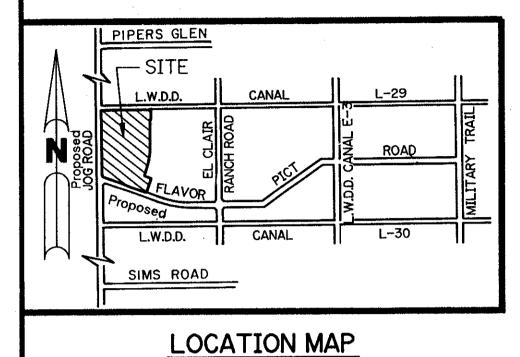
KEY MAP



DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS. PLAT OF CORAL LAKES III, BEING A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT OF CORAL LAKES, AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A" OF CORAL LAKES; THENCE NORTH 89°29'26" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°29'26" EAST, A DISTANCE OF 1,113.92 FEET; THENCE SOUTH 00°30'34" EAST, A DISTANCE OF 195.00 FEET; THENCE SOUTH 44°29'26" WEST, A DISTANCE OF 35.36 FEET: THENCE SOUTH 00°30'34" EAST, A DISTANCE OF 516.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,871.00 FEET AND A CENTRAL ANGLE OF 20°05'29", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 656.09 FEET; THENCE SOUTH 19°34'55" WEST, A DISTANCE OF 76.13 FEET; THENCE SOUTH 25°25'05" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 70°25'05" EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 19°34'55" WEST, A DISTANCE OF 350.15 FEET TO THE SOUTHERLY LINE OF SAID TRACT "A" AND NORTHERLY RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD OF SAID CORAL LAKES; THENCE NORTH 70°25'05" WEST, A DISTANCE OF 405.87 FEET; THENCE NORTH 66°18'00" WEST, A DISTANCE OF 250.66 FEET; THENCE NORTH 70°25'05" WEST, A DISTANCE OF 419.01 FEET; THENCE NORTH 35°29'29" WEST, A DISTANCE OF 45.80 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY OF FLAVOR PICT ROAD OF SAID CORAL LAKES); THENCE NORTH 00°33'54" WEST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "A" AND THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD OF SAID CORAL LAKES, A DISTANCE OF 1,397.38 FEET; THENCE NORTH 89°26'06" EAST ALONG THE RIGHT-OF-WAY LINE OF JOG ROAD PER OFFICIAL RECORD BOOK 7104, PAGE 1890, A DISTANCE OF 9.00 FEET; THENCE NORTH 00°33'54" WEST ALONG THE RIGHT-OF-WAY LINE OF JOG ROAD PER SAID OFFICIAL RECORD BOOK 7104, PAGE 1890, A DISTANCE OF 56.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 41.731 ACRES MORE OR LESS.

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

- 1.) TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE REGENCY COVE 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 B 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.
- DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN THE 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

PLAT OF CORAL LAKES IIII

BEING A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT OF CORAL LAKES AS RECORDED IN PLAT BOOK 67, PAGES 197-198 LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA

AUGUST, 1993

BEFORE ME, PERSONALLY APPEARED MARK A. LEVY AND ANTONIO NUNEZ, WHO

OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND

SENIOR VICE PRESIDENT 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

ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED

SHEET 1 OF 4

4.) 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.

5.) LAKE MAINTENANCE ACCESS EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- OPEN SPACE TRACTS TRACTS C THROUGH TRACTS K AS SHOWN HEREON ARE HEREBY RESERVED FOR THE REGENCY COVE ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- **OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR** THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT IT'S SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS THE WATER MANAGEMENT TRACTS SHOWN HEREON AS TRACTS 1 AND 3 ARE HEREBY RESERVED FOR AND ARÉ THE PERPETUAL MAINTENANCE OBLIGATION OF THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 11.) 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 12.) RECREATION TRACT THE RECREATION TRACT M, AS SHOWN HEREON, IS HEREBY RESERVED FOR CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 13.) OPEN SPACE WALL TRACT TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CORAL LAKES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF THE PERIMETER WALLS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 14.) PEDESTRIAN EASEMENT AS SHOWN MEREON IS HEREBY RESERVED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CORAL LAKES ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF <u>. SEPTEMBER</u> 1993.

