49/163

TIMBERWALK II SECTION FIVE

A PORTION OF LOGGERS RUN, A PUD
BEING A RESUBDIVISION OF A PORTION OF TRACTS "F" & "S-3"
BOUNDARY PLAT OF ORIOLE COUNTRY (PB 32, PGS. 175-180)
SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
825 NE 4TH AVENUE
FORT LAUDERDALE, FLORIDA

SHEET 1 OF 2

PLAT BOOK 85
PAGE 185

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:31 AM. THIS 16th DAY OF NOV. 1983 AND DULY RECORDED IN PLAT BOOK 85 ON PAGES 183 AND 184

JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
Margaret E. Taylor
D.C.

OWNER'S ACKNOWLEDGEMENT

State of Florida } SS
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 V.P. and the general secretary of the above named Oriole Homes Corp., a Florida 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 the foregoing 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 27th day of September A.D., 1983.

My commission expires Jan 14th 1986

Notary Public

DEDICATION

Know all men by these presents that Oriole Homes Corp., a Florida corporation, owner of the land hereon, being in Section 26, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as "Timberwalk II Section Five", described as follows:

A part of all tracts "F" & "S-3", Boundary Plat of Oriole Country according to the Plat thereof as recorded in Plat Book 32, Pages 175 through 180, of the Public Records of Palm Beach County, Florida, described as follows:

Beginning at the Northwest Corner of said Tract "S-3", thence along the North boundary of said Tract "S-3", South 22°29'06" East, 36.17 feet; thence South 68°49'29" East, 138.75 feet; thence [illegible] to the Northwest corner of the Plat of Timberwalk II Section One as recorded in Plat Book 36, Pages 66 & 67, said Public Records; thence along said North boundary, South 88° 38' 30" West, 30.00 feet to the Northwest corner of said Timberwalk Section One"; thence North 01° 50' 30" West, 256.06 feet; thence North 23°52'34" West, 325.72 feet; thence North 88° 38' 30" West, 420.72 feet to a point in the West boundary of said Tract "S-3"; thence along said West boundary, North 01°19'18" West 126.00 feet; thence continue along said West boundary and the West boundary of Tract "S-2" northeasterly along the Arc of a Curve concave to the Southeast having a Radius of 780.00 feet, a Central Angle of 21°10'00" for an Arc distance of 288.01 feet to the Point of Beginning. Said lands lying in Palm Beach County, Florida, containing 11.9612 Acres more or less.

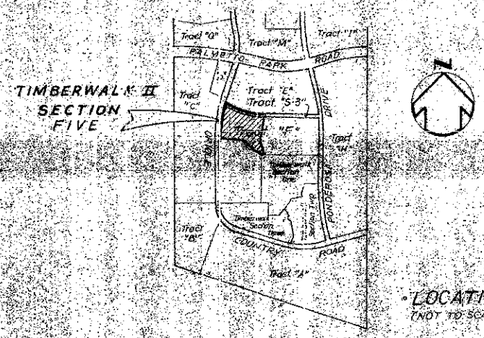
has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1.) The Utility and Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.

2.) Parcel L-4 and the Lake Maintenance Easement are hereby dedicated in perpetuity to Loggers Run, Inc., a Florida corporation not for profit, its successors and assigns, in accordance with the provisions of the Declaration of Protective Covenants and Restrictions for Loggers Run recorded in Official Records Book 3793 at Page 161 of the Public Records of Palm Beach County, Florida (hereinafter called "Loggers Run Protective Covenants"), for drainage and Water Management purposes and is the perpetual maintenance obligation of said Loggers Run, Inc., its successors and assigns, in accordance with the Loggers Run Protective Covenants without recourse to Palm Beach County.

3.) Parcels F-1, F-2 and F-3, as shown hereon, are hereby designated as, and declared to be "Private Streets" as such term is defined in the Replat Declaration for Timberwalk II to be recorded in the Public Records of Palm Beach County, Florida (hereinafter referred to as the "Timberwalk II Replat Declaration"), and shall be conveyed to the Timberwalk II Association, Inc., a Florida Corporation not for profit (hereinafter referred to as the "Timberwalk II Association"), its successors and assigns, in accordance with the Timberwalk II Replat Declaration, and are the perpetual maintenance obligations of said Timberwalk II Association, its successors and assigns, in accordance with the Timberwalk II Replat Declaration and without recourse to Palm Beach County.

