

COUNTRY LANDING SECTION THREE

A PART OF "LOGGERS' RUN, A P.U.D.", SITUATE IN SECTIONS 14 AND 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS "U" & "T" OF THE "BOUNDARY PLAT OF ORIOLE COUNTRY", AS RECORDED IN PLAT BOOK 32, ON PAGES 175 THROUGH 180, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

SHEET 1 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:31 AM THIS 27th DAY OF May AD, 1986 AND DULY RECORDED IN PLAT BOOK 53 ON PAGES 99, 100 AND 101.
JOHN B. DUNKLE, CLERK
By: [Signature], D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LOGGERS' RUN, SITUATE IN SECTIONS 14 & 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "U" & "T" OF THE BOUNDARY PLAT OF ORIOLE COUNTRY AS RECORDED IN PLAT BOOK 32, ON PAGES 175 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

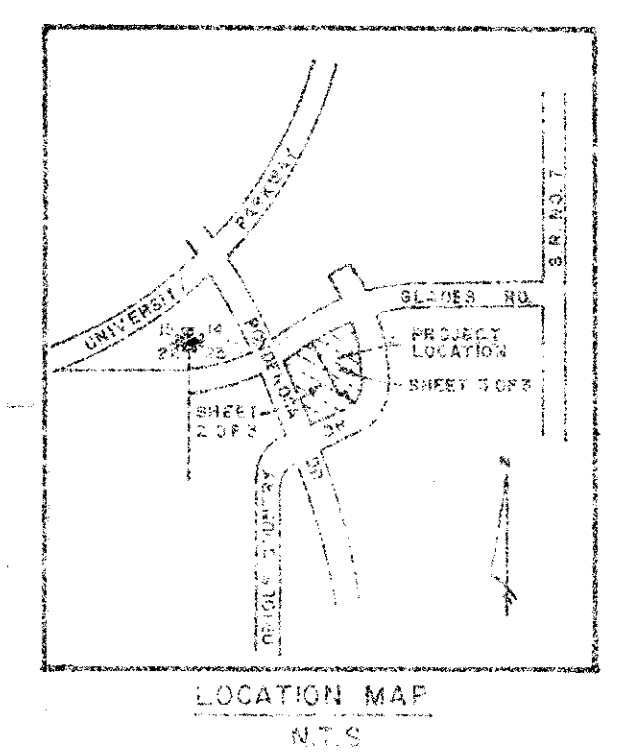
PARCEL CONTAINING APPROXIMATE MORE OR LESS.

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

- TRACTS "U" & "T" 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.
- TRACTS "A" THROUGH "M" AND "P" ARE HEREBY DEDICATED AS THE LANDSCAPE BUFFER ZONES TO LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE PURPOSES AND PORTIONS OF SUCH TRACTS SHALL BE USED FOR PERMANENT SIGN AND ENTRANCE FEATURES FOR AND WITH RESPECT TO THE LANDS INCLUDED WITHIN THIS PLAT (AS WELL AS ALL OTHER LANDS INCLUDED IN LOGGERS' RUN) WITH LOGGERS' RUN, INC. HAVING THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE THEREON SUCH AMPLIFIED AS LOGGERS' RUN, INC. SHALL FROM TIME TO TIME DETERMINE, SUCH AS PERMANENT AND TEMPORARY SIGNS, DECORATIVE WALLS, FENCES AND OTHER STRUCTURES WHICH SHALL CONFORM TO ALL ORDINANCES OF PALM BEACH COUNTY, WHERE APPLICABLE AND BE IN KEEPING WITH THE USE OF SUCH PORTIONS OF TRACTS AS SUCH SIGN AND ENTRANCE FEATURES. THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID TRACTS ARE AS SET FORTH IN THAT CERTAIN REPLAT DECLARATION FOR COUNTRY LANDING SECTION THREE TO BE RECORDED AMONGST THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (REPLAT DECLARATION) WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "N" THROUGH "O" RECEIVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, AT SUCH TIME AS TRACT "N" IS DEVELOPED, A BUFFER, AS REQUIRED BY THE SUBDIVISION AND PLATTING REGULATIONS OF PALM BEACH COUNTY (ORDINANCE 78-4, SECTION III, AS AMENDED), SHALL BE PROVIDED.
- THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, AND AS SET FORTH IN THE REPLAT DECLARATION, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE PERPETUAL MAINTENANCE AND MAINTENANCE ACCESS EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, AND AS SET FORTH IN THE REPLAT DECLARATION, FOR IMPROVED, EGRESS, MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS. ISSUANCE OF A TURNOUT PERMIT FOR ACCESS TO TRACT "T" BY PALM BEACH COUNTY SHALL SIMULTANEOUSLY GRANT ACCESS ACROSS THESE EASEMENTS IN TRACT "T" AT THE LOCATION OF SAID APPROVED TURNOUTS.
- THE FLOODAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF DRAINAGE AND OTHER PROPER PURPOSES.
- THE ENTRY FEATURE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, FOR ENTRY WAY SERVICE AND FUTURE ENTRY WAY 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 TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF FEBRUARY, 1986.