ORIOLE HOMES CORF.

ANTONIO' NUNEZ/ SENIOR VICE PRESIDENT **PRESIDENT**

ORIOLE HOMES

CORP

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF September

9-28-95

MY COMMISSION EXPIRES

ACT AND DEED OF SAID CORPORATION.

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH

STATE OF FLORIDA

Marie How Jamotte NOTARY PUBLIC - STATE OF FLORIDA

RESPECTIVELY, AS IDENTIFICATION AND DID TAKE AN

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 COUNTY, FLORIDA. PROPERTY IS VESTED TO ORIOLE HOMES CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND 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

EDWARD F. JOYCE, VICE PRESIDENT 1690 SOUTH CONGRESS AVENUE DELRAY BEACH, FLORIDA 33445

CORAL LAKES ASSOCIATION, INC.

THE CORAL LAKES ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20DAY OF Sect., 1993

CORAL LAKES ASSOCIATION, INC.

MERLE D'ADDARIO

REGENCY COVE ASSOCIATION, INC.

THE REGENCY COVE ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20 DAY OF 2005, 1923

REGENCY COVE ASSOCIATION, INC.

MERLE D'ADDARIO

Keele A Addana

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ ZO ___ DAY OF extender, 1993. 2-6-96

COUNTY

ENGINEER

16.1

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES

REGENCY COUNTY COVE COMMISSION ASSOCIATION,

THIS INSTRUMENT PREPARED BY

PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA

LAWSON, NOBLE AND ASSOCIATES, INC.

ENGINEERS PLANNERS AND SURVEYORS

WEST PALM BEACH, FLORIDA

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 PERMANENT REFERENCE MONUMENTS

HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER

THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR

THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA

COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA

STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING

STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE

CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO

SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED MERKE D'ADGARD AND SO AND LEVY.

VICE PRES. OF CORAL LAKES ASSOCIATION, INC. AND SEVERALLY

ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT

AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO

THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION

AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR

CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND

BEFORE ME, PERSONALLY APPEARED MEALE D'ADDACIO AND JO ANN LEVY

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED

VICE PRES. OF THE REGENCY COVE ASSOCIATION, INC. AND SEVERALLY

ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT

AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO

THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION

AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR

CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _ Res .

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED

STATE OF FLORIDA

PROFESSIONAL LAND SURVEYOR NO. 4213

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH

DEED OF SAID CORPORATION.

September, 1993.

MY COMMISSION EXPIRES

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH

DEED OF SAID CORPORATION.

2-6-96

STATE OF FLORIDA

STATE OF FLORIDA

NOTARY

MY 19-1993 2:49m F3-374510

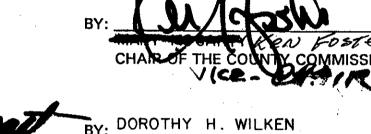
STATE OF FLORIDA

This Plat was filed for record at 2 4 9 mm this 18 day of NOUE MBER 19 73

and duly recorded in Plat Book No. _7 / on page 150 THRU 153

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS LODAY OF NOU



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF NOV



SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°29'26" EAST, ALONG THE NORTH LINE OF TRACT "A" ACCORDING TO THE PLAT OF CORAL LAKES, PLAT BOOK 67, PAGES 197 THROUGH 198.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED

ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE 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 OR ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED: (N.R.) = NON-RADIAL

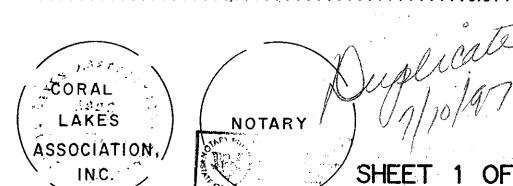
(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH

IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY **EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES** SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.

THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.

SITE PLAN DATA : FORMERLY VILLA DEL RAY (IVY BAY)
REPLAT OF PHASE II OF SITE PLAN, PARCELS 1,2,3,4,6,15 & 16 DENSITY 2.76 LOTS PER ACRE OPEN SPACE TRACTS 3.98 ACRES



~ A 2