 29th DAY OF April, 1991. DONALD E. FREEDMAN, TRUSTEE

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF APRIL, 1991, BY DONALD E. FREEDMAN, TRUSTEE.

### 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 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, REGISTERED SURVEYOR NO. 3915 STATE OF FLORIDA

### TES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RANDOM SURVEY BEARING BETWEEN CONTROL POINTS 'YODER' AND 'HAGEN-BOYNTON' HAVING A GRID BEARING OF N3428'43"E.
DE - DENOTES DRAINAGE EASEMENTS
OE - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
OC - DENOTES PERMANENT CONTROL POINT (P.C.P.)
UE - DENOTES UTILITY EASEMENT
LAE - DENOTES LAKE ACCESS EASEMENT
OHE - DENOTES OVERHANG EASEMENT
\* - DENOTES ZERO LOT LINE OF INCLUDED LOT
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 BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH 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 INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
THE UNDERLYING ROAD RIGHTS-OF-WAY AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS HAVE BEEN ABANDONED PER COUNTY RESOLUTION NO. R89-73, AS RECORDED IN OR. BOOK 5963, PAGES 404-407 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF Feb 1991. BY: Karen Marcus, CHAIR; Drella Rawlston, DEPUTY CLERK; DONALD E. FREEDMAN, TRUSTEE

HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER. P.L.R. TABULAR DATA: OPEN SPACE 140.96 ACRES, DRAINAGE 1.92 ACRES, TOTAL 142.88 ACRES. NOTE: SHEETS 3 THROUGH 10, AT 1" = 50', SHEETS 11 AND 12 AT 1" = 100'.

BOOK 67 PAGE 116 FLOOD MAP #185A QUAD # 50 BE 87-92 ZIP CODE 33437 same

SEAL COUNTY ENGINEER SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL CLERK OF THE CIRCUIT COURT SEAL BOARD OF COUNTY COMMISSIONERS SEAL NOTARY PUBLIC

PALM ISLES, A P.U.D. 0571-001 07/116