

# BOUNDARY PLAT OF ORIOLE COUNTRY

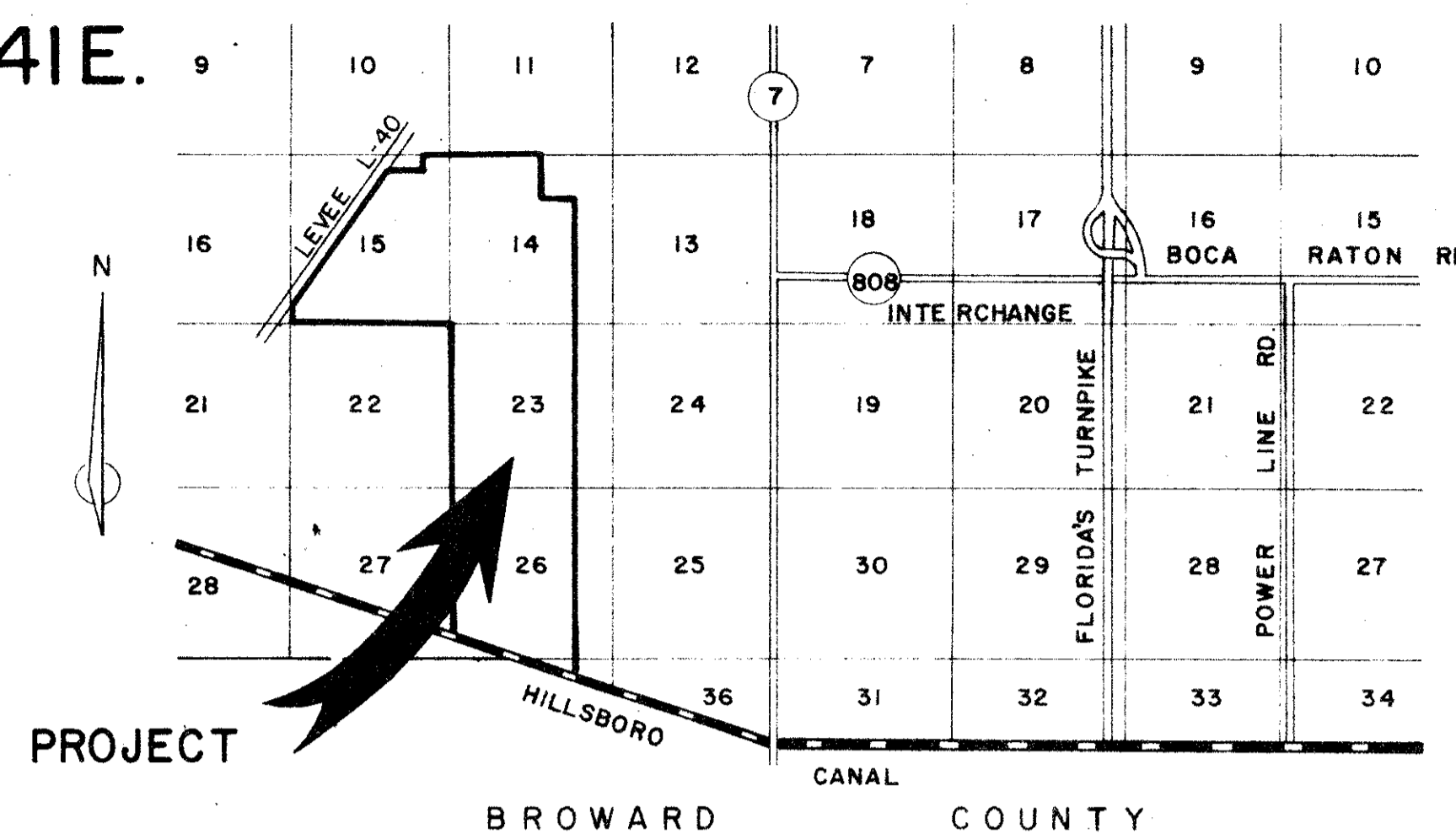
