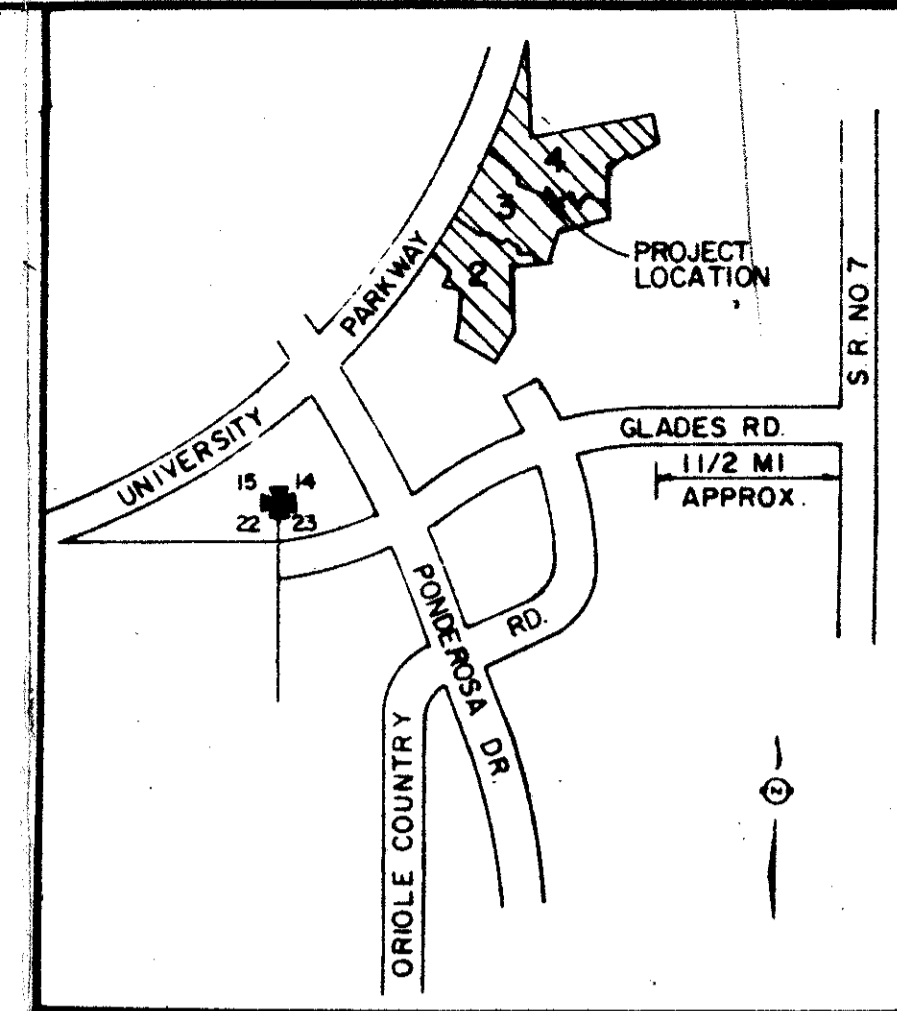


P.U.D. TABULAR DATA	
TOTAL ACREAGE	58.44 AC.
TOTAL UNITS	86
CROSS DENSITY	1.47 DU/AC
BUILDING COVERAGE	AC.
STREETS & UNCOVERED PARKING	6.10 AC.
WATER BODIES	27.99 AC.
PARKS	0 AC.
TOTAL OPEN SPACE	AC.

# ISLAND LAKES SECTION ONE, PLAT THREE

## 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



186

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:44 PM THIS 21 DAY OF JAN AD, 1989 AND DULY RECORDED IN PLAT BOOK 61 ON PAGES 186 AND 187, 188+189

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
By *John A. Hart*, D.C.

**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 THREE, SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 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 BEGINNING ALSO BEING ON THE EASTERLY LINE OF TRACT S-12A AS SHOWN ON SAID BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE S00°54'18"E, ALONG THE PERIMETER OF SAID BOUNDARY PLAT, A DISTANCE OF 694.20 FEET; THENCE N89°47'49"E A DISTANCE OF 1321.01 FEET; THENCE S00°53'35"E A DISTANCE OF 142.19 FEET; 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 S56°51'49"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°24'42", A DISTANCE OF 28.00 FEET; THENCE S44°27'07"W A DISTANCE OF 295.72 FEET; THENCE S00°53'35"E A DISTANCE OF 623.78 FEET; THENCE S78°18'52"W A DISTANCE OF 429.15 FEET; THENCE S21°53'08"W A DISTANCE OF 209.00 FEET; THENCE S73°57'22"W A DISTANCE OF 400.00 FEET; THENCE S08°09'24"W A DISTANCE OF 542.18 FEET; THENCE S63°15'49"W A DISTANCE OF 282.81 FEET; THENCE N54°56'21"W A DISTANCE OF 345.85 FEET; THENCE N09°37'42"W A DISTANCE OF 347.91 FEET; THENCE N35°03'38"E A DISTANCE OF 42.86 FEET; THENCE N54°56'22"W A DISTANCE OF 42.20 FEET; THENCE N49°34'58"W A DISTANCE OF 30.13 FEET; THENCE N54°57'48"W A DISTANCE OF 245.00 FEET TO THE EASTERLY LINE OF SAID TRACT S-12A, AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 6483.45 FEET FROM WHICH A RADIAL LINE BEARS N54°57'48"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALSO ALONG SAID EASTERLY LINE OF TRACT S-12A, SUBTENDING A CENTRAL ANGLE OF 21°10'17", A DISTANCE OF 2388.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 58.418 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 & B, 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 LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED FACILITIES.
- 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.

SEAL  
ORIOLE HOMES CORP.

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER

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 AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14<sup>th</sup> DAY OF December, 1988.

ATTEST:  
A. NUNEZ, SR VICE PRESIDENT

BY: *Mark A. Levy*  
MARK A. LEVY, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED M.A. 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 SR. VICE PRESIDENT 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 14<sup>th</sup> DAY OF December, 1988

MY COMMISSION EXPIRES: 9-28-91 *Maria Jean Jannotti*  
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 ENCLUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

ALPHA TITLE CO.

DATE: December 7<sup>th</sup> 1988

BY: *Edward F. Joyce*  
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 21H-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.

THIS 21<sup>st</sup> DAY OF November, 1984.

*Michael A. Manzie*  
MICHAEL A. MANZIE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4069

**SURVEYORS 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.  
L. A. E. DENOTES LIMITED ACCESS EASEMENT.  
P. R. M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: (FOUND) SHOWN THUS:   
P. C. P. DENOTES PERMANENT CONTROL POINT AND THEY ARE 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.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**APPROVALS**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>th</sup> DAY OF January, 1989.

BY: *Carol J. Elmqvist*  
CAROL J. ELMQUIST, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: *John B. Dunkle*  
DEPUTY CLERK

SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>th</sup> DAY OF January, 1989.

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

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

0275-004

61/186

**Meridian**  
Surveying and mapping inc.  
WEST PALM BEACH, FLORIDA

DRAWN	MEH	DATE	JUNE, 1984
CHECKED		SCALE	
DRAWING NO	84-P-004		

**ISLAND LAKES SECTION ONE, PLAT THREE**

REVISION: Island Lakes Section One  
 BOOK 61 PAGE 186  
 PLAT BOOK 61 PAGE 186  
 DATE 1-15-89  
 334134  
 SE  
 P.U.D. NAME: Loggers' Run  
 T&Z TTTT