A PORTION OF LOGGERS RUN, A PLANNED UNIT DEVELOPMENT

CIMARRON SECTION ONE

being a resubdivision of portions of Tracts J, S-5 and S-6 of BOUNDARY PLAT OF ORIOLE COUNTRY (PLAT BOOK 32 PAGES 175-180) Sections 23 and 26, Township 47 South, Range 41 East Palm Beach County, Florida

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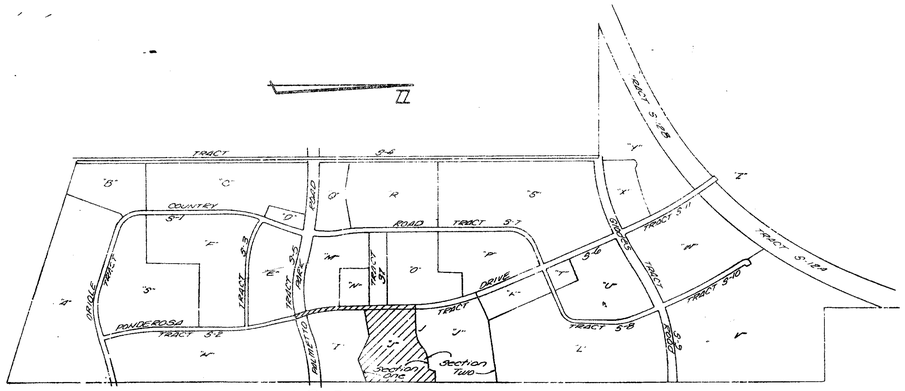
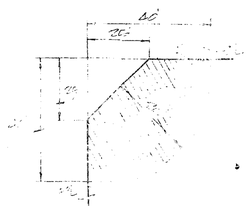
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:54 AM this 4th day of January A.D. 1978 and duly recorded in Plat Book 34 on pages 37-38
JOHN B. DUNKLE
CLERK CIRCUIT COURT
By: Deputy Clerk

DESCRIPTION

A portion of Tracts J-7, S-5 and S-6 of the BOUNDARY PLAT OF ORIOLE COUNTRY, according to the plat thereof as recorded in Plat Book 32, Pages 175-180, of the public records of Palm Beach County, Florida, described as follows:
BEGINNING at the most southwesterly corner of said Tract S-6, thence North 31° 16' 22" East, along the westerly boundary of said Tract S-6, a distance of 1,351.72 feet, thence North 13° 25' 00" West, 238.80 feet; thence northerly along the arc of a tangent curve concave to the East, having a radius of 1040.00 feet, a delta of 12° 12' 04"; an arc distance of 221.47 feet, thence North 88° 49' 36" East, 30.00 feet, thence North 01° 13' 50" West, 826.35 feet; thence South 89° 45' 02" West, 30.00 feet, thence North 01° 13' 50" West, 523.65 feet; thence northerly along the arc of a tangent curve concave to the West, having a radius of 3820.28 feet, a delta of 2° 39' 25"; an arc distance of 190.99 feet, thence North 86° 53' 20" East, 239.50 feet; thence easterly along the arc of a tangent curve concave to the North, having a radius of 1110.00 feet, a delta of 07° 28' 54"; an arc distance of 143.65 feet; thence tangent to said curve, North 78° 29' 26" East, 405.22 feet; thence easterly along the arc of a tangent curve concave to the South, having a radius of 760.00 feet, a delta of 10° 16' 53"; an arc distance of 136.38 feet; thence tangent to said curve North 88° 45' 19" East, 130.33 feet; thence North 43° 45' 19" East, 35.36 feet; thence North 01° 14' 41" West, 14.00 feet; thence North 88° 45' 19" East 270.00 feet to the East boundary of said Tract J-7; thence along said line South 01° 14' 41" East, 1176.57 feet to the Southeast corner of said Tract J-7; thence South 73° 02' 46" West, 270.09 feet; thence South 88° 45' 19" West, 390.00 feet; thence North 76° 13' 02" West, 182.27 feet; thence South 73° 38' 16" West, 456.06 feet to the Southwest corner of said Tract J-7; thence South 01° 13' 50" East, 445.75 feet; thence southerly along the arc of a tangent curve concave to the East, having a radius of 960.00 feet, a delta of 12° 12' 04"; an arc distance of 204.43 feet; thence tangent to said curve, South 13° 25' 54" East, 397.11 feet; thence South 80° 49' 00" East, 136.80 feet to the Southeast corner of said Tract S-6; thence South 12° 19' 08" East, 200.95 feet to the Northeast corner of Tract S-2 of said BOUNDARY PLAT OF ORIOLE COUNTRY (said point being on the arc of a non-tangent curve with a radial line of North 17° 36' 52" West); thence Southwesterly along the arc of said curve being concave to the Northwest and having a radius of 2039.86 feet, a delta of 03° 23' 51"; an arc distance of 128.53 feet to the Northwest corner of said Tract S-2; thence North 13° 17' 35" West, 200.02 feet to the Point of Beginning. Said lands lying in Palm Beach County, Florida.



