

# CAMELOT VILLAGE SECTION TWO VILLAGES OF ORIOLE (A PUD)

BEING A RESUBDIVISION OF A PORTION OF  
TRACT 4

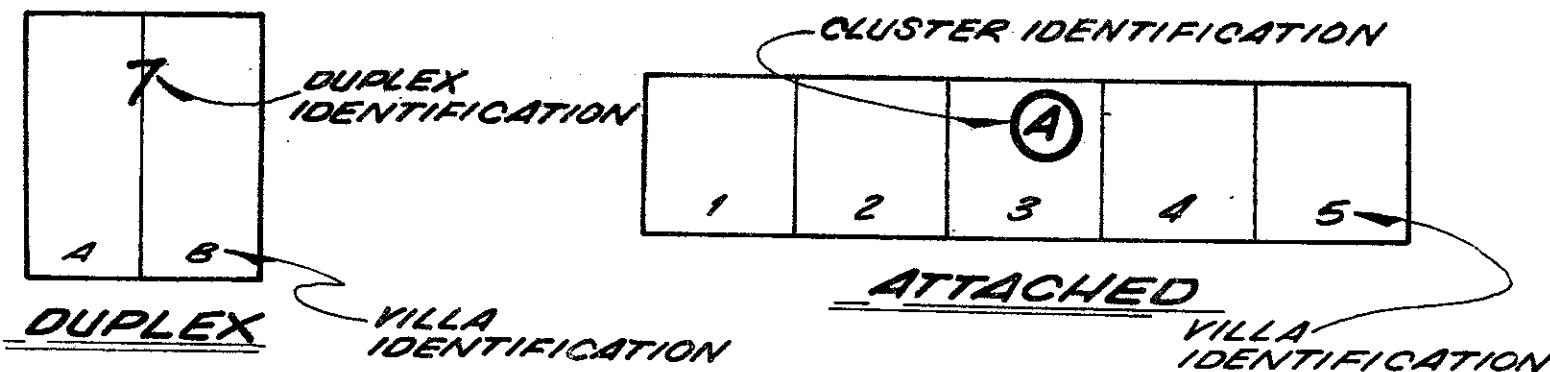
PLAT No. 1, VILLAGES OF ORIOLE, P.B. 30, PG. 38, 39 AND 40  
Section 15, Township 46 South, Range 42 East  
Palm Beach County, Florida

This instrument prepared by: KEITH and SCHNARS  
LAND SURVEYING SCIENCES, P.A.  
Fort Lauderdale, Florida  
BY: THOMAS F. SCHNARS, P.L.S. #2925

## DESCRIPTION

**SECTION TWO**  
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' 39" East, along the South boundary of said Tract 4, a distance of 1222.02 feet to the POINT OF BEGINNING; thence North 00° 53' 00" East, 345.20 feet; thence North 69° 17' 42" East, 64.33 feet; thence North 87° 11' 32" East, 40.13 feet; thence northeasterly, easterly and southeasterly along the arc of a radially tangent curve concave to the South and having a radius of 50.00 feet, a delta of 172° 09' 15", an arc distance of 120.23 feet; thence South 89° 07' 00" East, 158.01 feet; thence North 45° 53' 00" East, 35.36 feet; thence North 00° 53' 00" East, 246.47 feet; thence South 89° 07' 00" East, 423.67 feet to a point on the East boundary of said Tract 4; thence along said line, South 00° 53' 00" West, 623.50 feet; thence Southwesterly along the arc of a tangent curve concave to the Northwest, having a radius of 25.00 feet, a delta of 89° 26' 00", an arc distance of 39.02 feet; thence tangent to said curve, North 89° 40' 39" West, 722.75 feet to the Point of Beginning. Said lands lying in Palm Beach County, Florida.

