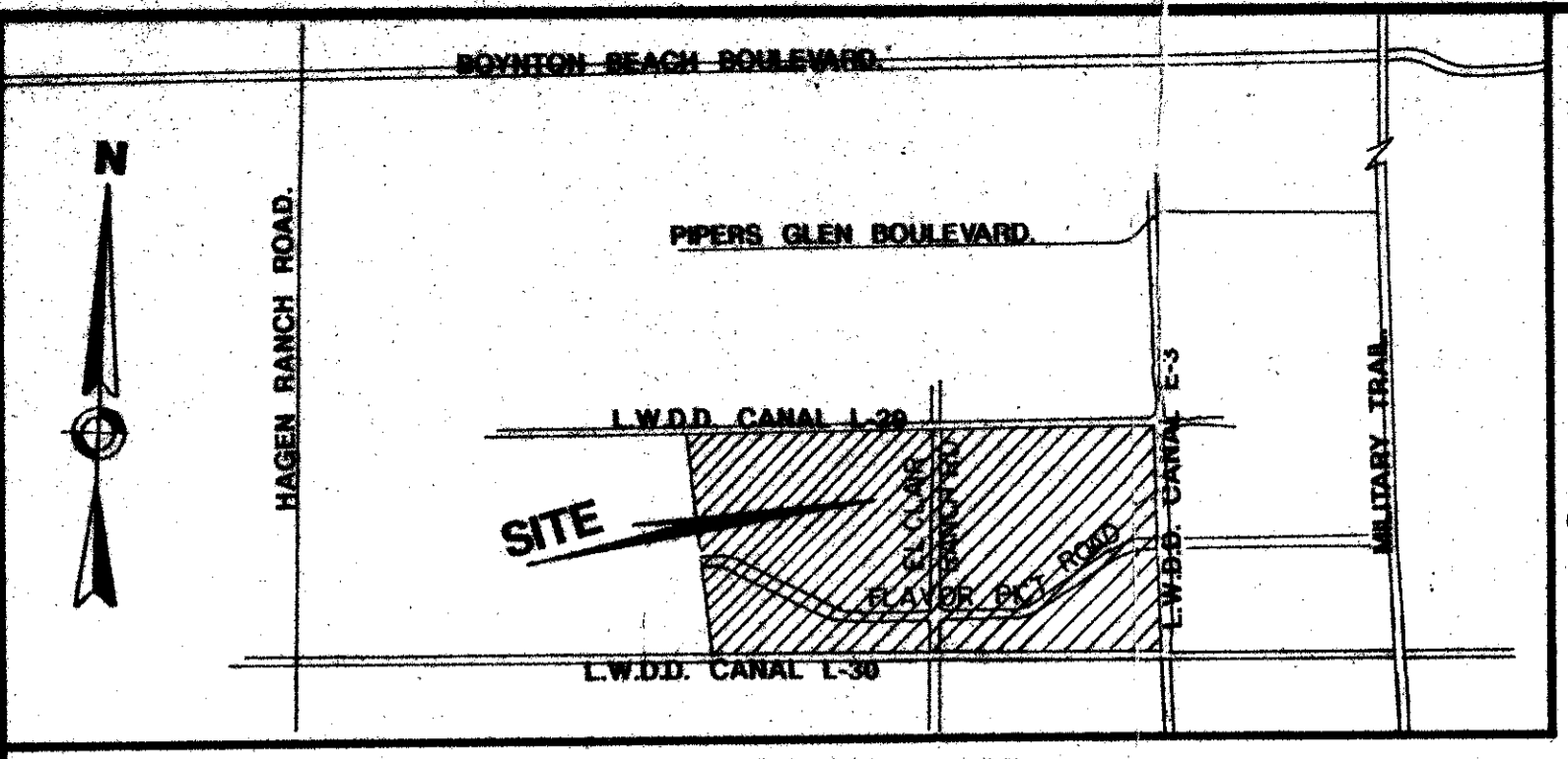


STATE OF FLORIDA COUNTY OF PALM BEACH S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT 2:14 P.M. THIS 10 DAY OF MAY, 1991 AND DULY RECORDED IN OFFICIAL RECORD BOOK 67 ON PAGE 197-198 JOHN B. DUNKLE, CLERK CIRCUIT COURT. BY: Barbara A. Best, D.C.



PLAT OF CORAL LAKES, BEING A PORTION OF VILLADELRAY P.U.D. AND A PARCEL OF LAND NOT A PORTION OF VILLADELRAY P.U.D. LYING IN SECTIONS 2 AND 3 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. APRIL, 1991

DESCRIPTION.