LOCATION SKETCH



TYPICAL SIGN & ENTRY FEATURE EASEMENT

AREA TABULATIONS

LOT AREAS	22.8087	ACRES
STREET AREAS	7.1635	ACRES
CANAL R/W	2.5192	ACRES
GROSS AREA	36.5335	ACRES
UNITS PER GROSS ACRE	2.06	
NUMBER OF LOTS	38	
PONDEROSA DRIVE	4.0421	ACRES (INCLUDED IN GROSS AREA)

SURVEY NOTES

1. ⊕ PRM indicates Permanent Reference Monument.
2. ○ PCP indicates Permanent Control Point.
3. Building Setback Lines shall be as required by Palm Beach County Zoning regulations.
4. There shall be no buildings, trees or shrubs placed on Drainage easements.
5. There shall be no buildings or other structures placed on Utility easements.
6. Corner lot dimensions are to P/L of Lot Lines extended.
7. All intersections are the long chord of a 25 foot radius.
8. U.E. denotes Utility Easement.
9. D.E. denotes Drainage Easement.
10. Bearings shown hereon are relative to the Southerly line of Tract J-7, Plat Book 32, pages 175-180.
11. See Sheet 2 for Plat Boundary Sign and Landscape Easement.

MORTGAGEE'S CONSENT

State of Florida
County of Dade

The undersigned CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 2782, at page 710, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION has caused these presents to be signed by its EXECUTIVE VICE PRESIDENT and attested to by its SECRETARY and the corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28th day of DECEMBER, 1977.

CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION
a Banking Corporation existing under the laws of the United States

Attest: Alice Gr. Himelrick
By: Edward L. DeLany

ACKNOWLEDGEMENT

State of Florida
County of Dade

Before me personally appeared EDWARD L. DELANY and ALICE G. HIMELRICK to me well known and known to me to be the individuals described in and who executed the foregoing instrument as EXECUTIVE VICE PRESIDENT and CORPORATE SECRETARY, respectively, of the above named CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, and severally acknowledged to and before me that they executed such instrument as such EXECUTIVE VICE PRESIDENT and CORPORATE 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 28th day of December, A.D. 1977.

Notary Public
My commission expires September 4, 1979

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 (PRM'S) Permanent Reference Monuments have been placed as required by law, that (PCP'S) Permanent Control Points shall be set as required by the Palm Beach County ordinances 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.

Dated: May 7, 1977

KEITH and SCHNARS
LAND SURVEYING SCIENCES, P.A.

By: Thomas F. Schnars
THOMAS F. SCHNARS
Professional Land Surveyor
Florida Reg. No. 2325

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, shown hereon as CIMARRON SECTION ONE, sheet 1 hereof, hereinafter described as indicated hereon, has caused the same to be surveyed and platted as shown hereon and does 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 Corp., not for profit, and its successors and assigns, as and for permanent easements for a sign and entry feature, for, and with respect to the lands indicated within the plat (to wit: the lands indicated as "Loggers' Run" and lying in the bounds of J-5 or the east Loggers' Run, lying within Loggers' Run, inclusive, whereon such sign and entry feature is located) Loggers' Run, Inc. shall from time to time determine such as permanent & temporary signs, decorative walls, fences and other structures appropriate with the use of such easements as such a sign and entry feature; said easements being the perpetual maintenance obligation of the said Loggers' Run, Inc.
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 are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.
4. 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.
5. Parcel C-1, as shown is hereby dedicated in perpetuity to LOGGERS' RUN, Inc., a Florida Corporation, not for profit, for drainage and water management purposes and is the perpetual maintenance obligation of the said LOGGERS' RUN, Inc.

IN WITNESS WHEREOF, The said 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 28 day of December, A.D., 1977.

ORIOLE HOMES CORP.
a Florida Corporation
By: Paul S. Pariser
Paul S. Pariser, President

Attest: Ruth Callahan
Ruth Callahan, Assistant Secretary

ACKNOWLEDGEMENT

State of Florida
County of Broward

Before me personally appeared Paul S. Pariser and R. Callahan, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as PAUL S. PARISER, President and R. Callahan, 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 the 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 28th day of December, A.D. 1977.

My commission expires February 9, 1981

Notary Public

TITLE CERTIFICATION

State of Florida
County of Broward

State Title and Abstract 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 title to the property is vested in ORIOLE HOMES CORP.; that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are valid and true and correct.

Date: 28 Dec. 1977

Dorothy M. Pate, Vice President
Officer of title insurance company licensed in Florida

APPROVAL PALM BEACH COUNTY FLA. BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record this 3rd day of JANUARY A.D. 1978.

By: Peggy B. Evatt
Chairman
PEGGY B. EVATT

COUNTY ENGINEER

1000-118

This Plat is hereby approved for record this 27 day of JANUARY A.D. 1978.

By: H. F. Kahler
County Engineer
H. F. KAHLER

ATTEST

JOHN B. DUNKLE - CLERK
BOARD OF COUNTY COMMISSIONERS

By: Deputy Clerk