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PLANNED CORPORATION • IRVINE, CALIFORNIA
RECORDING NUMBER 0504

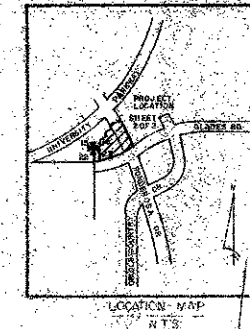
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PLAT OF COUNTRY LANDING SECTION FOUR

A PART OF "LOGGERS" RUN, A P.U.D.
SITUATE IN SECTIONS 14, 15, 22, AND 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS "X", "Y" & "S-11" OF THE "BOUNDARY PLAT OF ORIOLE COUNTRY". (PLAT BOOK 32, PAGES 175 THROUGH 180), PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2



156

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 1:01 P.M. THIS 31 DAY OF AUGUST AD, 1987 AND DULY RECORDED IN PLAT BOOK 57 ON PAGES 156 AND 157

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 COUNTRY LANDING SECTION FOUR, SITUATE IN SECTIONS 14, 15, 22, & 23 TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, THENCE ALONG THE WEST LINE OF SAID SECTION, S01°12'07"E, A DISTANCE OF 104.50 FEET TO INTERSECT THE NORTHERN BOUNDARY LINE OF TRACT "S" AS SHOWN ON 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, THENCE DEPARTING FROM SAID WEST LINE OF SECTION 23 AND RUNNING ALONG THE SAID NORTHERN BOUNDARY LINE OF TRACT S-B, N89°44'51"E, A DISTANCE OF 73.54 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT X AS SHOWN ON THE AFOREMENTIONED PLAT.

FROM THE POINT OF BEGINNING, THENCE DEPARTING FROM SAID NORTHERN BOUNDARY LINE OF TRACT "S" AND RUNNING ALONG THE WESTERNMOST BOUNDARY LINE OF TRACT X, N60°18'07"W, A DISTANCE OF 636.08 FEET; THENCE DEPARTING FROM SAID WESTERN BOUNDARY OF TRACT X, N86°00'32"E, A DISTANCE OF 130.00 FEET TO INTERSECT THE NORTHERN BOUNDARY OF SAID TRACT X AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 840.19 FEET FROM WHICH A RADIAL LINE BEARS N03°08'26"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 28°30'44", A DISTANCE OF 419.44 FEET; THENCE DEPARTING FROM SAID NORTHERN BOUNDARY OF TRACT X, N87°29'50"E, A DISTANCE OF 307.37 FEET; THENCE DEPARTING FROM SAID NORTHERN BOUNDARY OF TRACT X, N82°30'10"W, A DISTANCE OF 50.00 FEET; THENCE DEPARTING FROM SAID NORTHERN BOUNDARY OF TRACT X, N87°29'50"E, A DISTANCE OF 75.00 FEET TO INTERSECT THE WESTERN BOUNDARY OF TRACT S-11 AS SHOWN ON THE AFOREMENTIONED PLAT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 1598.40 FEET FROM WHICH A RADIAL LINE BEARS S27°29'50"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 04°10'51", A DISTANCE OF 34.18 FEET; THENCE DEPARTING FROM SAID WESTERLY BOUNDARY OF TRACT S-11, N88°18'59"E, A DISTANCE OF 80.00 FEET TO A POINT ALONG A CURVE HAVING A RADIUS OF 471.40 FEET FROM WHICH A RADIAL LINE BEARS S88°18'59"W, ON THE EASTERLY BOUNDARY OF TRACT S-11, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID EASTERLY BOUNDARY OF TRACT S-11, SUBTENDING A CENTRAL ANGLE OF 04°10'51", A DISTANCE OF 35.82 FEET; THENCE S22°04'05"E, A DISTANCE OF 576.00 FEET; THENCE S77°30'44"E, A DISTANCE OF 3.36 FEET TO INTERSECT THE NORTHERN BOUNDARY OF THE AFOREMENTIONED TRACT S-9; THENCE ALONG THE SAID NORTHERN BOUNDARY OF TRACT S-9, S57°29'50"E, A DISTANCE OF 485.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1420.00 FEET FROM WHICH A RADIAL LINE BEARS N32°30'30"W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 32°15'01", A DISTANCE OF 799.28 FEET; THENCE S89°44'51"E, A DISTANCE OF 77.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 14.853 ACRES, MORE OR LESS.

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

- TRACTS "E" AND "I", 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 "D", "B", "C", "F", "G" & "H" 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 AMENITIES AS LOGGERS' RUN, INC. SHALL FROM TIME TO TIME DETERMINE.

SEAL
ORIOLE HOMES CORP.

SEAL
NOTARY PUBLIC

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 OBLIGATION OF SAID TRACTS ARE AS SET FORTH IN THAT CERTAIN REPLAT DECLARATION FOR COUNTRY LANDING SECTION TWO ("REPLAT DECLARATION") OR A SUPPLEMENT TO THE REPLAT DECLARATION TO BE RECORDED AMONGST THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACT "C", 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, DRAINAGE EASEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF TRACT "C" ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, ALL PUBLIC UTILITY SERVICES PROVIDED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE INSTALLED UNDERGROUND.
- THE DRAINAGE EASEMENT AS SHOWN HEREON IS 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 20' 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 INGRESS, 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.
- THE LIFT STATION AND THE LIFT STATION ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS OR LIFT STATION AND RELATED PURPOSES.

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 22 DAY OF JULY, 1987.

ATTEST: *[Signature]*
A. MUNIZ, ASSISTANT SECRETARY

BY: *[Signature]*
MARK A. LEVY, PRESIDENT

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MARY A. LEVY AND A. MUNIZ, 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 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 30 DAY OF JUNE 1986
MY COMMISSION EXPIRES: Jan 14, 1986
[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 HEREIN 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 ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

ALPHA TITLE CO.

DATE: May 27, 1987 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 COMPLIES WITH CHAPTER 2144-6 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 GUARANTEE 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 477 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 22 DAY OF JUNE 1987
[Signature]
VESLEY 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 25th DAY OF AUGUST 1987.

BY: *[Signature]*
KEN ADAMS, CHAIR
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF AUGUST 1987.

BY: *[Signature]*
HERBERT F. KARLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
DEPUTY CLERK

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 FLOODWAY EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- 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 SEWER 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.

THIS INSTRUMENT WAS PREPARED BY MICHAEL A. MANZIE IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 228 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33408.

P.U.D. TABULAR DATA	
GROSS AREA OF PROJECT	14.853 ACRES
TOTAL NUMBER OF DWELLING UNITS	27 D.U.
GROSS DENSITY	0.850 ACRES
BUILDING COVERAGE	1.95 ACRES
STREETS & UNCOVERED PARKING	1.73 ACRES
WATER BODIES	5.481 ACRES
RIGHT-OF-WAY	1.180 ACRES
TOTAL OPEN SPACE	11.17 ACRES

Meridian Surveying and Mapping, Inc.
228 S. CONGRESS AVE. WEST PALM BEACH, FL.
DRAWN: MAM/UMR DATE: 1-22-86
CHECKED: SCALE: PLAT OF
DRAWING NO. 57-156 COUNTRY LANDING SECTION FOUR

57/156

0275-001