## SINGLE FAMILY IDENTIFICATION



## AREA TABULATIONS

TRACTS	3-1, D-11, D-12, D-13, D-14, D-15	3.2252 ACRES
TRACT	G-6	2.3663 ACRES
SINGLE FAMILY RESIDENTIAL		4.1414 ACRES
GROSS AREA		3.7329 ACRES
NO. OF UNITS - 80		
822 UNITS PER GROSS ACRE		

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
The undersigned hereby certifies that it is the holder of the mortgage upon the herein described property and does hereby join in and consent to the dedication of the lands described in the dedication hereon, by the Owner hereof and agrees that its mortgage which is recorded in Official Record Book 2309, pgs. 300 and 301 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY  
Witness: Gene D. Soble  
Witness: Joan R. Isbell  
Rodney R. Cruse  
RODNEY R. CRUSE, Pres. VICE PRESIDENT  
BETH L. GUNTER, ASSIST. SECRETARY

## SURVEY NOTES

- ARM - Indicates Permanent Reference Monument.
- 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" East.
- Building Setback Lines shall be as required by Palm Beach County Zoning regulations.
- There shall be no buildings, trees or shrubs placed on drainage easements.
- There shall be no buildings or other structures placed on utility easements.
- R/W intersections are the long chord of a 25 foot radius.
- P.R.M. - Indicates Permanent Reference Marker
- P.C.P. - Indicates Permanent Control Point

## SURVEYOR'S CERTIFICATE

This is to certify that 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.) Permanent Reference Monuments have been placed as required by law, and that (P.C.P.) 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 171, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

KEITH and SCHNARS  
Land Surveying Sciences, P.A.  
Dated 12-29-76  
Thomas F. Schnars  
Professional Land Surveyor  
Florida Reg. No. 2325

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
Before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ the persons described in foregoing certificate and the herein instrument, who acknowledged to and before me that they executed the instrument for the purposes therein expressed.  
WITNESS my hand and official seal this 14 day of FEBRUARY, 1977.  
Notary Public - State of Florida

## 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 TWO, VILLAGES OF ORIOLE (A PUD) 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:

Tracts D11 through D15, both inclusive, and Tract G-6 as shown hereon are hereby reserved and dedicated to the Camelot Village Association, Inc. (the "Association") in accordance with the Declaration and Covenants, Restrictions and Easements relating to Camelot Village of Villages of Oriole for the following purposes: to grant to Palm 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 any and all utilities, including water, sewer, electric, gas, telephone, etc., including the installation, construction and maintenance of equipment and facilities relating to or used by the owners of the Platted Lands; to grant easements to provide drainage across and from the Platted Lands; to provide an area for landscaping and beautification; and for ingress and egress for vehicular and pedestrian traffic to and from the Platted Lands and other portions of Villages of Oriole and publicly dedicated streets.

The Association and the Covenants relate not only to the Platted Lands but also to the lands known as CAMELOT VILLAGE SECTION THREE, VILLAGES OF ORIOLE (A PUD), and CAMELOT VILLAGES OF ORIOLE (A PUD).

Tract G-1 is private roadway subject to the provisions of the Declaration of Protective Covenants and Restrictions of Villages of Oriole recorded in Official Records Book 2309, Page 388 of the Public Records of Palm Beach County, Florida and as the same may be amended from time to time ("Protective Covenants") and is part of the "Reserved Land" there in described. There is a right of ingress and egress reserved in the Protective Covenants for access to West Atlantic Avenue, a public way, along Tract 1 of Plat No. 1 Villages of Oriole recorded in Plat Book 30, Page 40 of the Public Records of Palm Beach County, Florida.

Tract G-1 as shown hereon is hereby reserved and dedicated to the Oriole Villages Center, Inc. for the following purposes: to grant to Palm Beach County and other licensed or franchised utility companies, easements, access, over and under, of, on, to, from, and across, lines, mains, and appurtenances for any and all utilities, including water, sewer, electric, telephone, etc., including the installation and maintenance of equipment and facilities relating to or used by the owners of the Platted Lands; to grant easements to provide drainage across and from the Platted Lands; and for ingress and egress for vehicular and pedestrian traffic to and from the Platted Lands and other portions of Villages of Oriole and publicly dedicated streets.

All lots shown hereon are for single family residential purposes in accordance with the covenants relating to Camelot Village of Villages of Oriole.

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 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, R.D. Levy, and by its Assistant Secretary and its Corporate Seal affixed hereto by and with the authority of its Board of Directors, this 14th day of January, 1977.