4.) Parcel P-1, as shown hereon is hereby designated as, and declared to be "Open Space" as such term is defined in the Timberwalk II Replat Declaration and shall be conveyed to the Timberwalk II Association, its successors and assigns, in accordance with the Timberwalk II Replat Declaration, and are the perpetual maintenance obligations of said Timberwalk II Association, its successors and assigns, in accordance with the Timberwalk II Replat Declaration and without recourse to Palm Beach County.



LOCATION SKETCH
(NOT TO SCALE)

DEDICATION (Continued)

5.) Parcel S-5, as shown hereon, is hereby designated as, and declared to be a "Drive" as such term is defined in the Replat Declaration and shall be conveyed to the Timberwalk II Association, its successors and assigns, in accordance with the Replat Declaration and is the perpetual maintenance obligation of said Timberwalk II Association, its successors and assigns, in accordance with the Replat Declaration and without recourse to Palm Beach County, Florida.

6.) Access Control Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the control of access to and from adjacent Public Roadways shown hereon.

7.) [illegible] as shown hereon, is hereby dedicated in perpetuity to Loggers Run, Inc., a Florida corporation not for profit, and its successors and assigns in accordance with the Loggers Run Protective Covenants for and with respect to the lands included within this Plat (as well as all other lands included in "Loggers Run" as defined in the Articles of Incorporation of the said Loggers Run, Inc.) with Loggers Run, Inc. having the right to construct, maintain, repair and replace thereon, such amenities as 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 use of such Parcel, as such a sign and entry feature, said Parcel being the perpetual maintenance obligation of the said Loggers Run, Inc., its successors and assigns in accordance with the Loggers Run Protective Covenants without recourse to Palm Beach County.

8.) Parcels S-5, P-90 and P-21, as shown hereon, are subject to easements which are hereby granted and imposed thereon in favor of Palm Beach County, Timberwalk II Association, Inc. and Loggers Run, Inc., and the designees of Timberwalk II Association, Inc. or Loggers Run, Inc. for the construction, operation, and maintenance of underground utility and drainage facilities.

In witness whereof the said corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with authority of its Board of Directors this 27th day of September A.D., 1983.

Attest: Oriole Homes Corp.

A. Nunez, Assistant Secretary — R.D. Levy, President

TITLE CERTIFICATION

State of Florida } SS
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 in Oriole Homes Corp., that the current taxes have been paid and that the property is not encumbered by mortgages, and there are no other encumberances of record.

Dated: 9-28-83

Alpha Title Company

SURVEYORS NOTES:

1.) □ Indicates Permanent Reference Monument and is a 6" dia. x 24" Concrete Monument with a brass disc stamped Keith and Schnars #1856.
2.) ▲ Indicates Permanent Control Point and is a nail in brass survey cap stamped Keith and Schnars.
3.) Survey Data in Field Book 289
4.) (A) Indicates Unit Number.
5.) [7] Indicates Cluster Number.
6.) (6-A) Indicates Parcel Number.
7.) U.E. Indicates Utility Easement.
8.) Bearings shown hereon are relative to the Boundary Plat of Oriole County (32/175-180) as being S 22°29'06" E along the West boundary of Tract "S-3".
9.) D.E. Indicates Drainage Easement.
10.) ——W—— Indicates centerline 12' wide waterline easement, unless otherwise noted.
11.) ——S—— Indicates centerline 12' wide sewer line easement, unless otherwise noted.
12.) ——DE—— Indicates centerline 12' wide drainage easement.
13.) No buildings or any kind of construction shall be placed on any utility or drainage easements.
14.) No structures trees or shrubs shall be placed on drainage easements.
15.) Approval of landscaping on utility easement other than water and sewer, shall be only with the approval of all utilities occupying same.

APPROVAL: PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 13 day of December A.D. 1983

By: Ken G. Spillias
Chairman: Ken G. Spillias
County Engineer

This Plat is hereby approved for record, this 13 day of December A.D. 1983

By: H.F. Kahlert
H.F. Kahlert - County Engineer

Attest: John B. Dunkle, Clerk
Board of County Commissioners

By: Linda L. Compton
Deputy Clerk

02 75-301

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 the Chapter 21HH-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 under guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes as amended and ordinances of Palm Beach County, Florida.

Keith and Schnars, P.A.
Engineers - Planners - Surveyors

By: William V. Keith, P.L.S.
Professional Land Surveyor
Florida Certificate No. 1856

SEALS:

ORIOLE HOMES CORP. | NOTARY PUBLIC | STATE OF FLORIDA

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TIMBERWALK II SEC 5 SHEET 2 OF 2