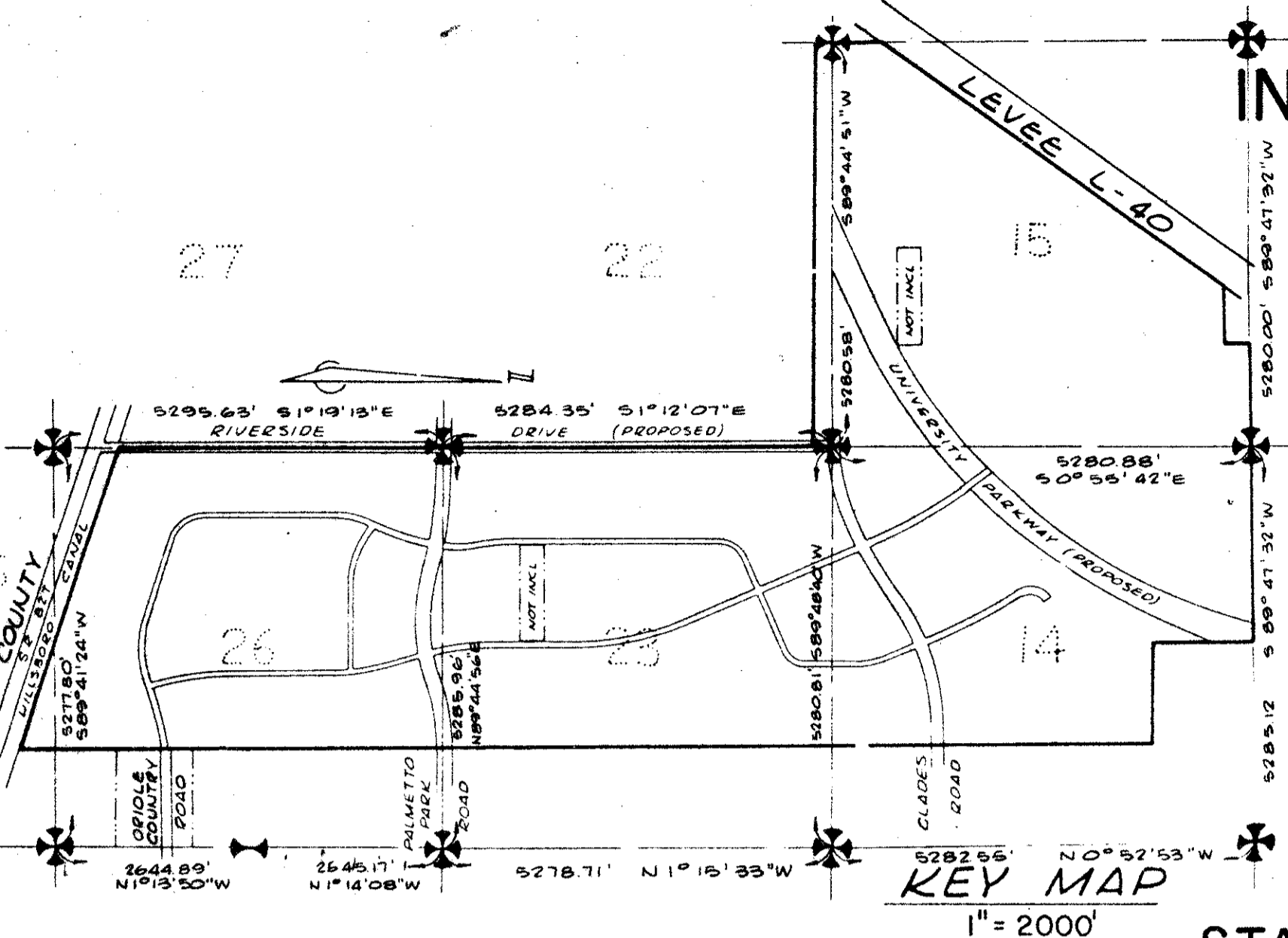
175

