

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:43 A.M.
THIS 21st DAY OF SEPTEMBER
AD. 1984 AND DULY RECORDED
IN PLAT BOOK 49 ON PAGES
56 AND 57.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Dorothy Wheeler DC.*

LOGGERS' RUN COMMERCIAL REPLAT

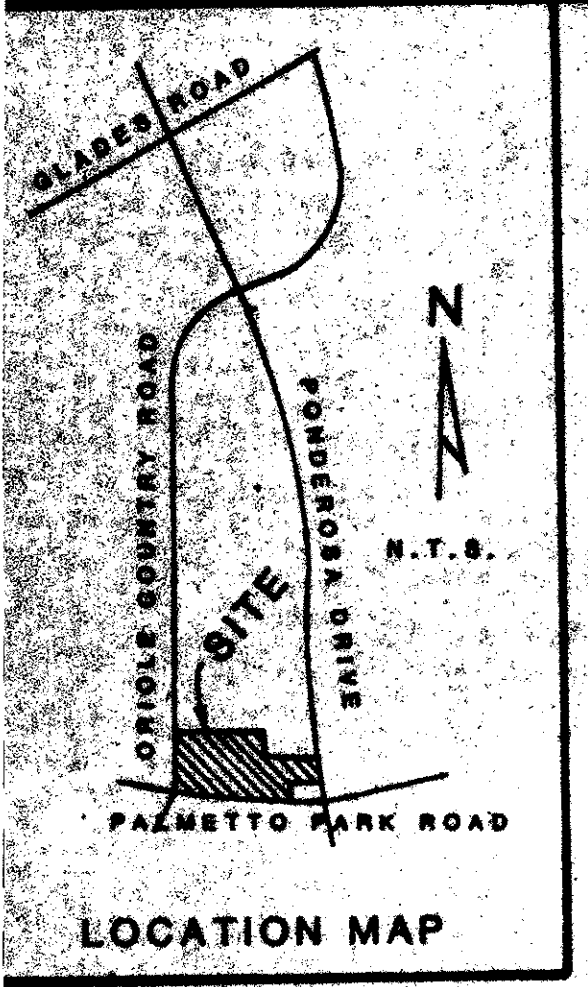
BEING A PORTION OF ORIOLE COUNTRY A P.U.D (PB 32, P 175-180)

BEING A REPLAT OF A PORTION OF LOGGERS' RUN COMMERCIAL PLAT, AS RECORDED IN P.B. 44, P. 32 & 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 23 AND 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST

APRIL 1984

SHEET 1 OF 2

DRAWING NUMBER
49/56



DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT LOGGERS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 23 AND 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOGGERS' RUN COMMERCIAL REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL "A", LOGGERS' RUN COMMERCIAL PLAT, AS RECORDED IN PLAT BOOK 44, PAGES 32 AND 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COBBLESTONE WAY, SAID LINE HAVING A PLAT BEARING OF S 89° 45' 38" W; SAID PARCEL CONTAINING 16.159 ACRES MORE OR LESS;

FURTHER DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF PARCEL "B" OF SAID PLAT, RUN ALONG SAID PARCEL, S 76° 34' 06" W, 210.00 FEET; THENCE S 7° 27' 18" E, 210.00 FEET; THENCE 581.38 FEET ALONG THE ARC OF A CURVE, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1809.86 FEET AND CENTRAL ANGLE OF 18° 24' 19", TO A POINT OF TANGENCY; THENCE STILL ALONG SAID RIGHT-OF-WAY, N 79° 02' 59" W, 553.07 FEET; THENCE N 34° 02' 59" W, 35.36 FEET; THENCE N 10° 57' 01" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ORIOLE COUNTRY ROAD, 150.00 FEET TO A POINT OF CURVATURE; THENCE 378.02 FEET ALONG THE ARC OF A CURVE, STILL ALONG SAID RIGHT OF WAY, CONCAVE TO THE WEST, HAVING A RADIUS OF 1000.00 FEET AND CENTRAL ANGLE OF 21° 39' 31", TO A POINT ON THE CURVE; THENCE N 89° 45' 38" E THROUGH PARCEL "A" OF THE AFOREMENTIONED PLAT, SAID LINE BEING THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COBBLESTONE WAY, 865.83 FEET, TO THE NORTHWEST CORNER OF ACADEMY AT LOGGERS' RUN, AS RECORDED IN PLAT BOOK 40, PAGE 97, BEING THE WESTERLY TERMINUS OF THE NORTHERLY RIGHT-OF-WAY LINE OF COBBLESTONE WAY; THENCE ALONG SAID PLAT, S 0° 14' 22" E, 200.00 FEET; THENCE N 89° 45' 38" E, 369.38 FEET; TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE 19.84 FEET ALONG THE ARC OF A CURVE, BEING THE WESTERLY RIGHT-OF-WAY LINE OF PONDEROSA DRIVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1040.00 FEET AND CENTRAL ANGLE OF 1° 05' 35", TO A POINT OF TANGENCY; THENCE S 13° 25' 54" E, STILL ALONG SAID RIGHT-OF-WAY, 209.60 FEET, TO THE POINT OF BEGINNING.

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

- STREETS**
THE STREET, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- LIMITED ACCESS EASEMENTS**
THE LIMITED ACCESS EASEMENTS, AS SHOWN, 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 LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF APRIL, 1984.

BY: *Richard J. Wagner*
RICHARD J. WAGNER
GENERAL PARTNER

BY: *John B. Walker*
JOHN B. WALKER
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD J. MAGNER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23RD DAY OF April, 1984.

Marie Magner
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4187 AT PAGE(S) 0001 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREIN BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF APRIL, 1984.

CARIBANK, A CORPORATION OF THE STATE OF FLORIDA

BY: *Leland D. O'Connell*
LELAND D. O'CONNELL
SENIOR VICE PRESIDENT

ATTEST:

Donald E. Castles
DONALD E. CASTLES,
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED LELAND D. O'CONNELL AND DONALD E. CASTLES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SECRETARY OF CARIBANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH 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 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 17th DAY OF APRIL, 1984.

Shadup J. Gooder
NOTARY PUBLIC

MY COMMISSION EXPIRES:
3/13/85

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, STEWART TITLE GUARANTY 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 LOGGERS ASSOCIATES, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: ~~April 27, 1984~~ BY: *Drake M. Batchelder*
SEPT. 5, 1984 DRAKE M. BATCHELDER, ESQ.

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND THE FLORIDA MINIMUM TECHNICAL STANDARDS.

DATE: 4/20/84 BY: *Paul T. O'Hargan*
PAUL T. O'HARGAN
REGISTERED SURVEYOR NO. 1936

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF September, 1984.

BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF September, 1984.

BY: *H. F. Kahlert*
H. F. KAHLERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Ruth H. Compton*

NOTES

- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENT.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THOSE AS SHOWN ON "BOUNDARY PLAT OF ORIOLE COUNTRY", A P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN P.B. 32, PGS. 175-180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TURNOUT REQUIRED

THIS INSTRUMENT WAS PREPARED BY:
PAUL T. O'HARGAN
5588 N.W. 10th TER., FT. LAUDERDALE, FL 33309

0275-308

49/56

LOGGERS' RUN COMMERCIAL

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PREPARED BY: THE O'HARGAN COMPANY 5588 NW 10th TER., FT. LAUDERDALE, FL 33309 (771-7095)