

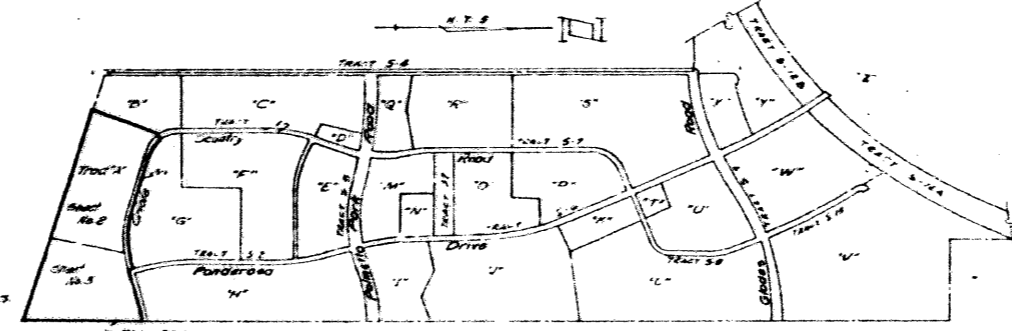
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N.C.C.A.
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Sheet 1 of 3

A PLANNED UNIT DEVELOPMENT
PONDEROSA
BEING A RESUBDIVISION OF TRACT "A"
OF BOUNDARY PLAT OF ORIOLE COUNTRY
AS RECORDED IN PLAT BOOK 32, PAGES 175
THRU 180 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
Sections 26 and 35, Township 47 South,
Range 41 East
Palm Beach County, Florida

DESCRIPTION

All of Tract "A" and a portion of Tract "B" of the boundary plat of Oriole Country per plat Book 32, pages 175 thru 180, Palm Beach County records, Florida, more particularly described as follows: Beginning at the south east corner of said Tract "A", said corner lying on the northerly right of way line of the Hillsborough canal, thence N 71° 00' 41" W 855.05 feet along said right of way line, thence N 71° 55' 42" W 2676.99 feet along said right of way line to the south west corner of said Tract "A", thence N 18° 01' 18" E 1112.62 feet along the westerly line of said Tract "A" to the north west corner thereof, being a point on the southerly line of said Tract "B", thence N 52° 41' 50" E 80.00 feet radially to a point on the north line of said Tract "B", thence south and along a 500.00 feet radius curve, 300.58 feet through a central angle of 34° 22' 34" to a point of tangency, an said northern line of Tract "B", thence tangent to said curve S 71° 56' 02" E 1216.68 feet to a larger 855.05 feet radius curve, a radius to said point bearing S 18° 01' 18" W, thence easterly along said curve and east and northerly line 675.79 feet (875.79 feet round) through a central angle of 39° 30' 51" - 39° 30' 51" (round) to a point of tangency, thence N 68° 30' 47" E 72.25 feet to a common point on parcels "B-1" and "B-2" of said Boundary Plat of Oriole Country, thence S 51° 29' 15" E 80.00 feet to a point on the southerly line of said Tract "B", thence a point on the northerly line of said Tract "A", thence along the common line of said Tract "A" and Tract "B" N 68° 30' 47" E 475.54 feet to a point and tangent 460.00 feet radius curve, a radius to said point bearing N 21° 53' 15" W, thence along said common line easterly 341.95 feet along said curve through a central angle of 20° 24' 30" to a point of tangency, thence along said common line N 68° 30' 47" E 50.12 feet to the north east corner of said Tract "A", thence S 61° 15' 11" E 1971.54 feet along the easterly line of said Tract "A", thence S 01° 11' 24" E 200.04 feet to the point of beginning, the record referred to herein being the said Boundary Plat of Oriole Country.

