

42/102

# WINDING LAKES SECTION TWO

A PART OF A P.U.D. (Loggers Run TR. Rts)

BEING A REPLAT OF TRACTS "Q" AND "R" AND A PORTION OF TRACT "S-7", BOUNDARY PLAT OF ORIOLE COUNTRY AS RECORDED IN PLAT BOOK 32, PAGES 175 THRU 180 INC., PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTIONS 23 & 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PREPARED BY  
**BROOME AND FARINA, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
CORAL SPRINGS, FLORIDA  
BY JOHN A. FARINA, P.L.S. 1564

### SURVEY NOTES

1. P.R.M. indicates Permanent Reference Monuments.
2. P.C.P. indicates Permanent Control Points.
3. Bearings shown hereon are relative to the Boundary Plat of Oriole Country, Plat Book 32, Pages 175 thru 180, Public Records of Palm Beach County, Florida.
4. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
5. No buildings or other structures shall be placed on any Utility Easement.
6. No buildings, trees or shrubs shall be placed on any Drainage Easement.
7. U.E. denotes Utility Easement.
8. D.E. denotes Drainage Easement.
9. All lot lines are radial unless denoted otherwise.

### TITLE CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

We, Alpha Title 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 we find the title to the property is vested in ORIOLE HOMES CORP., that the current taxes have been paid, and that we find the property is not encumbered by any mortgages.

Date: April 29, 1981

By: *Harold J. Elkman*  
Alpha Title Company, Inc.  
Harold J. Elkman, Vice President

### APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 5th day of

May, A.D. 1981

By: *Norman R. Pugh*  
Norman R. Pugh  
Chairman, Palm Beach County Board of County Commissioners

COUNTY ENGINEER

This plat is hereby approved for record, this 5th day of

May, A.D. 1981

By: *Herbert F. Kahler*  
Herbert F. Kahler  
Palm Beach County Engineer

ATTEST *John B. Dunkle* Clerk

BOARD OF COUNTY COMMISSIONERS

By: *Deo Tuley*  
Deputy Clerk

### SURVEYOR'S CERTIFICATE

0275-306

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 have been placed and (P.C.P.s) Permanent Control Points will be placed as required by law 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.

Date: March 24, 1980

FLOOD ZONE AO 1  
Zone REPURD

By: *John A. Farina*  
John A. Farina  
Professional Land Surveyor  
Florida Registration No. 1564

TURNOUT REQUIRED

Winding Lakes #2

### DESCRIPTION

ALL OF TRACTS "Q" & "R", TOGETHER WITH A PORTION OF TRACT "S-7", BOUNDARY PLAT OF ORIOLE COUNTRY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 175 THRU 180 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF TRACT "S-5" OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY AND THE WESTERLY BOUNDARY OF SAID TRACT "Q"; THENCE NORTH 01°12'07" WEST ALONG THE WEST BOUNDARIES OF SAID TRACTS "Q" AND "R", 2046.48 FEET; THENCE NORTH 88°47'02" EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "R" AND ITS EASTERLY PROLONGATION THEREOF, 1260.75 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "S-7"; THENCE SOUTH 01°12'58" EAST ALONG SAID LINE, 1198.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A DELTA OF 14°54'50", AN ARC DISTANCE OF 260.30 FEET; THENCE TANGENT TO SAID CURVE SOUTH 16°07'48" EAST, 157.07 FEET; THENCE SOUTHERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1000.00 FEET, A DELTA OF 27°04'50", AN ARC DISTANCE OF 472.65 FEET; THENCE TANGENT TO SAID CURVE SOUTH 10°57'01" WEST, 150.00 FEET; THENCE SOUTH 34°02'59" EAST, 35.36 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT "S-5" (THE LAST FIVE COURSES DESCRIBED BEING COINCIDENT WITH EAST BOUNDARY OF SAID TRACT "S-7"); THENCE NORTH 79°02'59" WEST ALONG SAID LINE, 616.67 FEET; THENCE WESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2009.86 FEET, A DELTA OF 11°12'06", AN ARC DISTANCE OF 392.54 FEET; THENCE TANGENT TO SAID CURVE SOUTH 89°44'56" WEST, 317.06 FEET; THENCE NORTH 45°43'36" WEST, 35.06 FEET TO THE POINT OF BEGINNING (THE LAST THREE COURSES DESCRIBED BEING COINCIDENT WITH THE NORTH BOUNDARY OF SAID TRACT "S-5").

