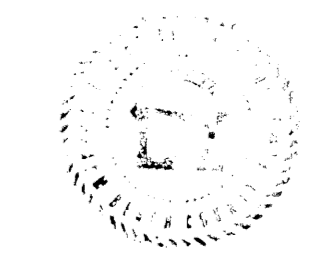


0275-024

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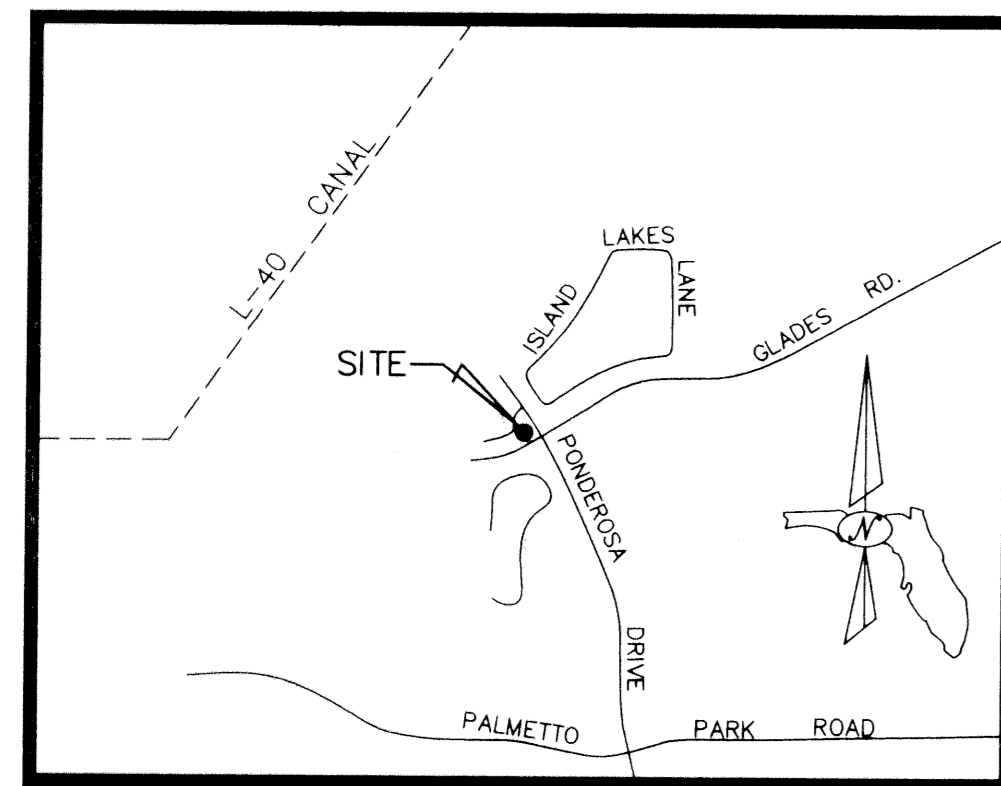


HITCHIN' POST PARK

A REPLAT OF PORTIONS OF TRACTS X, Y, AND S-11, BOUNDARY PLAT OF ORIOLE COUNTRY RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, PUBLIC RECORDS OF PALM BEACH COUNTY LYING IN SECTIONS 14, 15, 22, AND 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

APRIL 1999

SHEET 1 OF 2



VICINITY MAP
N.T.S.

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This plat was filed for record at 1:33 P.M.
this day of April 1999.
Book No. 84
Page 0275-024
Deputy H. Williams, Clerk of Circuit Court
by *Deputy H. Williams* D.C.

4. LAKE MAINTENANCE/ACCESS EASEMENTS:

THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ~~FLORIDA~~ PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES H. SMITH
WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ORIOLE HOMES CORP, A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, PRESTIGE TITLE AGENCY, INC., A TITLE INSURANCE COMPANY, AS 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; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4-23-99 Patricia C. Ward
(PRINT NAME) Patricia C. Ward
(PRINT TITLE) President

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP, A CORPORATION, OWNER OF THE LAND SHOWN HEREON AS HITCHIN' POST PARK, BEING A REPLAT OF PORTIONS OF TRACTS X, Y, AND S-11, BOUNDARY PLAT OF ORIOLE COUNTRY RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTIONS 14, 15, 22, AND 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 01°12'07" EAST ALONG THE WEST LINE OF SAID SECTION 23 FOR 104.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'51" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT Y FOR 2020.83 FEET; THENCE NORTH 65°50'51" EAST FOR 1046.62 FEET TO THE POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 6463.45 FEET, A CENTRAL ANGLE OF 16°24'51" FOR AN ARC DISTANCE OF 1851.67 FEET, THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT Y;
THENCE NORTH 40°55'17" WEST ALONG THE WESTERLY BOUNDARY OF SAID TRACT S-11 FOR 426.01 FEET TO TRACT Z-1 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY AND TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARS SOUTH 40°32'30" EAST FROM THE RADIUS POINT;
THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 8037.45 FEET, A CENTRAL ANGLE OF 00°45'33" FOR AN ARC DISTANCE OF 80.00 FEET ALONG SAID TRACT Z-1;
THENCE SOUTH 40°55'17" EAST FOR 808.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1738.40 FEET, A CENTRAL ANGLE OF 07°14'16" FOR AN ARC DISTANCE OF 219.60 FEET, THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY SAID TRACT S-11;
THENCE SOUTH 56°18'59" WEST RADIIALLY TO THE LAST AND NEXT DESCRIBED CURVE FOR 80.00 FEET; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1658.40 FEET; A CENTRAL ANGLE OF 01°10'51" FOR AN ARC DISTANCE OF 34.18 FEET;
THENCE SOUTH 57°29'50" WEST FOR 75.00 FEET;
THENCE SOUTH 32°30'10" EAST FOR 50.00 FEET;
THENCE SOUTH 57°29'50" WEST ALONG A PORTION OF THE NORTHERLY BOUNDARY OF TRACT X FOR 307.17 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 840.19 FEET, A CENTRAL ANGLE OF 28°30'44" FOR AN ARC DISTANCE OF 418.11 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 86°00'34" WEST FOR 130.00 FEET;
THENCE SOUTH 00°15'07" EAST FOR 536.08 FEET;
THENCE SOUTH 89°44'51" WEST ALONG THE SOUTHERLY BOUNDARY OF TRACT Y FOR 73.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 35.863 ACRES, MORE OR LESS.

