

460/184

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

WINDING LAKES SECTION THREE

A PART OF A P.U.D.

DESCRIPTION

All of Tract "S", together with a portion of Tracts "S-6" and "S-7", BOUNDARY PLAT OF ORIOLE COUNTRY, according to the plat thereof; as recorded in Plat Book 32, Pages 175 thru 180 inclusive, of the Public Records of Palm Beach County, Florida, more particularly described as follows: BEGINNING at the intersection of the Southerly boundary of said Tract "S" and the Easterly boundary of Tract "S-4" as shown on said plat; thence North 01° 2' 07" West, 2823.33 feet; thence North 44° 16' 22" East, 35.65 feet to a point on the Southerly boundary of Tract "S-9" as shown on said plat; thence North 89° 44' 51" East, 63.25 feet; thence Northeastly along the arc of a tangent curve, being concave to the Northwest, having a radius of 1580.00 feet, a delta of 32° 15' 01", an arc distance of 889.34 feet; thence tangent to said curve North 57° 29' 50" East, 165.00 feet to a point of intersection of the Easterly boundary of said Tract "S-6" and the Southerly boundary of said Tract "S-9" (the last three courses described being coincident with the Southerly boundary of said Tract "S-9"); thence South 12° 29' 50" West, 35.36 feet; thence South 32° 30' 10" East, 268.93 feet; thence Southeastly along the arc of a tangent curve, being concave to the Southwest, having a radius of 2040.00 feet, a delta of 08° 35' 59", an arc distance of 306.19 feet; thence tangent to said curve South 23° 54' 11" East, 949.90 feet (the last four courses described being coincident with the East boundary of said Tract "S-6"); thence South 66° 05' 49" West, 80.00 feet; thence North 68° 54' 11" West, 35.36 feet; thence South 66° 05' 49" West, 447.21 feet; thence Southwesterly along the arc of a tangent curve, being concave to the Southeast, having a radius of 310.00 feet, a delta of 67° 18' 47", an arc distance of 364.20 feet; thence tangent to said curve South 01° 12' 58" East, 1429.19 feet (the last four courses described being coincident with the Southerly and Easterly boundaries of said Tract "S-7"); thence South 88° 47' 02" West along the South boundary of said Tract "S" and its Easterly extension thereof, 1260.75 feet to the Point of Beginning.

Said lands lying in Palm Beach County, Florida.

DEDICATION

Know all men by these presents that ORIOLE HOMES CORP., a Florida Corporation, owner of the land shown hereon, being in Sections 14 & 23, Township 7 South, Range 41 East, Palm Beach County, Florida, shown hereon as WINDING LAKES SECTION THREE, being a replat of Tract "S" & a portion of Tracts "S-6" & "S-7", BOUNDARY PLAT OF ORIOLE COUNTRY, as recorded in Plat Book 32, Pages 175 thru 180 inclusive, of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- The Utility and Drainage Easements, as shown, are hereby dedicated in perpetuity for the Construction, Operation and Maintenance of Utilities and Drainage Facilities.
 - Access Control Easements, as shown, 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.
 - Parcels S-1 and S-2 shown hereon are hereby dedicated to the Board Of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
 - Parcels A-1 & A-2 as shown hereon are hereby dedicated in perpetuity to Loggers' Run Inc., a Florida Corporation not-for-profit, (See Declaration Of Protective Covenants & Restrictions for Loggers' Run, Recorded in O. R. Book 2793, Page 1, Public Records of Palm Beach County, Florida) and its Successors and Assigns, for Permanent Sign and Entrance Features for and with respect to the lands included within this Plat (as well as all others lands included in "Loggers' Run" 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 thereon, such amenities as Loggers' Run, Inc. shall from time to time determine such as Permanent & Temporary Signs, Decorative Walls, Fences and other structures in keeping with the use of such Parcels A-1 and A-2 as such Sign and Entrance Features, said Parcels A-1 & A-2 being the perpetual maintenance obligation of said Loggers' Run, Inc.
 - Parcels B-1 thru B-4 inclusive, as shown hereon, are hereby dedicated in perpetuity to Loggers' Run, Inc., a Florida Corporation not-for-profit and its Successors & Assigns, and are the perpetual maintenance obligation of said Loggers' Run, Inc., to be maintained and utilized as open space and beautification.
 - Parcel L-1, as shown, is hereby dedicated in perpetuity to Loggers' Run, Inc., a Florida Corporation not-for-profit and its successors and assigns, for drainage and water management purposes and is the perpetual maintenance obligation of the said Loggers' Run, Inc., its successors and assigns, and as set forth in the Replat Declaration for WINDING LAKES SECTION THREE to be recorded amongst the Public Records of Palm Beach County, Florida (hereinafter referred to as the "Replat Declaration") excepted from this dedication with respect to Parcel L-1 and reserved unto Oriole Homes Corp. and its successors and assigns is the right to dredge and excavate the said Parcel L-1 and utilize any fill or other materials obtained for its own purposes including, but not limited to, and whether or not for development and construction of and within "Loggers' Run" (as set forth in the Articles of Incorporation of "Loggers' Run Inc.") and the roads leading thereto and the right to store on said Parcel L-1 any fill or other materials so obtained.
 - Parcels D-1, D-2, D-3, D-4, D-5 and D-6, as shown hereon, are hereby designated as, and declared to be, "Drives" as such term is defined in the Replat Declaration and shall be conveyed to WINDING LAKES SECTION THREE Homeowners Association, Inc., a proposed Florida Corporation not-for-profit (hereinafter referred to as the "Association"), its successors and assigns, in accordance with the Replat Declaration and are the perpetual maintenance obligations of said Association, its successors and assigns, in accordance with the Replat Declaration and without recourse to Palm Beach County.
 - Parcels D-1, D-2, D-3, D-4, D-5 and D-6, as shown hereon, are 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.
- In Witness Whereof, the said 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 27th day of SEPTEMBER, A.D. 1983.

