

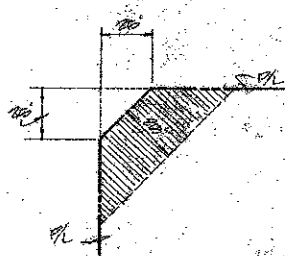
# TAMARZON

A RESUBDIVISION OF TRACT H, S-2 AND A PORTION OF TRACT S-1 OF BOUNDARY PLAT OF ORIOLE COUNTY SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA (Plat Book 87, Page 175-180)

9  
COUNTY OF ORIOLE  
STATE OF FLORIDA  
PLAT BOOK 87  
PAGE 175-180

## DESCRIPTION

A portion of the boundary plat of Oriole County, according to the Plat thereof as recorded in Plat Book 87, Pages 175-180 of the public records of Palm Beach County, Florida, described as follows:  
Tract H, S-2, and a portion of Tract S-1, described as follows:  
BEGINNING at the most southeasterly corner of said Tract S-1, thence South 89° 55' 10" West, along the Southern boundary of said Tract S-1, a distance of 80.12 feet, thence Southwesterly along the arc of a tangent curve concave to the Southeast, having a radius of 360.00 feet, a delta of 29° 24' 32" on an arc distance of 341.55 feet, thence tangent to said curve South 89° 35' 42" West, 425.66 feet, thence North 89° 35' 42" East, 80.00 feet to the most southeasterly corner of said Tract S-2, thence North 89° 35' 42" East, 45.50 feet, thence Northwesterly along the arc of a tangent curve concave to the Southeast, having a radius of 1000.00 feet, a delta of 27° 24' 32" on an arc distance of 370.43 feet, thence tangent to said curve North 89° 25' 15" East, 49.89 feet to the most southeasterly corner of said Tract S-1, thence South 0° 15' 11" East, 80.00 feet to the Point of Beginning. Said lands lying in Palm Beach County, Florida.

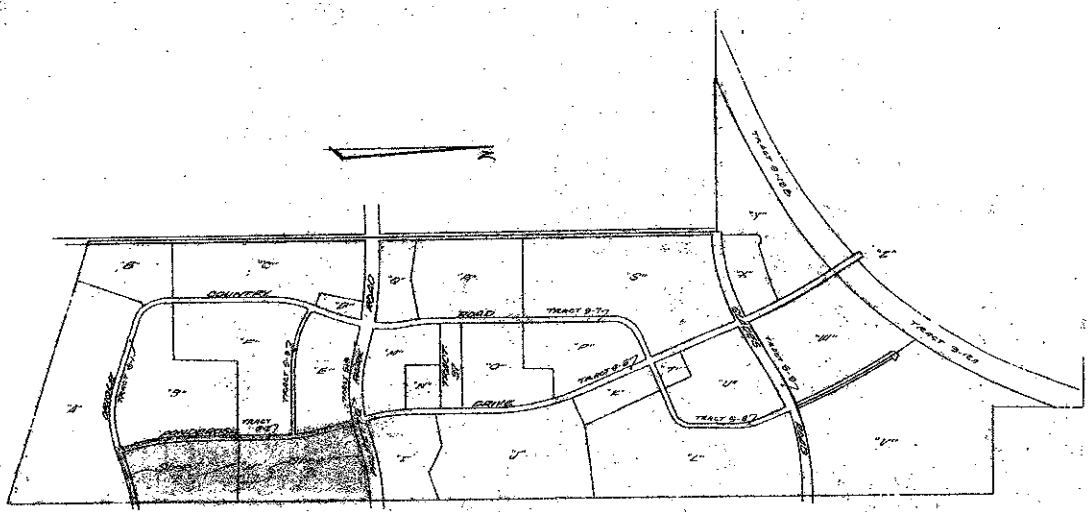


TYPICAL SIGN & ENTRY FEATURE EASEMENT

## AREA TABULATIONS

LOT AREAS	61.0092 ACRES
PARCEL 21	0.3686 ACRES
STREET AREAS	5.7123 ACRES
CANAL RIN'S	3.1056 ACRES
GROSS AREA	83.3347 ACRES
UNITS PER GROSS ACRE	0.06
NO. OF LOTS	55

PONDEROSA DRIVE AND ORIOLE COUNTRY ROAD 8.1390 ACRES (INCLUDED IN GROSS AREA)



LOCATION SKETCH

## SURVEY NOTES

1. MARK - Indicates Permanent Reference Monument.
2. O.C.P. - Indicates Permanent Control Point.
3. Bearings shown hereon are relative to the Boundary Plat Book County, Plat Book 87, pages 175-180.
4. Building Setback Lines shall be as required by Palm Beach County zoning regulations.
5. There shall be no buildings, trees or shrubs placed on drainage easements.
6. There shall be no buildings or other structures placed on utility easements.
7. Corner lot dimensions are to P.I. of lot lines extended unless otherwise shown.
8. Right dimensions of intersections are the long chords of 100-foot radii.
9. DE denotes drainage easement.
10. UE denotes utility easement.
11. ENT ESMY denotes sign and entry feature easement.