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 23 & 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREIN AS WINDING LAKES, SECTION TWO, BEING A REPLAT OF TRACTS "Q" & "R" & A PORTION OF TRACT "S-7", BOUNDARY PLAT OF ORIOLE COUNTRY, AS RECORDED IN PLAT BOOK 32, PAGES 175 THRU 180 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

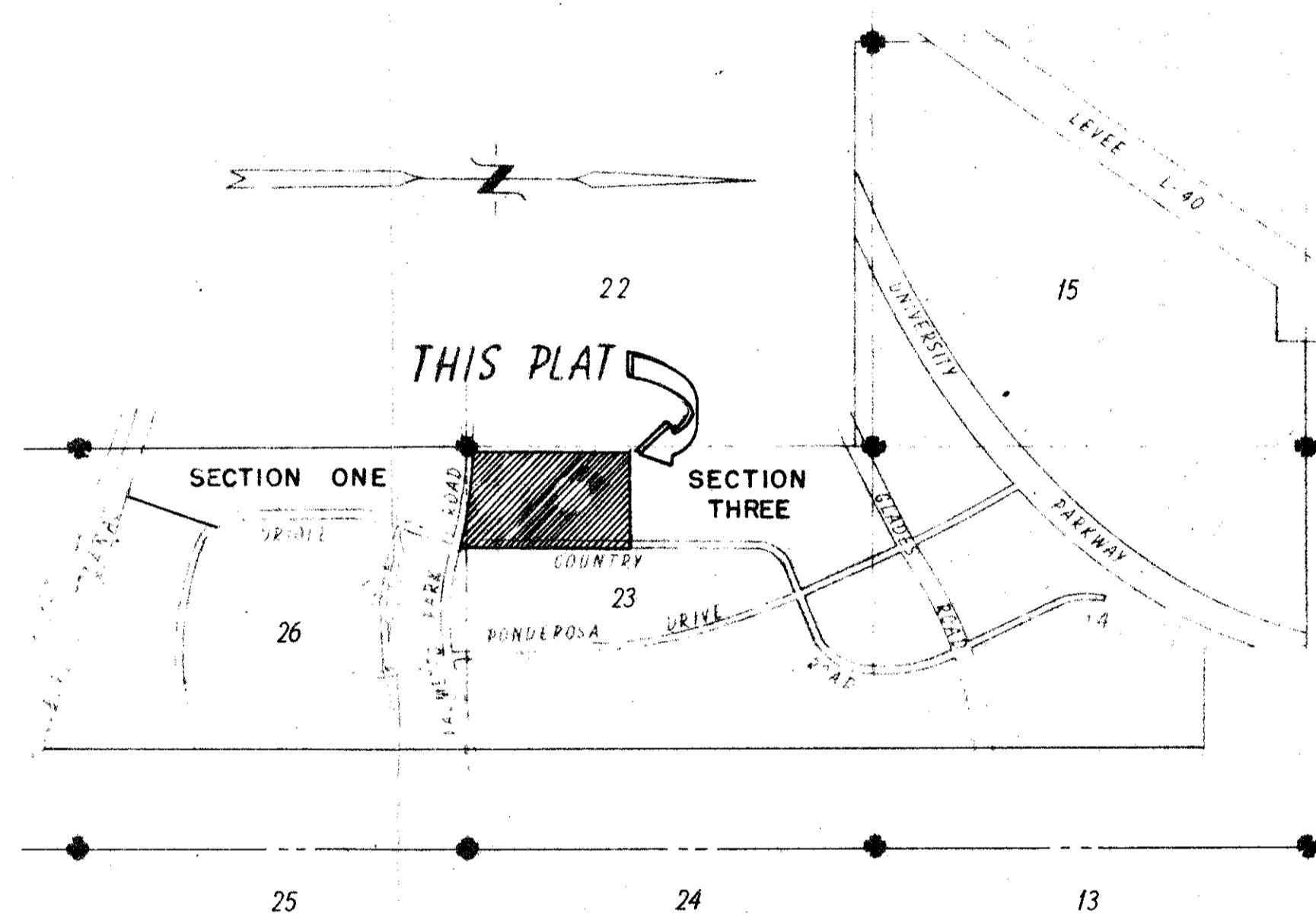
1. THE UTILITY AND DRAINAGE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
2. ACCESS CONTROL EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL OF ACCESS TO AND FROM ADJACENT PUBLIC ROADWAYS SHOWN HEREON.
3. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
4. PARCELS A-1 & A-2 AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO LOGGERS' RUN INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, (SEE DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS FOR LOGGERS' RUN, RECORDED IN O.R. BOOK 2793, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) AND ITS SUCCESSORS AND ASSIGNS, FOR PERMANENT SIGN AND ENTRANCE FEATURES FOR AND WITH RESPECT TO THE LANDS INCLUDED WITHIN THIS PLAT (AS WELL AS ALL OTHER LAND 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 & TEMPORARY SIGNS, DECORATIVE WALLS, FENCES AND OTHER STRUCTURES IN KEEPING WITH THE USE OF SUCH PARCELS A-1 AND A-2 AS SUCH SIGN AND ENTRANCE FEATURES SAID PARCELS A-1 AND A-2 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOGGERS' RUN, INC.
5. PARCELS B-1 THRU B-4 INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LOGGERS' RUN, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND ITS SUCCESSORS & ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOGGERS' RUN, INC. TO BE MAINTAINED AND UTILIZED AS OPEN SPACE AND BEAUTIFICATION.
6. PARCEL N-1, AS SHOWN, IS HEREBY DEDICATED IN PERPETUITY TO LOGGERS' RUN, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOGGERS' RUN, INC. TO BE MAINTAINED AND UTILIZED IN ITS NATURAL STATE.
7. PARCEL R-1, AS SHOWN, IS HEREBY DESIGNATED AS AND DECLARED TO BE A "RECREATION AREA", AS SUCH TERM IS DEFINED IN THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR LOGGERS' RUN, RECORDED IN O.R. BOOK 2793, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LOGGERS' RUN, INC.
8. PARCEL L-1, AS SHOWN, IS HEREBY DEDICATED IN PERPETUITY TO LOGGERS' RUN, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LOGGERS' RUN, INC. EXCEPTED FROM THIS DEDICATION WITH RESPECT TO PARCEL L-1 AND RESERVED UNTO ORIOLE HOMES CORP. AND ITS SUCCESSORS AND ASSIGNS IS THE RIGHT TO DREDGE AND EXCAVATE THE SAID PARCEL L-1 AND UTILIZE ANY FILL OR OTHER MATERIALS OBTAINED FOR ITS OWN PURPOSES INCLUDING, BUT NOT LIMITED TO, AND WHETHER OR NOT FOR, DEVELOPMENT AND CONSTRUCTION OF AND WITHIN "LOGGERS' RUN" (AS SET FORTH IN THE ARTICLES OF INCORPORATION OF LOGGERS' RUN, INC.) AND THE ROADS LEADING THERETO, AND THE RIGHT TO STORE ON SAID PARCEL L-1 ANY FILL OR OTHER MATERIALS SO OBTAINED.

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 THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF March, A.D. 1980

ATTEST *A. Nunez*  
A. NUNEZ, ASS'T. SEC'Y.

