

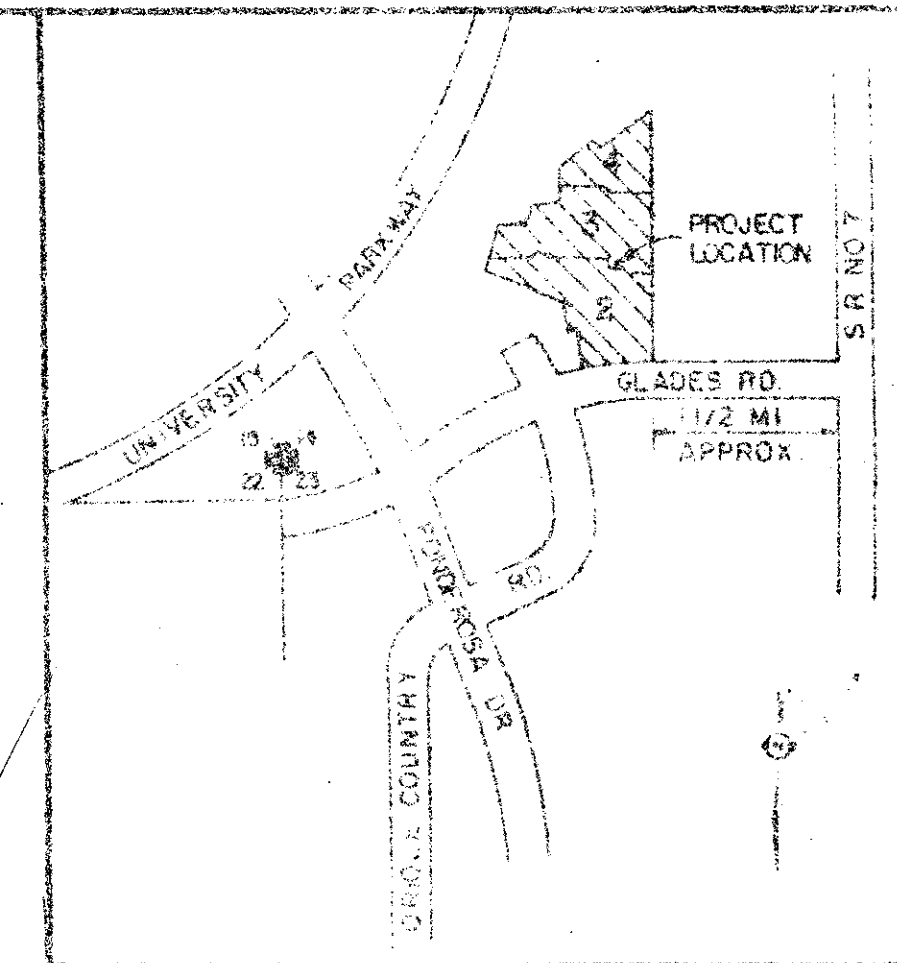
P.U.D. TABULAR DATA

TOTAL ACRES	51.73	AC.
TOTAL UNITS	78	
GROSS DENSITY	1.50	DU/AC
BUILDING COVERAGE	5.36	AC.
STREETS & UNCOVERED PARKING	23.90	AC.
WATER BODIES	0	AC.
PARKS	0	AC.
TOTAL OPEN SPACE		

ISLAND LAKES SECTION ONE, PLAT TWO

PART OF LOGGERS' RUN, A P.U.D.

SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF
"BOUNDARY PLAT OF ORIOLE COUNTRY", (P.B. 32, PAGES 175-180).
SHEET 1 OF 4