ATTEST: [Signature] A. HUNEZ, ASSISTANT SECRETARY
BY: [Signature] MARK A. LEVY, PRESIDENT



SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE EQUAL TO THE BEARING DATUM OF THE BOUNDARY PLAT OF ORIOLE COUNTRY, AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
F.E. DENOTES FLOODAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: [Symbol]
(FOUND) SHOWN THUS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: [Symbol]
- THERE SHALL BE NO BUILDINGS 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 GEMER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

COMMON EASEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND A. HUNEZ, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY 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 AND THAT IT WAS AFFIXED HERETO BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF APRIL, 1986.
MY COMMISSION EXPIRES: FEBRUARY 16, 1990
[Signature] NOTARY PUBLIC

TITLE CERTIFICATION

WE, ALPHA TITLE CO., 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; THAT THE PROPERTY IS NOT ENLUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

ALPHA TITLE CO.
DATE: APRIL 17, 1986
BY: [Signature] EDWARD F. JOYCE, VICE PRESIDENT

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 COMPLETES WITH CHAPTER 21HH-8 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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 26th DAY OF MARCH, 1986.
[Signature] WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1986.
BY: [Signature] KAREN T. MARCHESE, CLERK

ATTEST:
JOHN B. DUNKLE, CLERK
SEAL BOARD OF COUNTY COMMISSIONERS
BY: [Signature] KATHLEEN D. MILLER
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1986.
BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS INSTRUMENT HAS BEEN PREPARED BY ROBERT A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2320 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	45.395 ACRES
TOTAL NUMBER OF DWELLING UNITS	149
GROSS DENSITY	3.28 D.U./ACRE
BUILDING COVERAGE	8.14 ACRES
STREETS & UNCOVERED PARKING	7.76 ACRES
WATER BARRIERS	7.48 ACRES
PARKS	0.00 ACRES
TOTAL OPEN SPACE	29.50 ACRES

TURNOUT REQUIRED

11-23/47/41
SUBDIVISION * Country Landing
BOOK 53 PAGE 99
FLOOD ZONE A0-1 FLOOD MAP # 100-4
QUAD # 14-68 ZONING RS-PUD
SE # 23-69 ZIP CODE 33434
PUD NAME Loggers Run

53/99

0275-313

Meridian Surveying and mapping, Inc.
WEST PALM BEACH, FLORIDA

DRAWN D.M.W. DATE SEPT. 1984
CHECKED R.A.H. SCALE 1" = 50'
DRAWING NO. 84-075PL3
COUNTRY LANDING SECTION THREE
PALM BEACH COUNTY, FLORIDA

DRAWING NUMBER 53/99

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL ORIOLE HOMES CORP.

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER