

47/80

TIMBERWALK II SECTION FOUR

THIS INSTRUMENT WAS PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS
1115 N.E. 4TH AVENUE
FORT LAUDERDALE, FLORIDA

A PORTION OF LOGGERS RUN, A P.U.D.
BEING A RESUBDIVISION OF A PORTION OF TRACTS "F" & "S-3"
BOUNDARY PLAT OF ORIOLE COUNTRY (P.B. 32, PGS. 175-180)
SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

80

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:49 PM THE 16th DAY OF FEBRUARY 1984, AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 80 AND 81
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
By: *Donna White, es.*

OWNER'S ACKNOWLEDGEMENT

State of Florida }
County of Broward } ss
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.

My commission expires: Jan. 14, 1986
James A. Hahn
Notary Public

DEDICATION

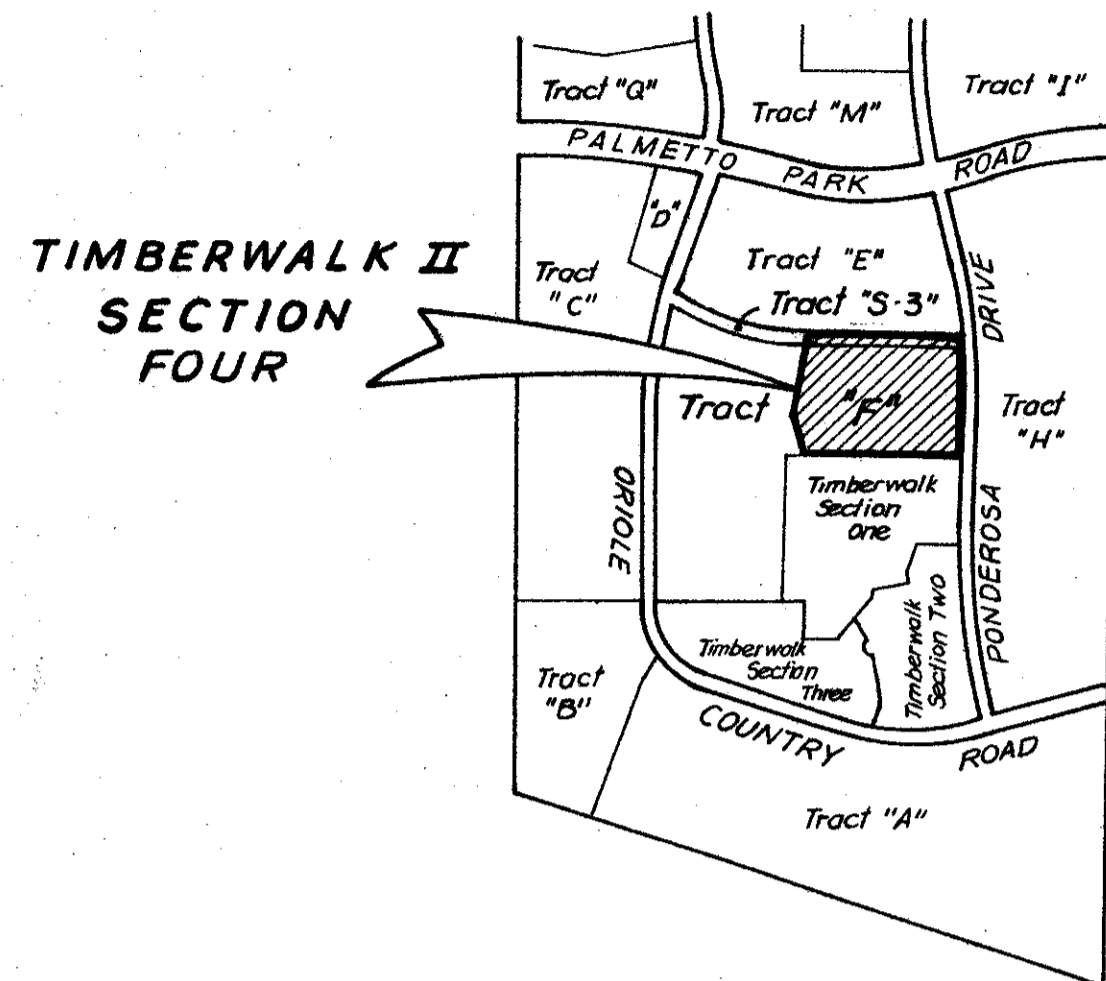
Know all men by these presents that Oriole Homes Corp., a Florida corporation, owner of the land hereon, being in Section 26, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as "Timberwalk II Section Four", described as follows:

A portion of Tracts "F" and "S-3", Boundary Plat of Oriole Country, according to the Plat thereof as recorded in Plat Book 32, Pages 175 through 180 of the Public Records of Palm Beach County, Florida, described as follows:

Beginning at the Northeast corner of said Tract "S-3", thence along the East boundary of said Tract "S-3" and Tract "F", southeasterly along the Arc of a Curve, concave to the South west, having a Radius of 1460.00 feet, a Central Angle of 11°23'56", subtended by a Chord having a length of 289.99 feet and bearing South 06°51'22" East, an Arc distance of 290.46 feet; thence continuing along the East boundary of said Tract "F" tangent to said curve, South 01°15'24" East, 593.45 feet to the Northeast corner of "Timberwalk Section One," according to the Plat thereof as recorded in Plat Book 38, Pages 56 & 57, said Public Records; thence along the North boundary of said "Timberwalk Section One," South 88°44'36" West, 1171.57 feet; thence North 14°16'49" West, 323.13 feet; thence North 07°58'26" East, 571.35 feet to a Point on the North boundary of said Tract "S-3"; thence easterly along said North boundary, being the Arc of a Curve, concave to the North, having a Radius of 2531.37 feet, a Central Angle of 08°19'46", subtended by a Chord having a length of 367.68 feet and bearing South 87°05'31" East, an Arc distance of 368.00 feet; thence tangent to said Curve, North 88°44'36" East, 732.73 feet; thence North 38°02'38" East, 38.69 feet to the Point of Beginning; said lands lying in Palm Beach County, Florida, containing 23.5804 Acres more or less;

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- 1.) The Utility and Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.
- 2.) Parcel L-3 and the Lake Maintenance Easement are hereby dedicated in perpetuity to Loggers' Run, Inc., a Florida corporation not-for-profit, its successors and assigns, in accordance with the provisions of the Declaration of Protective Covenants and Restrictions for Loggers' Run recorded in Official Records Book 2793 at Page 1 of the Public Records of Palm Beach County, Florida (herein - after "Loggers' Run Protective Covenants"), for drainage and Water Management purposes and is the perpetual maintenance obligation of said Loggers' Run, Inc., its successors and assigns in accordance with the Loggers' Run Protective Covenants without recourse to Palm Beach County.
- 3.) Parcels P-17, P-18 and P-19, as shown hereon, are hereby designated as, and declared to be, "Parking Areas" as such term is defined in the Replat Declaration for Timberwalk II to be recorded in the public records of Palm Beach County, Florida (hereinafter referred to as the "Timberwalk II Replat Declaration"), and shall be conveyed to the Timberwalk II Association, Inc., a proposed Florida corporation not-for-profit (hereinafter referred to as the "Timberwalk II Association"), its successors and assigns, in accordance with the Timberwalk II Replat Declaration and are the perpetual maintenance obligations of said Timberwalk II Association, its successors and assigns, in accordance with the Timberwalk II Replat Declaration and without recourse to Palm Beach County.
- 4.) Parcel G-9, as shown hereon is hereby designated as, and declared to be "Open Space" as such term is defined in the Timberwalk II Replat Declaration and shall be conveyed to the Timberwalk II Association, its successors and assigns, in accordance with the Timberwalk II Replat Declaration, and are the perpetual maintenance obligations of said Timberwalk II Association, its successors and assigns, in accordance with the Timberwalk II Replat Declaration and without recourse to Palm Beach County.