ORIOLE HOMES CORP.

BY *R.D. Levy*  
R.D. LEVY, PRES.



LOCATION MAP NOT TO SCALE

### OWNERS ACKNOWLEDGEMENT

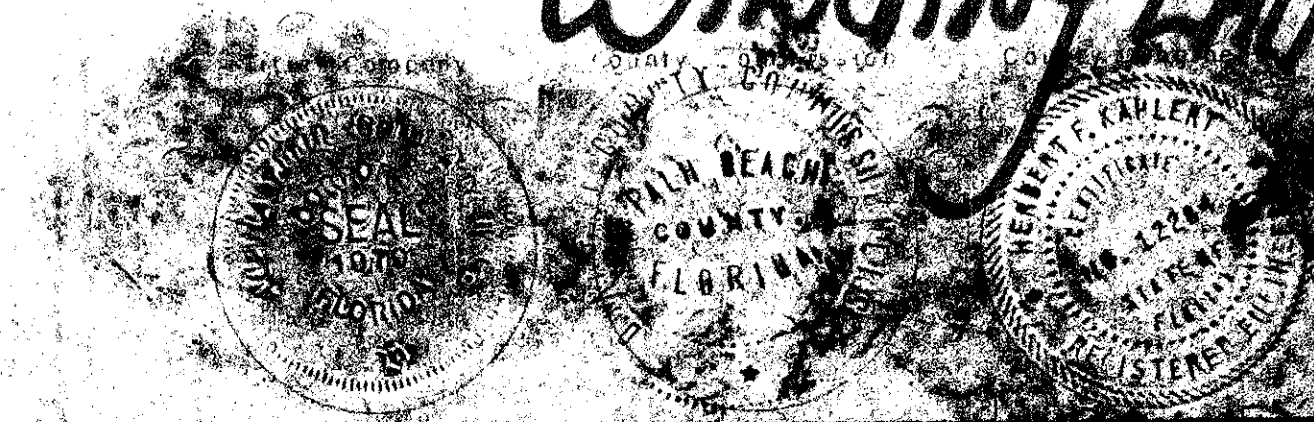
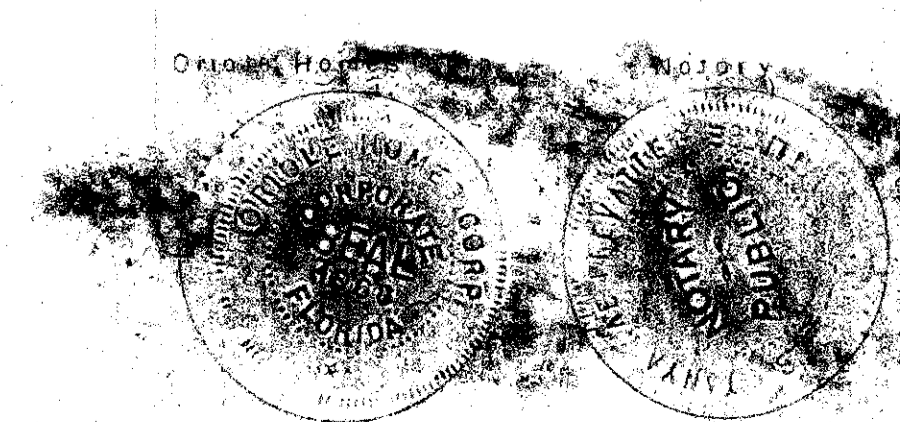
STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

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 24th day of March, A.D. 1980

June 28, 1982  
My Commission Expires

*Sanya Rae Prevatte*  
Notary Public



102  
STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:33 AM ON THE 17 DAY OF May 1981 AND DULY RECORDED IN PLAT BOOK 42 PAGE 102 + 103  
JOHN B. DUNKLE  
CLERK OF CIRCUIT COURT  
BY *John Shireff*  
SHEET 1 of 2 SHEETS