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

1. STREETS:

TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. WATER MANAGEMENT TRACT :

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR LOGGERS' RUN INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. DRAINAGE EASEMENT:

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

6. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

7. RECREATION AREAS:

TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACT D:

TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR GENERAL PUBLIC PURPOSES.

9. BUFFER ZONE EASEMENTS:

THE BUFFER ZONE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOGGERS' RUN, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23RD DAY OF APRIL, 1999.

ORIOLE HOMES CORP,
A CORPORATION
BY: Charles H. Smith, VP VICE-PRESIDENT
(PRINT NAME) Charles H. Smith, VP

WITNESS: Christopher A. Felke
(PRINT NAME) Christopher A. Felke

WITNESS: Peter Banting
(PRINT NAME) PETER BANTING

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
LOGGERS' RUN, INC., A CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23RD DAY OF APRIL, 1999.

LOGGERS' RUN, INC.,
A CORPORATION
BY: Frank A. Barbieri, Jr.
PRESIDENT
(PRINT NAME) FRANK A. BARBIERI, JR.

WITNESS: Peter Banting
(PRINT NAME) PETER BANTING

WITNESS: Julie Madison
(PRINT NAME) Julie Madison

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF FLORIDA
BEFORE ME PERSONALLY APPEARED FRANK A. BARBIERI, JR.

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LOGGERS' RUN, INC., A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 23RD DAY OF APRIL, 1999.

MY COMMISSION EXPIRES: TODD B. WEPFRIN
NOTARY PUBLIC
TODD B. WEPFRIN
M.Y. COMMISSION # 02-355276
EXPIRES: October 14, 2000
Bonded Three Notary Public Underwriters

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ABBREVIATIONS

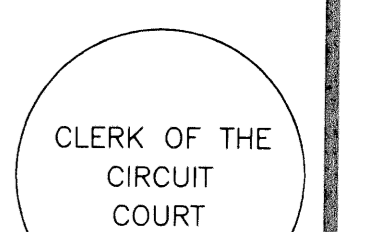
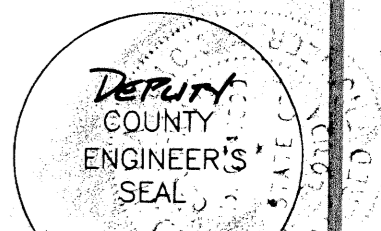
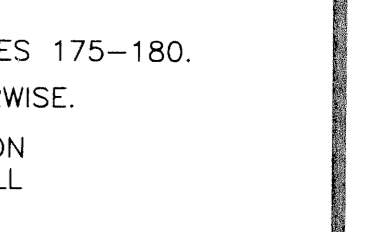
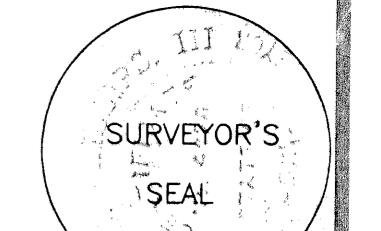
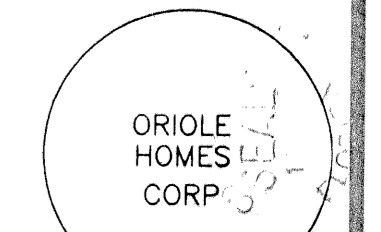
- R/W - RIGHT-OF-WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- FND. - FOUND
- CL - CENTERLINE
- (P) - PLAT BEARING OR DISTANCE
- (M) - MEASURED BEARING OR DISTANCE
- (C) - CALCULATED BEARING OR DISTANCE
- (D) - DEEDED BEARING OR DISTANCE
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- R - RADIUS
- D - CENTRAL ANGLE
- L - ARC LENGTH
- P.B. - PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- D.B. - DEED BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- U.E. - UTILITY EASEMENT
- W.S.E. - WATER AND SEWER EASEMENT
- SEC. - SECTION

DRAWN: MDB	PROJ. NO. 98-062P
CHECKED: JEPIII	SCALE: 1"=100'
FIELD BOOK:	DATE: APRIL 1999
PAGES:	SHEET 1 OF 2

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
3970 RCA BOULEVARD, SUITE 7005, P.B.G. FLORIDA 33410 561-775-9337, 626-7866 FAX

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 4826

PLAT OF
HITCHIN' POST PARK



Hitchin' Post Park
SUBDIVISION BOOK 84
FLOOD ZONE D
QUAD # 68
TAZ 1097
PUB NAME
PAGE 195
FLOOD MAP # 100B
ZONING PO
ZIP CODE 33498
LOGGERS' RUN