A PARCEL OF LAND SHOWN HEREON AS PLAT OF CORAL LAKES, BEING A PORTION OF VILLADELRAY, P.U.D. AND A PARCEL OF LAND NOT A PORTION OF VILLADELRAY P.U.D., LYING IN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION 3, TOGETHER WITH, ALL OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 2, LESS THE FOLLOWING DESCRIBED LANDS LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THE SOUTH 100 FEET THEREOF, THE NORTH 45 THEREOF, AND EAST 65 FEET THEREOF.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, RUN N00°36'18"W ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 100.00 FEET; TO THE POINT OF BEGINNING.

RUN THENCE S89°34'55"W ALONG A LINE 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 2685.03 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N00°33'54"W ALONG SAID WEST LINE A DISTANCE OF 2524.42 FEET; THENCE N89°29'26"E ALONG A LINE 45.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 2683.15 FEET; THENCE N89°32'35"E ALONG A LINE 45.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2583.33 FEET; THENCE S01°11'41"E ALONG A LINE 65.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2533.26 FEET; THENCE S89°38'20"W ALONG A LINE 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2608.95 FEET; THENCE S89°34'55"W ALONG A LINE 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION 3 A DISTANCE OF 0.37 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 306.529 ACRES.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FROM THE SOUTHWEST CORNER OF SAID SECTION 2, RUN N00°36'18"W ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 466.00 FEET; THENCE N89°38'20"E A DISTANCE OF 289.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2455.54 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°11'36" A DISTANCE OF 351.14 FEET TO THE POINT OF BEGINNING.

RUN THENCE N09°10'41"W A DISTANCE OF 80.71 FEET; THENCE N80°49'19"E A DISTANCE OF 378.10 FEET, TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2400.54 FEET, AND WHOSE CENTER BEARS N17°35'42"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'56" A DISTANCE OF 724.08 FEET TO THE POINT OF TANGENCY, THENCE N55°07'22"E A DISTANCE OF 452.85 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1009.93 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'12" A DISTANCE OF 580.27 FEET TO A POINT OF TANGENCY; THENCE N88°02'34"E A DISTANCE OF 25.73 FEET; THENCE S01°11'41"E ALONG A LINE 65.00 FEET WESTERLY OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 110.01 FEET; THENCE S89°02'34"W A DISTANCE OF 24.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 899.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'12" A DISTANCE OF 517.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S55°07'22"W A DISTANCE OF 452.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2510.54 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°18'32" A DISTANCE OF 1152.77 FEET; THENCE N09°10'41"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 5.596 ACRES.

DEDICATION.

STATE OF FLORIDA COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF CORAL LAKES, MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS. TRACT "B" AS 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. 2. RESERVATIONS. TRACT "A", "B", "C", "D" & "E" ARE HEREBY RESERVED BY THE ORIOLE HOMES CORP. FOR FUTURE DEVELOPMENT WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SHALL BE REPLATTED PRIOR TO DEVELOPMENT. 3. UTILITY EASEMENTS. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES-FACILITIES.

ACKNOWLEDGEMENT.

STATE OF FLORIDA COUNTY OF PALM BEACH) S.S.

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 SENIOR VICE PRESIDENT OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, 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 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 12th DAY OF April, 1991. MY COMMISSION EXPIRES: 9-28-91 Marie Jean Yarnetti, NOTARY PUBLIC

SURVEYOR'S CERTIFICATE.

STATE OF FLORIDA COUNTY OF PALM BEACH) S.S.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

G. Rayman Gary M. Rayman, R.L.S. REGISTERED LAND SURVEYOR NO. 2633 STATE OF FLORIDA



TITLE CERTIFICATE.

STATE OF FLORIDA COUNTY OF BROWARD) S.S.

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 FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

ALPHA TITLE COMPANY

DATE: April 8th BY: Edward F. Joyce, VICE PRESIDENT 2420 NORTH ANDREWS EXTENSION SUITE 100, POMPANO BEACH, FL 33064

APPROVALS.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF May, 1991.

