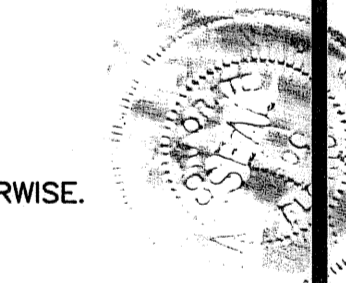
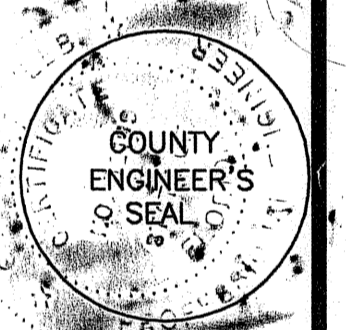
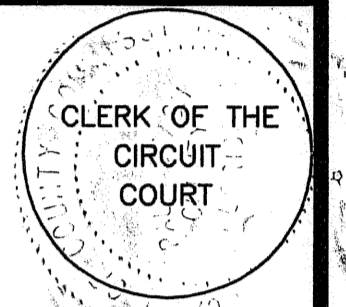


176

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at A  
This 29 day of APRIL 2004  
and duly recorded in Plat Book No. 101  
on page 176-178  
DOROTHY H. WILKEN, Clerk of Circuit Court  
By Alvin S. Johnson D.C.

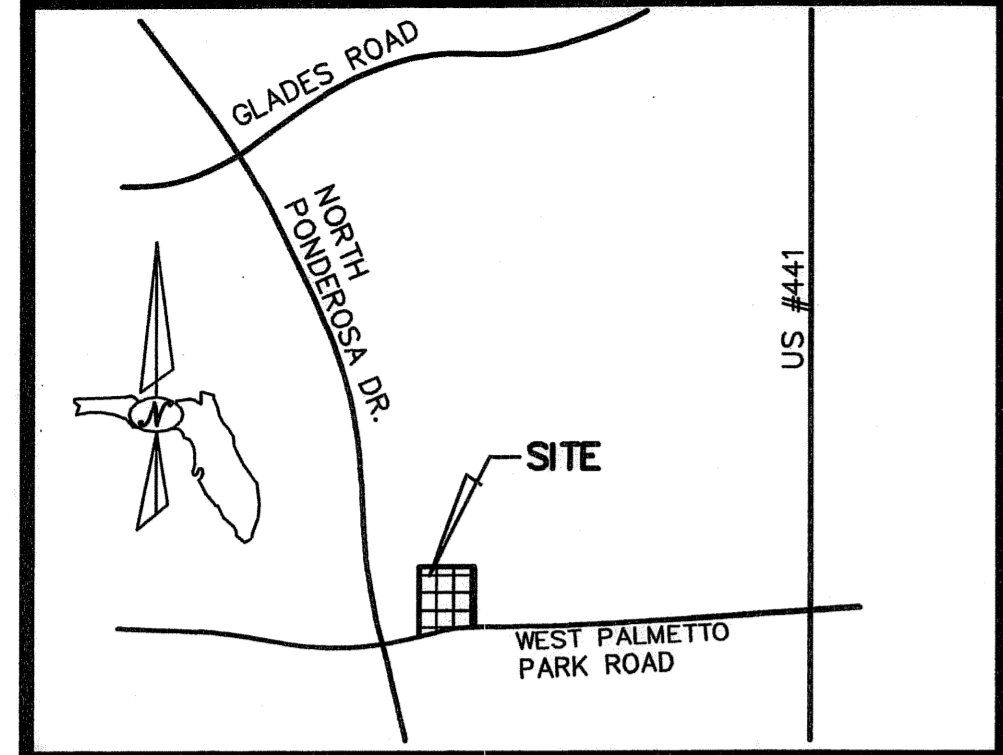


### LOGGERS' RUN DISTRICT PARK "E"

A REPLAT OF TRACTS 54, 55 AND 56, SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.2, RECORDED IN PLAT BOOK 1, PAGE 102; AND TRACT P, BOCA WOODS COUNTRY CLUB PLAT 4, RECORDED IN PLAT BOOK 48, PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 23 AND 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY 2004

SHEET 1 OF 3



VICINITY MAP  
N.T.S.

#### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

#### LOGGERS' RUN DISTRICT PARK "E"

A REPLAT OF TRACTS 54, 55 AND 56, SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.2, RECORDED IN PLAT BOOK 1, PAGE 102; AND TRACT P, BOCA WOODS COUNTRY CLUB PLAT 4, RECORDED IN PLAT BOOK 48, PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 23 AND 24, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 54, SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE 15.00' PLATTED RIGHT-OF-WAY ALONG THE EAST LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 54 AND BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 54, SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.2, AS RECORDED IN PLAT BOOK 1, PAGE 102, SHEETS 2 AND 4, AS ABANDONED PURSUANT TO RESOLUTION No. R-82-1190, OFFICIAL RECORD BOOK 3837, PAGE 188, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

A PARCEL OF LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°44'02" WEST ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 974.84 FEET; THENCE NORTH 01°14'56" WEST, 100.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST PALMETTO PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°14'56" WEST, 567.63 FEET TO A POINT ON THE SOUTH LINE OF TRACT 54, SAID SECTION 23, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.2, AS RECORDED IN PLAT BOOK 1, PAGE 102, SHEET 4 OF 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°44'24" WEST ALONG SAID SOUTH LINE OF TRACT 54, A DISTANCE OF 346.58 FEET; THENCE SOUTH 01°14'22" EAST ALONG THE WEST LINE OF TRACT 55 AND 56, A DISTANCE OF 567.66 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST PALMETTO PARK ROAD; THENCE NORTH 89°44'02" EAST ALONG SAID NORTH LINE, 346.67 FEET TO THE POINT OF BEGINNING.

AND

TRACT P, BOCA WOODS COUNTRY CLUB PLAT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 16, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 27.313 ACRES, MORE OR LESS.

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

ALL THE LAND DEPICTED BY THIS PLAT, (TRACT A, LAKE 1, AND LAKE 2) IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION.

THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

TABULAR DATA:  
ZONING PETITION #99-85  
ZONING DISTRICT - PO  
TRACT A = 25.192 ACRES  
LAKE 1 = 1.307 ACRES  
LAKE 2 = 0.814 ACRES  
TOTAL AREA = 27.313 ACRES

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS 13 DAY OF APRIL, 2004.

BOARD OF COUNTY COMMISSIONERS

Karen T. Marcus  
KAREN T. MARCUS, CHAIR

ATTEST: DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

BY: Rinda C. Hickman  
DEPUTY CLERK

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

WE, PRESTIGE TITLE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-6-04  
BY: Karen R. Hyche  
KAREN R. HYCHE, PRESIDENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

#### 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips III  
JOHN E. PHILLIPS, III, P.S.M.  
License No. 4826  
State of Florida

#### COUNTY APPROVAL

COUNTY ENGINEER:

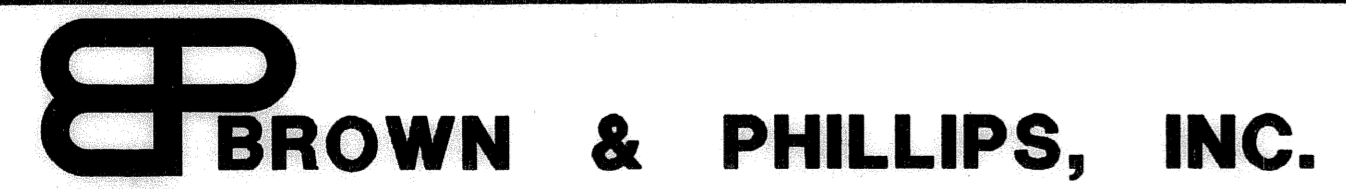
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 28 DAY OF APRIL, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

#### NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S89°44'02"W ALONG THE SOUTH LINE OF SECTION 23.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET, UNLESS NOTED OTHERWISE.
- MONUMENT - 1/2" IRON ROAD WITH "BROWN & PHILLIPS, INC." CAP, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES  
COORDINATES SHOWN ARE GRID.  
DATUM: NAD 83, 1990 ADJUSTMENT  
ZONE: FLORIDA EAST  
LINEAR UNITS: US SURVEY FOOT  
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 1.0000154  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION:  
S89°44'02"W (PLAT)  
S89°43'56"W (GRID) - 00°00'06" COUNTER-CLOCKWISE PLAT TO GRID
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
- PLAT AREA: 27.313 ACRES, MORE OR LESS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SUBDIVISION Loggers' Run Dist Park E  
BOOK 101  
PAGE 176  
FLOOD MAP # 100 B  
QUAD # 69  
ZONING PO/SE  
SE 100-576  
TAZ 10-45  
PUB NAME ZIP CODE 33428



PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
3969 N. HAVERHILL RD, SUITE 105, WEST PALM BEACH, FLORIDA 33417 561-615-3988, 615-3986 FAX

THIS INSTRUMENT PREPARED BY:  
JOHN E. PHILLIPS, III  
PROFESSIONAL SURVEYOR & MAPPER  
3969 N. HAVERHILL RD, SUITE 105  
WEST PALM BEACH, FLORIDA 33417  
LICENSE No. 4826  
STATE OF FLORIDA

LOGGERS' RUN  
DISTRICT PARK "E"

DRAWN: MDB	PROJ. NO. 99-066
CHECKED: JEPHII	SCALE: 1"=100'
FIELD BOOK:	DATE: 10/10/03
PAGES:	SHEET 1 OF 3