

CORAL LAKES X, A P.U.D.

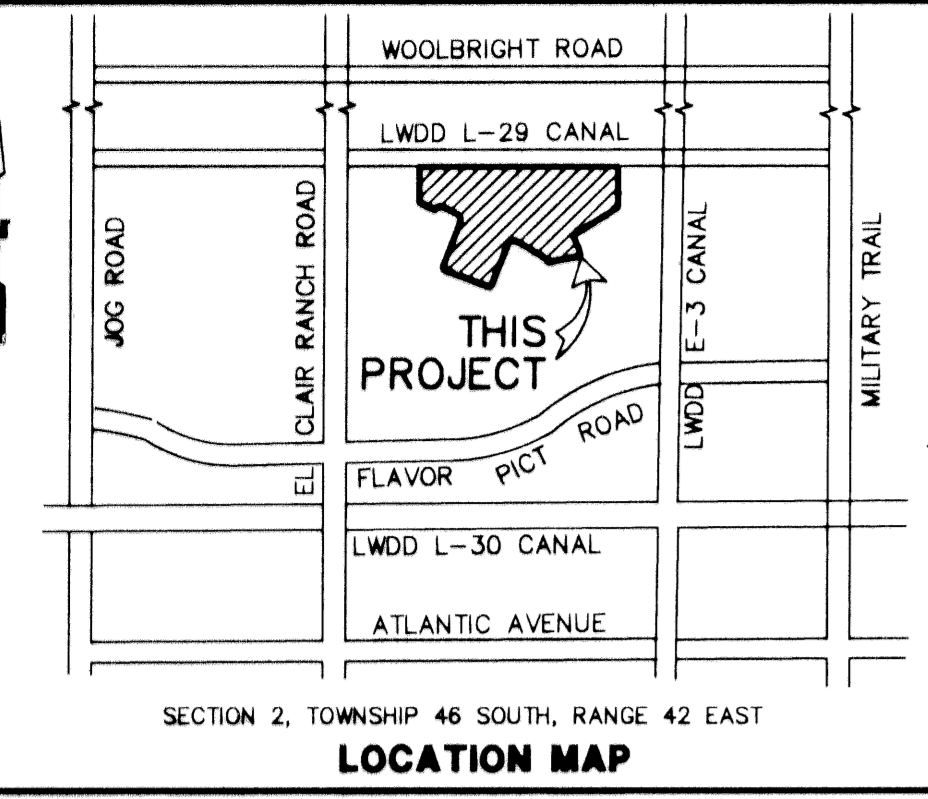
A REPLAT OF A PORTION OF TRACT B OF THE PLAT OF CORAL LAKES, AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S. WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS 1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426



SHEET 1 OF 3

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 8:13 A.M.
this 03 day of September 1997,
and duly recorded in Plat Book No. 80
on page 157-159.
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature] D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT B OF THE PLAT OF CORAL LAKES AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CORAL LAKES X, A P.U.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST;

THENCE N89°32'35"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) A DISTANCE OF 966.25 FEET;

THENCE S00°27'25"E A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N89°32'35"E ALONG SAID NORTH LINE OF TRACT B A DISTANCE OF 1217.10 FEET TO THE NORTHWESTERLY MOST CORNER OF CORAL LAKES VIII, A P.U.D., AS RECORDED IN PLAT BOOK 76, PAGES 81 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE S00°27'25"E ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 251.00 FEET;

THENCE S56°18'46"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 331.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N56°18'46"E;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°41'30" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 132.67 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S83°29'55"W A DISTANCE OF 206.56 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N55°08'08"E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°18'55" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 17.67 FEET TO A POINT OF TANGENCY;

THENCE N60°10'47"W A DISTANCE OF 200.69 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 99°10'53" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 69.24 FEET TO A POINT OF TANGENCY;

THENCE S20°38'20"W A DISTANCE OF 261.63 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 22.00 FEET FOR AN ARC DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY;

THENCE N69°21'40"W A DISTANCE OF 276.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 22.00 FEET FOR AN ARC DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY;

THENCE N20°38'20"E A DISTANCE OF 288.92 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 83°25'04" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 58.24 FEET TO A POINT OF TANGENCY;

THENCE N62°46'44"W A DISTANCE OF 93.42 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°54'51" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 62.77 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N62°41'35"W A DISTANCE OF 108.59 FEET;

THENCE N00°27'25"W A DISTANCE OF 215.86 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 13.52 ACRES, MORE OR LESS.

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

- TRACT P-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "CRYSTAL POINT AT CORAL LAKES CONDOMINIUM ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "THE CORAL COVE CONDOMINIUM ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, F, AND G, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO ORIOLE HOMES CORP. FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF ORIOLE HOMES, CORP., UNTIL SAME BECOMES THE RESPONSIBILITY OF A PROPER HOMEOWNERS ASSOCIATION AND/OR CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT H, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "CORAL COVE CONDOMINIUM ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS J, K, AND L, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "CRYSTAL POINT AT CORAL LAKES CONDOMINIUM ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE "CORAL LAKES ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT BOARD OF DIRECTORS, THIS 11th DAY OF July, 1997.

ORIOLE HOMES CORP.
A FLORIDA CORPORATION

ATTEST: [Signature] BY: [Signature]
PRINTED NAME Marie Jean Yarnotti PRINTED NAME Mark Levy
TITLE Asst. Secretary TITLE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mark Levy AND Marie Jean Yarnotti WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF 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 11th DAY OF July, 1997.

MY COMMISSION EXPIRES: 2-6-2000

[Signature]
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE "CORAL LAKES ASSOCIATION, INC." HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF July, 1997.

ATTEST: [Signature] BY: [Signature]
PRINTED NAME Jo Ann Levy PRINTED NAME Marie D'Addario
TITLE Vice President TITLE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Marie D'Addario AND Jo Ann Levy WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF "CORAL LAKES ASSOCIATION, INC." A FLORIDA NOT-FOR-PROFIT 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 11th DAY OF July, 1997.

MY COMMISSION EXPIRES: 2-6-2000

[Signature]
NOTARY PUBLIC

BEVERLY C. ZINK
PRINTED NAME OF NOTARY

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE "CRYSTAL POINT AT CORAL LAKES CONDOMINIUM ASSOCIATION, INC." HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF July, 1997.

ATTEST: [Signature] BY: [Signature]
PRINTED NAME Jo Ann Levy PRINTED NAME Marie D'Addario
TITLE Vice President TITLE PRESIDENT

ACKNOWLEDGEMENT

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COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 1997.

MY COMMISSION EXPIRES: 2-6-2000

[Signature]
NOTARY PUBLIC

BEVERLY C. ZINK
PRINTED NAME OF NOTARY

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

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PRINTED NAME Jo Ann Levy PRINTED NAME Marie D'Addario
TITLE Vice President TITLE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 1997.

MY COMMISSION EXPIRES: 2-6-2000

[Signature]
NOTARY PUBLIC

BEVERLY C. ZINK
PRINTED NAME OF NOTARY

P.U.D. TABULAR DATA

OPEN SPACE	5.89 ACRES
TOTAL AREA	13.52 ACRES
DWELLING UNITS	168