BY: Karen T. Marcus, CHAIR

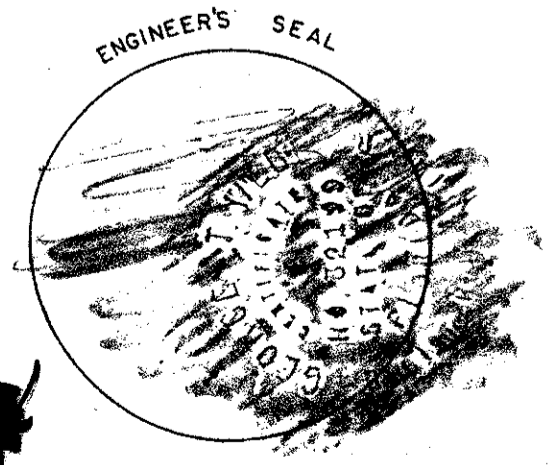
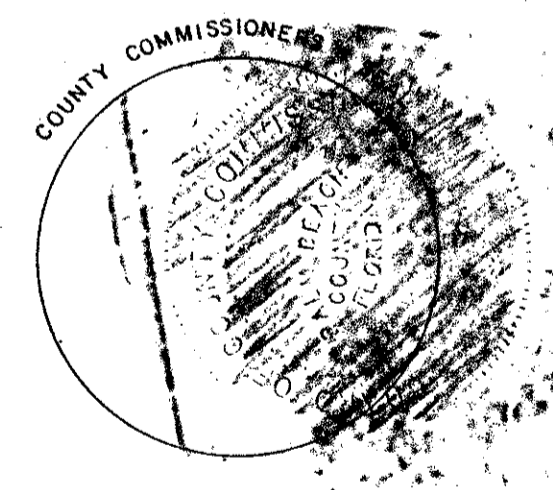
ATTEST: JOHN B. DUNKLE, CLERK

BY: J. J. Dewett, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF May, 1991.

George T. Webb, ACTING COUNTY ENGINEER



IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE 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.

BY: ORIOLE HOMES CORP., A FLORIDA CORPORATION

THIS 12th DAY OF APRIL, 1991

ATTEST: ANTONIO NUNEZ, SENIOR VICE PRESIDENT; Mark A. Levy, PRESIDENT

NOTE 1 ALL UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE 2 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE 3 THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE, OR UPON DRAINAGE EASEMENTS. LANDSCAPING OR 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.

NOTE 4 BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE PALM BEACH COUNTY ZONING CODE OR THE HOMEOWNER'S DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.

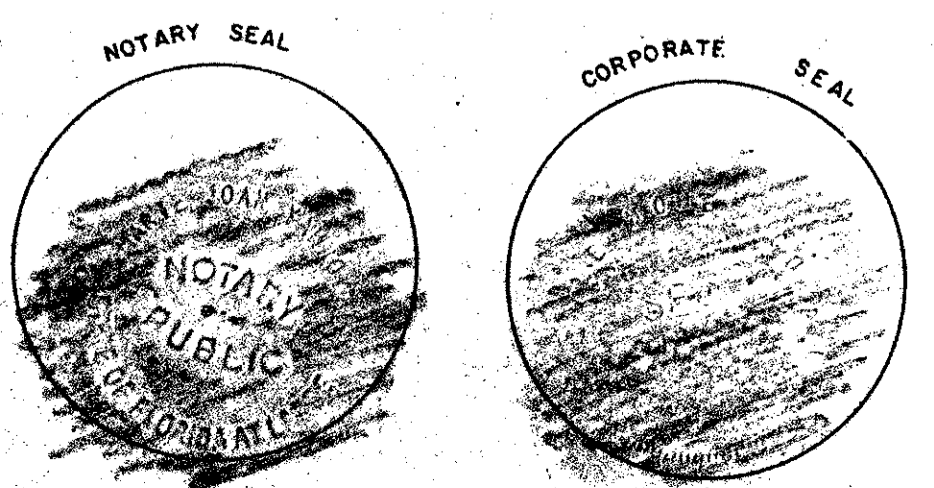


Table with 2 columns: U.P.D. DATA - CORAL LAKES and values. TOTAL AREA P.U.D. = 319.81 ACRES; TOTAL UNITS = 2583; DENSITY = 8.91 D/A; OPEN SPACE = 156.7 ACRES

- LEGEND: □ - DENOTES PERMANENT REFERENCE MONUMENT (SET) R.L.S. # 2633; ● - DENOTES PERMANENT CONTROL POINT; P.O.C. - DENOTES POINT OF COMMENCEMENT; P.O.B. - DENOTES POINT OF BEGINNING; L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT; R/W - DENOTES RIGHT-OF-WAY; U.E. - DENOTES UTILITY EASEMENT

PLAT OF CORAL LAKES. Shalloway, Foy, Rayman & Newell, Inc. DATE 06-28-90. DRAWN A.R. CHECKED G. RAYMAN. JOB NO. 89007. THIS INSTRUMENT PREPARED BY A. RAYMAN IN THE OFFICE OF 06/4-001 67/197

TAL 456

PAGE 197. FLOOD MAP # 200A. ZONING # 36. NPN-15. VILLADELRAY