## SURVEYOR'S CERTIFICATE

This is to Certify the plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that (MARK'S) Permanent Reference Monuments have been placed as required by law that (O.C.P.) Permanent Control Points shall be set under guarantees posted with Palm Beach County, for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes as amended, and Ordinances of Palm Beach County, Florida.

LEITH and SCHNARS  
Land Surveying Sciences, P.A.  
dated March 21, 1977

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF ORIOLE  
I, EDWARD L. DEURAY, and ALICE G. HINERLICK, both of legal age, single, and residing in the County of Oriole, State of Florida, do hereby certify that the foregoing instrument is the true and correct copy of the original instrument as shown to me and that I am the duly authorized officer of said corporation.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS That ORIOLE HOMES CORP., a Florida Corporation, owner of the lands shown hereon, being in Section 26, Township 47 South, Range 41 East, Palm Beach County, Florida, being further described as indicated herein, has caused the same to be surveyed and divided into lots, and do hereby dedicate as follows:  
1. The sign and Entry Feature Easements as shown hereon are hereby dedicated in perpetuity to Loggers Run, Inc., a Florida Corporation, not for profit, and its successors and assigns, as and for permanent Easements for a sign and entry feature for, and with regard to the lands included within this Plat (as well as all other lands included in Loggers Run, Inc. 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, and to alter and modify the same from time to time, including, but not limited to, the construction, maintenance, repair and replacement of signs, decorative walls, fences and other structures in connection with the use of such easements as a sign and entry feature for Loggers Run, Inc. as a permanent easement.  
2. The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.  
3. The utility and drainage easements, as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.  
4. Access 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.  
5. Parcel C-1, as shown hereon, is hereby dedicated in perpetuity to Loggers Run, Inc. in Florida Corporation, not for profit, and its successors and assigns, for drainage and water management purposes, and is the perpetual maintenance obligation of said Loggers Run, Inc.  
6. Parcel A, as shown hereon, is hereby dedicated in perpetuity to Loggers Run, Inc., a Florida Corporation, not for profit, and its successors and assigns, for a permanent sign and entry feature for Loggers Run, Inc. (as defined in the articles of incorporation of the said Loggers Run, Inc.) to be improved with such, utilities as Loggers Run, Inc. shall from time to time determine which utilities may include permanent and temporary signs, decorative walls, fences and other structures as well as such other structures as are in keeping with the use of the said Parcel A as a permanent entrance to Loggers Run, Inc.; said Parcel A being the perpetual maintenance obligation of the said Loggers Run, Inc. In Witness Whereof: The said Oriole Homes Corp. has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon, and with the authority of its Board of Directors this 21st day of March, 1977.

ORIOLE HOMES CORP.  
A Florida Corporation

Attest: Ruth A. Callahan, Assistant Secretary

By: Paul P. Porter, President

## ACKNOWLEDGEMENT

Before me personally appeared Paul P. Porter and Ruth A. Callahan, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Paul P. Porter, President and Ruth A. Callahan, Assistant Secretary of the above named ORIOLE HOMES CORP., a 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 contents of said instrument and the corporate seal of said Corporation are true and correct, and that the instrument was affixed to said instrument by due and regular corporate authority, and that the instrument is the free act and deed of said Corporation.

February 9, 1977  
My Commission Expires

or Nancy E. Lake  
Notary Public

0275-319

## TITLE CERTIFICATION

WE, STATE TITLE AND ABSTRACT COMPANY, INC., an 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 in ORIOLE HOMES CORP., and that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon, and that the same are true and correct.

DATE: 28 Dec 1977  
TITLES REQUIRED: 69  
J. H. ... Vice President  
Officer of Title Insurance Company  
Licensed in Florida

APPROVAL - PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSEONERS  
This plat is hereby approved for recording.

COUNTY ENGINEER  
This plat is hereby approved for record, this 24th day of January 1977.  
St. ...

## MORTGAGEE'S CONSENT

I, the undersigned, CORAL ORIOLES FEDERAL SAVINGS & LOAN ASSOCIATION, hereby certify that I am the holder of the mortgage upon the herein described property and that I consent to the dedication of the lands described in the foregoing instrument to the public use and purposes of the State of Florida as provided in the Statutes of the State of Florida, Chapter 177, Florida Statutes, as amended, and that I have caused the same to be signed by my duly authorized officer and attested to by my Assistant Secretary and my corporate seal to be affixed hereon, and with the authority of my Board of Directors this 21st day of March, 1977.

TAMARZON

ATTEST