IN SECTIONS 14, 15, 22, 23, 26 & 35, TWP. 47 S., RGE. 41 E.  
PALM BEACH COUNTY, FLORIDA

BEING A PLAT OF PART OF THOSE LANDS SHOWN ON FLORIDA  
FRUITLANDS COMPANY'S SUBDIVISION NO. 2 (PL. BK. 1 P. 102)  
AND OF THAT PORTION OF SAID SUBDIVISION VACATED BY  
PALM BEACH COUNTY IN O. R. B. 2655 P. 1078

IN 6 SHEETS  
SHEET 1 OF 6

SEPTEMBER 13, 1976



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 9/13/76  
at 1:31 P.M.  
by J. B. Dunkle, Clerk Circuit Court  
and duly recorded in Plat Book No.  
32 on page 175 of Book 190  
John B. Dunkle, Clerk Circuit Court  
Rita C. Conroy

## DESCRIPTION

A certain parcel of land in Sections 14, 15, 22, 23, 26 and 35, Township 47 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:

The West Three Quarters (W 3/4) of the North Quarter (N 1/4) of said Section 14; LESS the North 15 feet thereof...

TOGETHER WITH

The South Three Quarters (S 3/4) of the West Three Quarters (W 3/4) of said Section 14...

TOGETHER WITH

All that part of said Section 15 lying southeasterly of the Central and Southern Florida Flyover Control District Levee L-40, so called, right-of-way...

TOGETHER WITH

The North 184.51 feet (as measured along the East Line of said Section 22) of said Section 22...

TOGETHER WITH

The West Three Quarters (W 3/4) of said Section 23; LESS all that part of the West 15 feet thereof lying southerly of the North 184.51 feet (as measured along the West Line of said Section 23) thereof...

TOGETHER WITH

All that part of the West Three Quarters (W 3/4) of said Section 26 lying northerly of the northerly right-of-way line of the 260 foot wide right-of-way of the Hillsboro Canal, so called; LESS the West 15 feet thereof...

TOGETHER WITH

All that part of the West Three Quarters (W 3/4) of said Section 35 lying northerly of the said northerly right-of-way line of the 260 foot wide right-of-way of the Hillsboro Canal;

LESS AND EXCEPTING THEREFROM all the platted roadways lying there-in shown on the FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, as same is recorded in Plat Book 1, at Page 102, Public Records of Palm Beach County, Florida, lying in said Sections 14, 15 and 22, and lying northerly of that certain line identified by Courses 7, 8 and 13 of a description of land cited in a deed to Palm Beach County, dated December 22, 1975, and recorded in Official Record Book 2492 at Page 347, Public Records of Palm Beach County, Florida, and...

LESS AND EXCEPTING THEREFROM Tract 37 in said Section 23 and all that part of the 30 foot wide platted roadway lying easterly of said Tract 37 and lying southerly of the easterly extension of the North Line of said Tract 37 and northerly of a line parallel with and 500 feet southerly from (as measured along the East Line of said Tract 37) the South Line of said Tract 37, as said Tract 37 and said roadway are shown on said FLORIDA FRUITLANDS COMPANY'S PLAT NO. 2

CONTAINING 1799.0154 acres, more or less.

Area of public road rights-of-way not included in this boundary plat... + 14.9798 Acres

TOTAL P.U.D. AREA... 1813.9952 Acres

## STATEMENT OF OWNERSHIP

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that PALM BEACH COUNTY, FLORIDA, a political subdivision in the State of Florida, owner of Tracts E, N and Z-1 through Z-7, inclusive, as shown hereon, and ORIOLE HOMES CORP., a Florida corporation, owner of all the lands shown hereon LESS said Tracts N, E and Z-1 through Z-7, inclusive, all said lands being in Section 14, 15, 22, 23, 26 and 35, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOUNDARY PLAT OF ORIOLE COUNTRY and as described hereon have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, the above named PALM BEACH COUNTY, FLORIDA, has caused these presents to be signed by its Chairman of the Board of County Commissioners and attested by its Clerk of the Board of County Commissioners and the seal of said PALM BEACH COUNTY, FLORIDA to be affixed hereto by and with the authority of its Board of County Commissioners, this 13th day of September, A.D. 1976.

