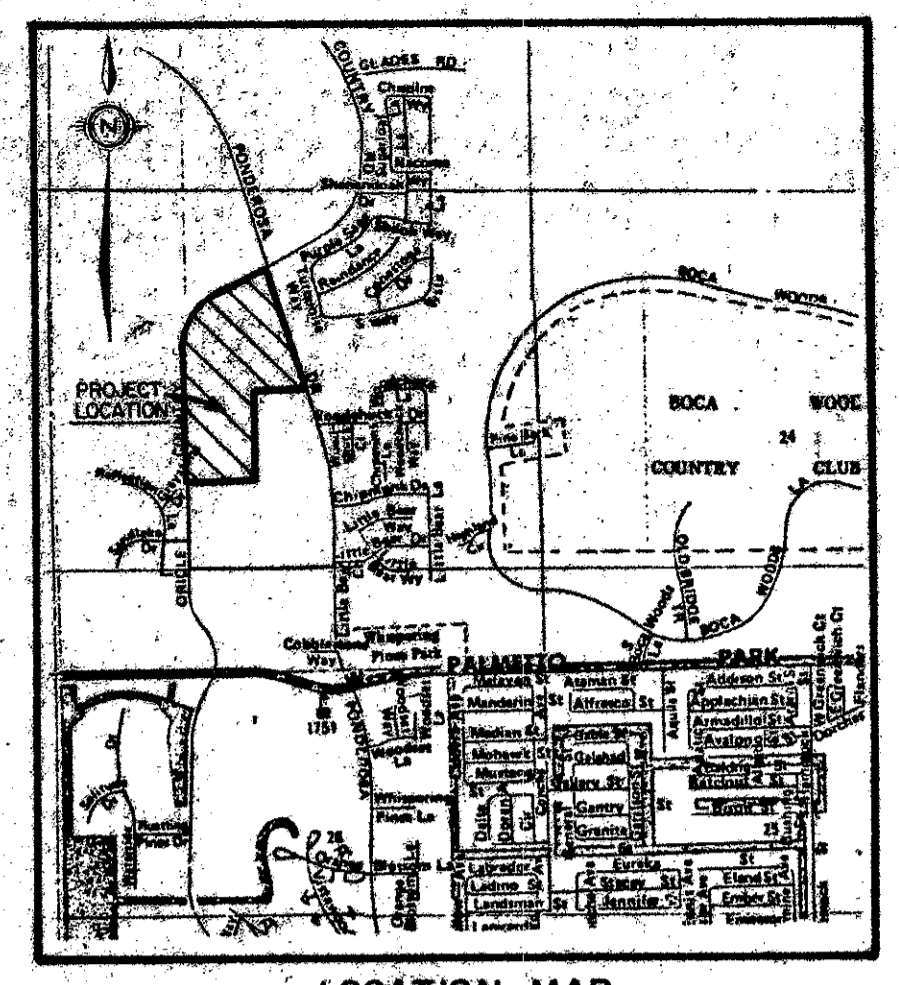


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:19 AM
THIS 20 DAY OF DECEMBER
AD. 1984 AND DULY RECORDED
IN PLAT BOOK 50 ON PAGES
21 AND 22.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Margaret K. ...*



PLAT OF COUNTRY LANDING SECTION TWO

PART OF "LOGGERS' RUN, A P.U.D."
LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH
COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF TRACT "P", "BOUNDARY
PLAT OF ORIOLE COUNTRY" AS RECORDED IN PLAT BOOK 32, AT PAGES 175
THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2



LOCATION MAP
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTRY LANDING SECTION TWO, BEING A REPEAT OF TRACT "P", "BOUNDARY PLAT OF ORIOLE COUNTRY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32 AT PAGES 175 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID TRACT "P" OF SAID PLAT OF "BOUNDARY PLAT OF ORIOLE COUNTRY" AND SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF TRACT "S-7", ALSO KNOWN AS ORIOLE COUNTRY ROAD (80 FOOT RIGHT-OF-WAY), THENCE N 01°12'58"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TRACT "S-7", A DISTANCE OF 1429.19 FEET TO A POINT OF CURVATURE; THENCE 364.20 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 67°18'47" TO A POINT OF TANGENCY; THENCE N 66°05'49"E A DISTANCE OF 497.20 FEET; THENCE S 68°54'11"E A DISTANCE OF 35.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PONDEROSA DRIVE (80 FOOT RIGHT-OF-WAY); THENCE S 23°54'11"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1094.99 FEET TO A POINT OF CURVATURE; THENCE 277.77 FEET ALONG SAID WESTERLY RIGHT-OF-WAY, AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3202.27 FEET, AND A CENTRAL ANGLE OF 04°59'12"; THENCE DEPARTING FROM SAID CURVE ON A NON-RADIAL LINE BEARING S 88°47'02"W A DISTANCE OF 503.37 FEET; THENCE S 01°12'58"E A DISTANCE OF 603.40 FEET; THENCE S 88°47'02"W A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 33.548 ACRES, MORE OR LESS.

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

- TRACTS "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" ARE HEREBY DEDICATED TO LOGGERS' RUN, INC., ITS SUCCESSORS OR ASSIGNS, AS LANDSCAPE AND/OR BUFFER EASEMENTS. THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS ARE AS SET FORTH IN THAT CERTAIN SUPPLEMENT TO THE REPLAT DECLARATION FOR COUNTRY LANDING SECTION ONE TO BE RECORDED AMONGST THE PUBLIC RECORDS OF PALM BEACH COUNTY WHICH SUBMITS THE LAND WITHIN THIS PLAT OF COUNTRY LANDING SECTION TWO TO THE BENEFITS AND BURDENS SET FORTH IN THE REPLAT DECLARATION FOR COUNTRY LANDING SECTION ONE ("SUPPLEMENT") WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO LOGGERS' RUN, INC., ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS AND AS SET FORTH IN THE SUPPLEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 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 ACCESS CONTROL EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF February, 1984.

ORIOLE HOMES CORP., A CORPORATION OF THE STATE OF FLORIDA
BY: *R.D. Levy*
R.D. LEVY, PRESIDENT

SEAL
ORIOLE HOMES CORP.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED I.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 SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS OFFICERS 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 YOU AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE AC AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF Feb. 1984
MY COMMISSION EXPIRES:
Jan 14, 1986
Walter A. ...
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

WE, ALPHA TITLE COMPANY, 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; AND THAT THE PROPERTY IS NOT ENCUMBERED BY MORTGAGES, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Nov. 19, 1984
Edward F. ...
ALPHA TITLE COMPANY
TITLE OFFICER

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 21HH-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 DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 1st DAY OF March, 1984.
William A. Herx
WILLIAM A. HERX
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3182

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING SYSTEM USED ON THE "BOUNDARY PLAT OF ORIOLE COUNTRY".
- P.R.M.'S ARE DESIGNATED THUS: \blacksquare (THIS PLAT)
 \square (FOUND)
- P.C.P.'S ARE DESIGNATED THUS: \bullet
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF Dec. 1984
BY: *Ken ...*
KEN ... CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Dec. 1984.
BY: *Herbert F. ...*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Rick H. ...*
DEPUTY CLERK

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

0275-311

50/21

Meridian Surveying and Mapping, Inc.
WEST PALM BEACH, FLORIDA
DRAWN: M.E.H. DATE: JULY, 1983
CHECKED: SCALE:
DRAWING NO. 83-P-054
PLAT OF
COUNTRY LANDING SECTION TWO
PART OF "LOGGERS' RUN, A P.U.D."

DRAWING NUMBER
50/21

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER