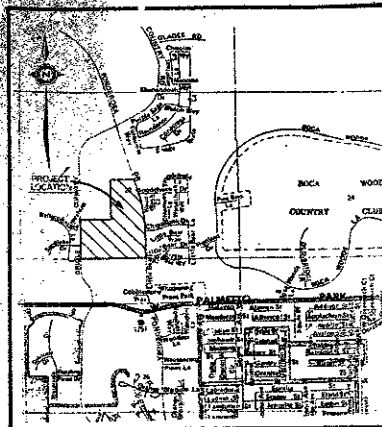


47/78



LOCATION MAP
N.T.S.

PLAT OF COUNTRY LANDING SECTION ONE

PART OF "LOGGERS' RUN, A P.U.D."
LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF TRACT
"O" AND A PORTION OF TRACT "P", "BOUNDARY PLAT OF
ORIOLE COUNTRY" AS RECORDED IN PLAT BOOK 32, AT PAGES
175 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.

AUGUST, 1983

SHEET 1 OF 2

78

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD BY 9:43 AM
THIS 16 DAY OF FEBRUARY
AD. 1984 AND DULY RECORDED
IN PLAT BOOK 47 ON PAGES
78 AND 79
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY Quay White D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTRY LANDING SECTION ONE, BEING A REPLAT OF TRACT "O" AND A PORTION OF TRACT "P", "BOUNDARY PLAT OF ORIOLE COUNTRY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32 AT PAGES 175 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID TRACT "O" OF SAID PLAT OF "BOUNDARY PLAT OF ORIOLE COUNTRY" AND SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF TRACT "S-7", ALSO KNOWN AS ORIOLE COUNTRY ROAD (80 FOOT RIGHT-OF-WAY), THENCE N 01°12'58"W ALONG THE EAST RIGHT-OF-WAY OF SAID TRACT "S-7" A DISTANCE OF 871.60 FEET, THENCE N 88°47'02"E A DISTANCE OF 650.00 FEET, THENCE N 01°12'58"W A DISTANCE OF 663.40 FEET, THENCE N 88°47'02"E A DISTANCE OF 513.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF TRACT "S-6", ALSO KNOWN AS PONDEROSA DRIVE (80 FOOT RIGHT-OF-WAY), AND A POINT ON A CURVE; THENCE 989.40 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID TRACT "S-6", AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3202.27 FEET, A CENTRAL ANGLE OF 17°42'09", A CHORD LENGTH OF 985.47 FEET, AND A CHORD BEARING OF S 10°04'55" E TO A POINT OF TANGENCY; THENCE S 01°13'50" E A DISTANCE OF 523.66 FEET, THENCE S 89°45'52" W A DISTANCE OF 1706.17 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 34.4280 ACRES, MORE OR LESS.

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

- TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND "I" ARE HEREBY DEDICATED TO LOGGERS' RUN, INC., ITS SUCCESSORS OR ASSIGNS, AS LANDSCAPE AND/OR BUFFER EASEMENTS. THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS ARE AS SET FORTH IN THAT CERTAIN REPLAT DECLARATION FOR COUNTRY LANDING SECTION ONE TO BE RECORDED AMONGST THE PUBLIC RECORDS OF PALM BEACH COUNTY, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO LOGGERS' RUN, INC., ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, AND AS SET FORTH IN THE REPLAT DECLARATION FOR COUNTRY LANDING SECTION ONE WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- TRACT "I" AS SHOWN HEREON IS HEREBY DEDICATED TO LOGGERS' RUN, INC., ITS SUCCESSORS OR ASSIGNS FOR PARKING, LANDSCAPE, AND/OR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS CONTROL EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF AUGUST, 1983.

ORIOLE HOMES CORP., A CORPORATION OF THE STATE OF FLORIDA
BY: R. D. Levy
R.D. LEVY, PRESIDENT
ATTEST: A. Nunez
A. NUNEZ, ASSISTANT SECRETARY

SEAL
ORIOLE HOMES CORP.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL LAND SURVEYOR

SEAL
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

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 PRESIDENT AND ASSISTANT 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 30th DAY OF AUGUST, 1983.

MY COMMISSION EXPIRES:
JAN 14th 1986

James A. Frank
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)

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.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS NOT ENCUMBERED BY MORTGAGES.

DATE: January 16th 1984

Edward J. Joyce
ALPHA TITLE COMPANY
TITLE OFFICER

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 219H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET; THAT THE SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 1st DAY OF SEP, 1983.

William A. Hertz
WILLIAM A. HERTZ
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3182

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING SYSTEM USED ON THE "BOUNDARY PLAT OF ORIOLE COUNTRY".
- P.R.M.'S ARE DESIGNATED THUS:
- P.C.P.'S ARE DESIGNATED THUS:
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- A.C.E. DENOTES ACCESS CONTROL EASEMENT.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Feb, 1984.

BY: Ken Spillias
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Feb, 1984.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth Pichler
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

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47/78

Meridian		WEST PALM BEACH, FLORIDA	
Surveying and Mapping Inc.			
DRAWN	M.E.H.	DATE	FEB 16 1984
CHECKED			
DRAWING NO.	83-P-041	PLAT OF COUNTRY LANDING SECTION ONE PART OF "LOGGERS' RUN, A P.U.D."	