153

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:53 P.M. THIS 23RD DAY OF DECEMBER, 1987 AND FULLY RECORDED IN PLAT BOOK 153 ON PAGES 153 AND 154.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ISLAND LAKES SECTION ONE, PLAT TWO, SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF "BOUNDARY PLAT OF ORIOLE COUNTRY", AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF TRACT "V", AS SHOWN ON 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, SAID POINT OF COMMENCEMENT ALSO BEING ON THE EASTERLY LINE OF TRACT S-12A AS SHOWN ON SAID BOUNDARY PLAT OF ORIOLE COUNTRY, THENCE S00°54'16"E, ALONG THE PERIMETER OF SAID BOUNDARY PLAT, A DISTANCE OF 694.20 FEET; THENCE N89°48'51"E A DISTANCE OF 1321.01 FEET; THENCE S00°53'35"E A DISTANCE OF 12.19 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S56°51'50"W, DEPARTING FROM THE LAST REFERENCED PERIMETER, A DISTANCE OF 400.22 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.00 FEET FROM WHICH A RADIAL LINE BEARS S58°51'49"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°24'42", A DISTANCE OF 25.98 FEET; THENCE S44°27'07"W A DISTANCE OF 295.72 FEET; THENCE S00°53'35"E A DISTANCE OF 623.78 FEET; THENCE N78°18'52"W A DISTANCE OF 429.15 FEET; THENCE S21°53'08"W A DISTANCE OF 209.00 FEET; THENCE S28°57'22"W A DISTANCE OF 400.00 FEET; THENCE S06°00'24"W A DISTANCE OF 542.18 FEET; THENCE S62°48'32"E A DISTANCE OF 17.83 FEET; THENCE S17°54'39"E A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2375.00 FEET FROM WHICH A RADIAL LINE BEARS S17°54'39"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 00°17'07", A DISTANCE OF 11.82 FEET; THENCE S17°37'28"E A DISTANCE OF 295.00 FEET TO THE NORTHERLY LINE OF TRACT S-9 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2080.00 FEET FROM WHICH A RADIAL LINE BEARS S17°37'28"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID NORTHERLY TRACT LINE, SUBTENDING A CENTRAL ANGLE OF 17°25'51", A DISTANCE OF 832.79 FEET; THENCE N89°48'23"E A DISTANCE OF 389.02 FEET TO THE PERIMETER OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE N00°53'35"E, DEPARTING FROM SAID TRACT LINE AND RUNNING ALONG SAID PERIMETER, A DISTANCE OF 2418.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCE CONTAINS 51.73 ACRES MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT G, AS SHOWN HEREON, IS HEREBY DESIGNATED AS, AND DECLARED TO BE A "DRIVE", AS SUCH TERM IS DEFINED IN THE REPLAT DECLARATION FOR ISLAND LAKES SECTION ONE, RECORDED AMONG THE PUBLIC RECORDS OF PALM BEACH COUNTY (HEREINAFTER REFERRED TO AS THE "REPLAT DECLARATION"), AND SHALL BE CONVEYED TO ISLAND LAKES SECTION ONE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN ACCORDANCE WITH THE REPLAT DECLARATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT IS SUBJECT TO EASEMENTS WHICH ARE HEREBY GRANTED AND IMPOSED THEREON IN FAVOR OF PALM BEACH COUNTY AND OTHER APPROPRIATE UTILITY AND SERVICE COMPANIES AS ARE DESIGNATED BY ORIOLE HOMES CORP., ITS SUCCESSORS AND ASSIGNS, AS SET FORTH IN THE REPLAT DECLARATION FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITY AND DRAINAGE FACILITIES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, (INCLUDING CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, ISLAND LAKES SECTION ONE HOMEOWNERS ASSOCIATION, 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.
- TRACTS A & C, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, OR AS SET FORTH IN THE REPLAT DECLARATION FOR WATER MANAGEMENT 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 MAINTENANCE EASEMENTS, AND MAINTENANCE ACCESS EASEMENTS, ARE HEREBY RESERVED FOR ACCESS TO, AND MAINTENANCE OF, THE WATER MANAGEMENT TRACTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, OR AS SET FORTH IN THE REPLAT DECLARATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, THE LANDSCAPE BUFFER ZONE, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 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 REFERENCE 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, SUCH AS PERMANENT AND TEMPORARY SIGNS, DECORATIVE WALLS, FENCES AND OTHER STRUCTURES IN KEEPING WITH THE USE OF SUCH PORTIONS OF TRACT E AS SUCH SIGN AND ENTRANCE FEATURES.

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 21ST DAY OF NOVEMBER, 1984.

ATTEST: *[Signature]* BY: *[Signature]*
A. NUNEZ, ASSISTANT SECRETARY R.D. LEVY, PRESIDENT

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 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 21ST DAY OF NOVEMBER, 1984
MY COMMISSION EXPIRES: JAN 16, 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 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 ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

ALPHA TITLE CO.
DATE: OCTOBER 8, 1987 BY: *[Signature]*
EDWARD F. JOYCE, VICE PRESIDENT

SURVEYORS 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 218HH-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 AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSSESSED 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.

THIS 21ST DAY OF NOVEMBER, 1984.
[Signature]
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4099

SURVEYORS NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N86°47'48"E ALONG THE NORTH LINE OF THE SOUTH THREE-QUARTERS 13/4, OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS: (FOUND) SHOWN THIS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVAL

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22ND DAY OF DECEMBER, 1987.

BY: *[Signature]*
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
BY: *[Signature]*
EDWARD F. JOYCE, VICE PRESIDENT

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22ND DAY OF DECEMBER, 1987.

BY: *[Signature]*
HERBERT F. KAHLERT, COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2329 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

SUBDIVISION *
BOOK 153
FLOOD MAP # 100-B
FLOOD ZONE # 101
QUAD # 63
ZIP CODE 33404
SE
PUD NAME Loggess Run

J 3/22/88

SEAL
ORIOLE HOMES CORP.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

WEST PALM BEACH, FLORIDA

Meridian
Surveying and Mapping, Inc.

DRAWN	MEH	DATE	JUNE, 1984
CHECKED		SCALE	
DRAWING NO.	64	P-034	

**ISLAND LAKES SECTION ONE
PLAT TWO**

Part of Loggess Run
TR VEV
Island Lakes Sec 1
Plat 1 PB 54P. 7-10
RE/
PB 0 Flood
14-47-41 HOI
Imp. # 13
75.F. 32.11/3/3
P 75-68
number

58/153

0275-006