DEDICATION (Continued)

- 5.) Parcel S-4, as shown hereon, is hereby designated as, and declared to be, a "Drive" as such term is defined in the Replat Declaration and shall be conveyed to the Timberwalk II Association, its successors and assigns, in accordance with the Replat Declaration and is the perpetual maintenance obligation of said Timberwalk II Association, its successors and assigns, in accordance with the Replat Declaration and without recourse to Palm Beach County, Florida.
- 6.) Access Control 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.
- 7.) Parcel E-1, as shown hereon is hereby dedicated in perpetuity to Loggers' Run, Inc., a Florida corporation not-for-profit, and its successors and assigns in accordance with the Loggers' Run Protective Covenants for a sign and entry feature, for, and with respect to the lands included within this Plat (as well as all other 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 and temporary signs, decorative walks, fences and other structures in keeping with the use of such Parcel as such a sign and entry feature, said Parcel being the perpetual maintenance obligation of the said Loggers' Run, Inc., its successors and assigns in accordance with the Loggers' Run Protective Covenants without recourse to Palm Beach County.
- 8.) Parcels S-4, P-17, P-18 and P-19, as shown hereon, are subject to easements which are hereby granted and imposed thereon in favor of Palm Beach County, Timberwalk II Association, Inc., and Loggers' Run, Inc., and the designees of Timberwalk II Association, Inc. or Loggers' Run, Inc. 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 authority of its Board of Directors this 27th day of September A.D., 1983.

Attest: *[Signature]* Oriole Homes Corp.
A. Nunez, Assistant Secretary
[Signature]
R. D. Levy, President

TITLE CERTIFICATION

State of Florida }
County of Broward } ss
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 in 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.
Dated: January 12, 1984
[Signature]
Alpha Title Company

SURVEYORS NOTES:

- 1.) Indicates Permanent Reference Monument and is a 6" dia. x 24" Concrete Monument with a brass disc stamped Keith and Schnars #1856.
- 2.) Indicates Permanent Control Point and is a nail in brass survey cap stamped Keith and Schnars.
- 3.) Survey Data in Field Book: 289
- 4.) Indicates Unit Number.
- 5.) Indicates Cluster Number.
- 6.) Indicates Parcel Number.
- 7.) U.E. Indicates Utility Easement
- 8.) Bearings shown hereon are relative to the Boundary Plat of Oriole Country (32/175-180) (N88°44'56"E on North Boundary Tract "S-3").
- 9.) D.E. Indicates Drainage Easement.
- 10.) W Indicates centerline 12' wide water line easement. (Unless Noted Otherwise)
- 11.) S Indicates centerline 12' wide sewer line easement. (Unless Noted Otherwise)
- 12.) DE Indicates centerline 12' wide drainage easement.
- 13.) No buildings or any kind of construction shall be placed on utility or drainage easements.
- 14.) No structures, trees, or shrubs shall be placed on drainage easements.
- 15.) Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

APPROVAL PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record, this 14 day of February A.D. 1984.

By: *[Signature]*
Chairman: Ken Spillias

County Engineer:
This Plat is hereby approved for record, this 14 day of February A.D., 1984.

By: *[Signature]*
H.F. Kohler, P.E. - County Engineer

Attest: John B. Dunkle, Clerk
Board of County Commissioners

By: *[Signature]*
Deputy Clerk

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 211H-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 data complies with all the requirements of Chapter 177 of the Florida Statutes: as amended, and ordinances of Palm Beach County, Florida.

Keith and Schnars, P.A.
Engineers - Planners - Surveyors

By: *[Signature]*
William V. Keith, P.L.S.
Professional Land Surveyor
Florida Certificate No. 1856

SEALS: **TIMBERWALK II SECTION FOUR**

ORIOLE HOMES CORP. NOTARY: SURVEYOR:

47/80
SHEET 1 OF 2