SHEET 1 of 3



LOCATION SKETCH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ORIOLE HOMES CORP, a Florida Corporation, owner of the land shown herein being in Sections 26 and 35 Township 47 South, Range 41 East, Palm Beach County, Florida, do hereby dedicate to the public as a resubdivision of Tract "A" of Boundary Plat of Oriole Country, as recorded in Plat Book 32, Pages 175 thru 180 of the Public Records of Palm Beach County, Florida, the land described as indicated hereon, and cause the same to be surveyed and platted as shown and as hereby dedicated, in favor of:
1. The streets as shown are hereby dedicated to the Board of County Commissioners for the public use of the same as public streets.
2. The utility and drainage easements as shown are hereby dedicated in perpetuity for the convenience and enjoyment of utilities and drainage facilities.
3. Areas shown as dedicated to the public are hereby dedicated to the Board of County Commissioners in perpetuity as public streets, for the use of the same as public streets.
4. Areas shown as dedicated to the public are hereby dedicated in perpetuity to LOGGERS RUN, Inc., a Florida Corporation, for the profit and its successors and assigns for drainage, fire water management purposes and use for recreational purposes and use of the said LOGGERS RUN, Inc.
5. Areas shown as dedicated to the public are hereby dedicated in perpetuity to LOGGERS RUN, Inc., a Florida Corporation not for profit, and its successors and assigns for a permanent sign and entrance structure for "LOGGERS RUN" as defined in the Articles of Incorporation of the said LOGGERS RUN, Inc., shall from time to time determine which activities may include permanent and temporary signs, hospitality centers and gift shops, as well as such other amenities as may be deemed appropriate by the said LOGGERS RUN, Inc. as part of its operation of the said "LOGGERS RUN" and Parcel "A" being the permanent maintenance obligations of the said LOGGERS RUN, Inc.
6. The Right and Entry Fee Structures as shown herein are hereby dedicated in perpetuity to LOGGERS RUN, Inc., a Florida Corporation not for profit, and its successors and assigns, as are for permanent easements for a sign and entry structure for the use of the said LOGGERS RUN, Inc. as defined in the Articles of Incorporation of the said LOGGERS RUN, Inc. LOGGERS RUN, Inc., being the right to construct, maintain and replace the same, such as well as its successors and assigns, shall from time to time determine such as permanent and temporary signs, decorative walls, fences and other structures in keeping with the sign and entry structure and entry fee structure; and LOGGERS RUN, Inc. shall from time to time determine such as permanent and temporary signs, decorative walls, fences and other structures in keeping with the sign and entry structure and entry fee structure; and LOGGERS RUN, Inc. shall from time to time determine such as permanent and temporary signs, decorative walls, fences and other structures in keeping with the sign and entry structure and entry fee structure.
Oriole Homes Corp., a Florida Corporation
By: [Signature]
A. Nunez, Esq., Secretary

ACKNOWLEDGEMENT

State of Florida 1996
County of Palm Beach
Before Me personally appeared R. O. Levy and A. Nunez, known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Oriole Homes Corp., a Florida Corporation, and declared to me that they executed said instrument as such officers of said corporation, and that the said officers of the foregoing instrument are the persons, and of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the true and valid deed of said corporation.
Witness my hand and official seal this 15th day of June, 1996.

TITLE CERTIFICATION

A title insurance company duly licensed in the State of Florida, to-wit: AMERICAN TITLE INSURANCE COMPANY, has examined the title to the herein described property, and has this day filed the report of its examination with the PUBLIC RECORDS, that the current taxes have been paid, and that the property is not encumbered by mortgages.
Date: June 12, 1996
OFFICE OF THE INSURANCE COMPANY
1000 S.W. 1st St. Ft. Lauderdale, FL 33301

AREA TABULATIONS

Table with 2 columns: Category and Value. Includes LOT AREAS (72.2327), STREET AREAS (4.0433), GROSS AREA (73.4850), NO. OF LOTS (64), and UNITS PER GROSS AREA (0.62).

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This Plat is hereby approved for record this 15th day of June, 1996.
By: [Signature]
COUNTY ENGINEER
This Plat is hereby approved for record this 15th day of June, 1996.
By: [Signature]
ATTEST JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS Deputy Clerk

SURVEYOR'S CERTIFICATE

This is to certify that the above described plat is a correct representation of a survey made under my responsibility, and that the survey is accurate to the extent of my knowledge and skill. I am a Licensed Professional Engineer, State of Florida, No. 11721, and (P.E.) Professional Engineer, State of Florida, No. 11721.
Control Points will be placed as required by law, and further that the survey data complies with all the requirements of Chapter 117.01, F.S. as amended, and Ordinance of Palm Beach County, Florida.
Broome and Farina, Inc.
Engineers, Planners, & Surveyors

SURVEY NOTES

- 1. P.C.M. indicates Permanent Reference Monument.
2. P.M. indicates Permanent Monument.
3. Bearings cited herein are in the meridian assuming North 89° 41' 26" East being South line of Section 26, Township 47 South, Range 41 East, Palm Beach County, Florida.
4. Building set back lines shall be as in plans by Palm Beach County, Florida regulations.
5. There shall be no building or other structures placed on drainage easements.
6. There shall be no building or other structures placed on utility easements or other easements.
7. R.W. indicates Right of Way.
8. U.E. indicates Utility Easement.
9. P.C.M. indicates Permanent Reference Monument.
10. P.M. indicates Permanent Monument.
11. P.E. indicates Professional Engineer.

0275-318

PROJECT NO. 9360
FIELD BK. PG. 2