Attest _____
A. Nunez - Ass't. Sec'y.

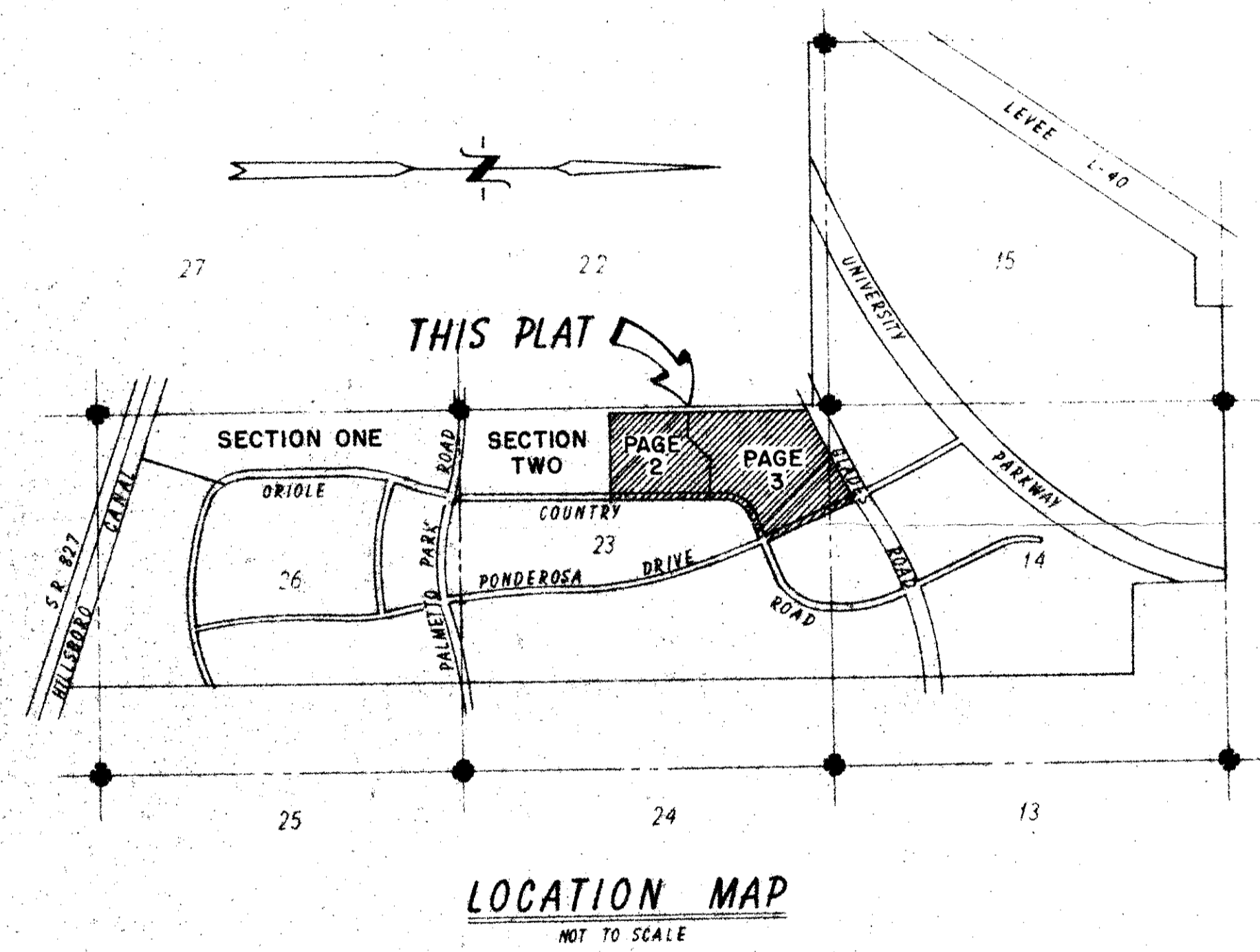
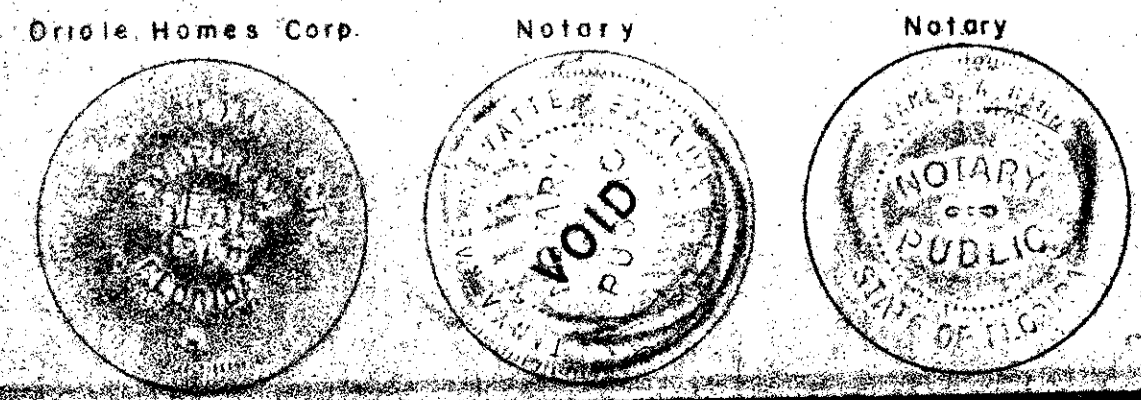
By R. D. Levy
R. D. Levy - Pres.

OWNERS ACKNOWLEDGEMENT

STATE of FLORIDA } S.S.
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 attested to by the Assistant Secretary of the above named ORIOLE HOMES CORP. a Florida 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 seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument 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 27th day of SEPTEMBER, A.D., 1983.

JANUARY 14, 1986
My Commission Expires

James A. Helm
Notary Public



SURVEY NOTES

- PRM. Indicates Permanent Reference Monuments.
- P.C.P. Indicates Permanent Control Points.
- Bearings shown hereon are relative to the Boundary Plat of Oriole Country, Plat Book 32, Pages 175 thru 180, Public Records of Palm Beach County, Florida.
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or other structures shall be placed on any Utility Easement.
- No buildings, trees or shrubs shall be placed on any Drainage Easement.
- U.E. denotes Utility Easement.
- D.E. denotes Drainage Easement.
- All lot lines are radial unless denoted otherwise.