ORIOLE HOMES CORP.  
R.D. LEVY, President  
A. NUNEZ, Assistant Secretary  
WITNESS  
WITNESS

## 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, Assistant 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 Assistant Secretary, respectively, 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 17 day of January, 1977.  
Notary Public

## TITLE CERTIFICATION

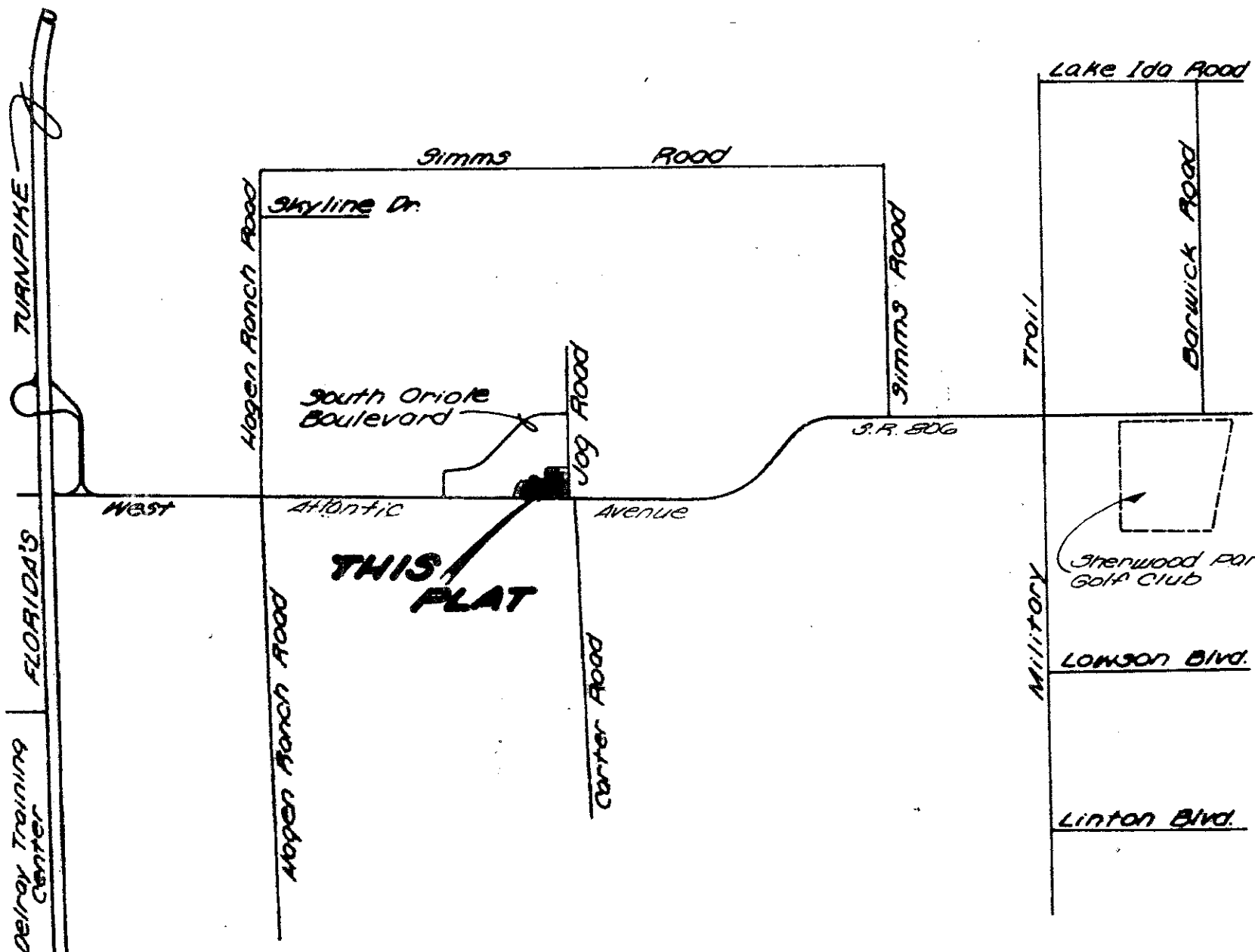
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
We, State Title and Abstract Company, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein-described property and that we find the title to the property is vested in Oriole Homes Corp., 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 all mortgages as shown are true and correct.  
STATE TITLE AND ABSTRACT COMPANY  
By: Dorothy M. Cole, Vice Pres.  
Date: February 16, 1977

## APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
This plat is hereby approved for record this 15 day of JUNE, 1978.  
By: Peggy B. Evans, Chairperson  
COUNTY ENGINEER  
Herbert Kahlert, P.E., County Engineer  
ATTEST  
BOARD OF COUNTY COMMISSIONERS  
By: Marjorie B. Jennings, Clerk

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15 June 1978  
34 199-200  
J. B. Schmitt



LOCATION SKETCH