Board of County Commissioners of Palm Beach County, Florida.

By: Lee Lytal  
Lee Lytal, Chairman

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

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 13th day of March, A.D. 1977.

Oriole Homes Corp., a corporation of the State of Florida.

By: Richard Levy  
Richard Levy, President

Attest:  
A. Nunez, Assistant Secretary

## NOTES:

- Bearings cited hereon are in the meridian assuming N 1° 19' 13" West along the West Line of Section 26, Township 47 South, Range 41 East, Palm Beach County, Florida.
- Permanent Reference Monuments are shown thus: [Symbol]
- There are no dedications nor reservations on this plat.
- The Tracts shown hereon (except for Tracts E, N and Z-1 thru Z-7, inclusive) shall be the subjects of replats.

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME personally appeared RICHARD 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 they 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 24th day of March, A.D. 1977.

Notary Public

My Commission Expires: \_\_\_\_\_

## MORTGAGEE'S CONSENT

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The undersigned, NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS, hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the platting of the land by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2065 at Page 1076 of the Public Records of Palm Beach County, Florida, shall be subordinated to the information shown hereon.

IN WITNESS WHEREOF, the said NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS, has caused these presents to be signed by its Vice President and attested to by its Asst. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23rd day of March, 1977.

NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS  
a banking corporation of the State of United States

By: John A. Kvan

Attest: Notary Public

## ACKNOWLEDGEMENT

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

Before me personally appeared JOHN A. KVAN and GAYNE E. HARRIS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Vice President, respectively, of the above named NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS; and they severally acknowledged to and before me that they executed such instrument as such Vice President and Asst. Vice President, 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 23rd day of March, A.D. 1977.

Notary Public

My Commission Expires: \_\_\_\_\_

## LOCATION MAP

1" = 5000'

## COUNTY APPROVAL

County Engineer

This Plat is hereby found to meet all requisite State and County laws and ordinances.

Notary Public

My Commission Expires: \_\_\_\_\_

Board of County Commissioners of Palm Beach County, Florida

This Plat is hereby approved for record this 13th day of September, 1976.

Lee Lytal  
Chairman

John B. Dunkle, Clerk  
Board of County Commissioners  
Palm Beach County, Florida

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF

(I) (We), Lee Lytal (a duly licensed attorney in the State of Florida) (a title insurance company, duly licensed in the State of Florida) do hereby certify that (I) (We) have examined the title to the hereon described property; that (I) (We) find the title to the property is vested in ORIOLE HOMES CORP. and in PALM BEACH COUNTY, FLORIDA, as indicated hereon; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that (I) (We) find that all mortgages are shown and are true and correct.

Date: March 29, 1977

(Attorney-at-law licensed in Florida)

(Title Insurance Company licensed in Florida)

## SURVEYORS CERTIFICATE

WE HEREBY CERTIFY that the plat shown hereon is a true and correct representation of the survey made under our responsible direction and supervision and that the survey is accurate to the best of our knowledge and belief, and that permanent reference monuments (I.P.M.'s) have been placed as shown hereon and that the survey data shown hereon complies with all the requirements of the 1977 Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

Date: March 29, 1977

David M. White  
David M. White  
Florida Certified

My Commission Expires: \_\_\_\_\_

Field Book No. O-22 Pg. 46

Design J. THOMAS

Drawn by B. GROSS

Checked by D. M. WHITE

Field H. BLINN

ROBERT E. OWEN & ASSOCIATES, INC.

ENGINEERS - PLANNERS - SURVEYORS

14, 15, 22, 23  
26, 23, 26, 27, 28

BOUNDARY PLAT OF ORIOLE COUNTRY

9-13-76  
Sheet 1 of 6  
FILE NO. 2250

ORIOLE COUNTRY