TITLE CERTIFICATE

STATE of FLORIDA } S.S.
COUNTY of BROWARD }
We, Alpha Title Company, Inc., 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 in ORIOLE HOMES CORP.; that the current taxes have been paid; and that we find the property is not encumbered by any mortgages.
Date: OCTOBER 13th 1983
By: Harold J. Elkman
Alpha Title Company, Inc.
Harold J. Elkman, Vice President

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD of COUNTY COMMISSIONERS
This plat is hereby approved for record, this 29 day of November, A.D. 1983.
By: Peggy B. Evatt
Peggy B. Evatt
Chairman, Palm Beach County,
Board of County Commissioners

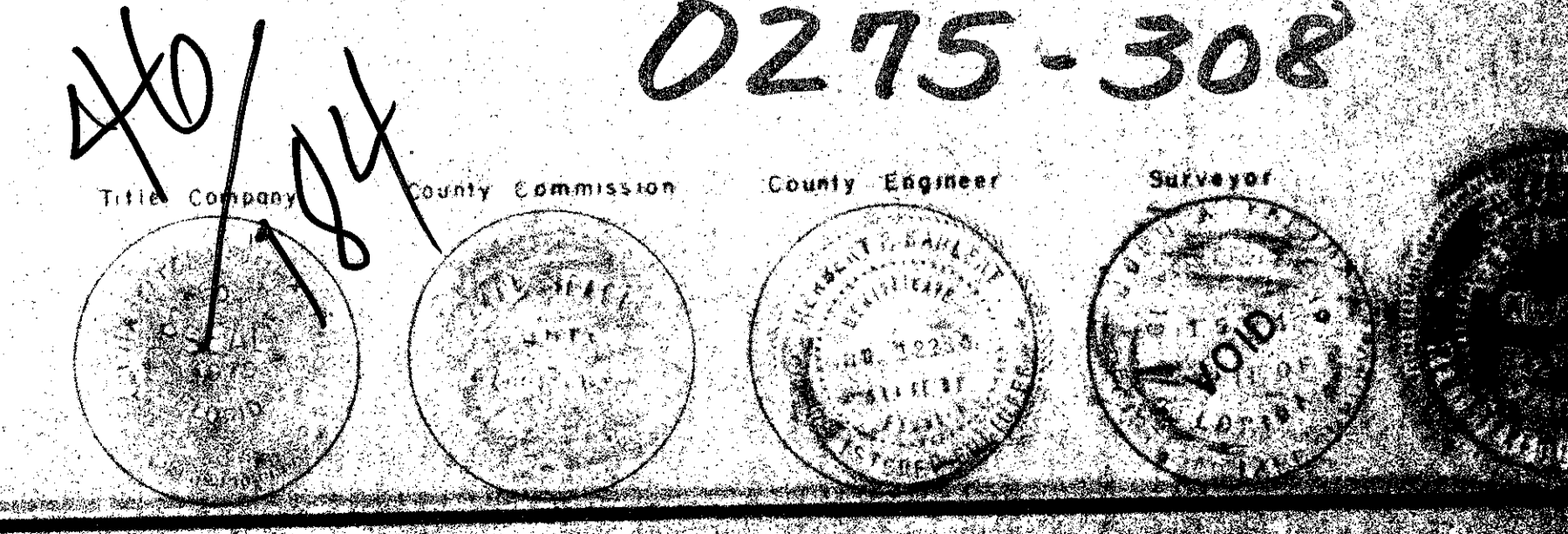
COUNTY ENGINEER
This plat is hereby approved for record, this 29 day of November, A.D. 1983.
By: Herbert F. Kahler
Herbert F. Kahler
Palm Beach County Engineer

ATTEST: _____ Clerk
BOARD of COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.s.) Permanent Reference Monuments have been placed and (P.C.P.s.) Permanent Control Points will be placed as required by law 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.

CRAIG A. SMITH & ASSOCIATES
Consulting Engineers Surveyors
Date: Nov. 15, 1983
Edward J. Mizo
Professional Land Surveyor
Florida Registration No. 3376



STATE of FLORIDA } S.S.
COUNTY of PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 12:13 P.M. ON THE 13th DAY OF DECEMBER 1983, AND DULY RECORDED IN PLAT BOOK 46, PAGES 184, 185 & 186.
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
By Carly W. White
SHEET 1 OF 3 SHEETS

