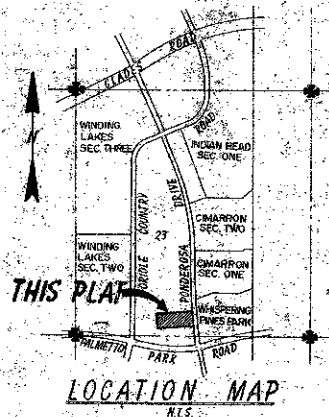


ACADEMY AT LOGGERS' RUN

A PART OF A P.U.D.
BEING A REPLAT OF A PORTION OF TRACT "M", BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGES 175 THRU 180 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

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



DESCRIPTION

A PORTION OF TRACT "M", 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:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "M", THENCE NORTH 89° 45' 38" EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "M", 783.45 FEET, THENCE SOUTH 01° 12' 30" EAST ALONG THE WESTERLY BOUNDARY OF TRACT "N" OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY, 500.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "N", THENCE NORTH 89° 45' 38" EAST ALONG THE SOUTH BOUNDARY OF SAID TRACT "N", 176.37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89° 45' 38" EAST ALONG SAID SOUTH BOUNDARY, 346.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 88° 46' 10" EAST), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1040.00 FEET, AN ARCS OF 11° 06' 29", AN ARC DISTANCE OF 206.63 FEET, THENCE SOUTH 89° 45' 38" WEST, 369.38 FEET, THENCE NORTH 00° 14' 22" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1.628 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TWP. 47 S., RGE. 41 E., PALM BEACH COUNTY, FLA., SHOWN HEREON AS THE PLAT OF "ACADEMY AT LOGGERS' RUN", BEING A REPLAT OF A PORTION OF TRACT "M", 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:

- THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
- THE ACCESS CONTROL EASEMENT AS SHOWN, IS 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.
- THE STREET SHOWN HEREON AS TRACT 1, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLA., FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE LAND SHOWN HEREON, WHICH WAS "UNCOMMITTED PROPERTY" IS HEREBY DECLARED TO BE "COMMITTED PROPERTY" AS SUCH TERMS ARE DEFINED IN THE "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR LOGGERS' RUN" RECORDED IN PUBLIC RECORDS BOOK 2793, AT PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (REGISTRATION TRACTS 2 & 3 AS SHOWN HEREON), IS HEREBY DECLARED TO BE "COMMERCIAL AREA" AS DEFINED IN THE DECLARATION.

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 21st DAY OF MARCH, A.D. 1980.

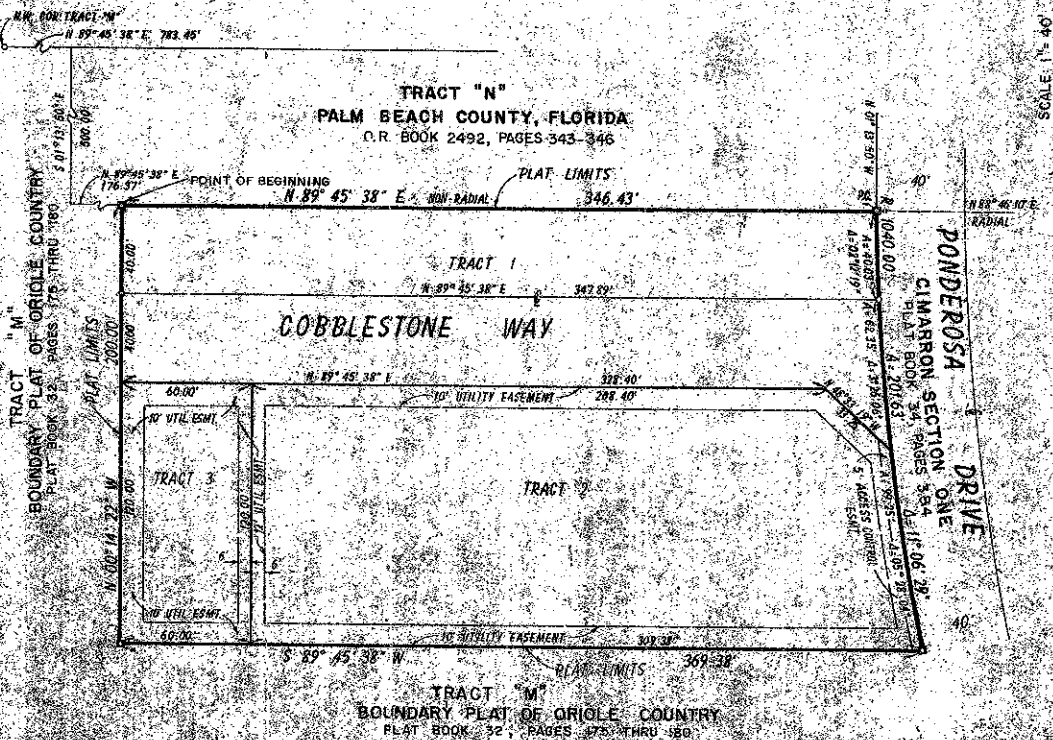
ATTEST: *[Signature]*
ORIOLE HOMES CORP.
R.D. LEVY, PRES.

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED R.D. LEVY AND A. MUNEZ 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 21st DAY OF MARCH, A.D. 1980.

NOTARY PUBLIC



AREA TABULATION

TRACT 1	0.645 AC.
TRACT 2	0.913 AC.
TRACT 3	0.165 AC.

SURVEY NOTES

1. \circ INDICATES PERMANENT CONTROL POINTS.
2. \square INDICATES PERMANENT REFERENCE MONUMENTS.
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.

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD
WE, ALPHA TITLE COMPANY, INC., A TITLE INSURANCE COMPANY, FULLY 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 ENCLUMBERED BY ANY MORTGAGES.

DATE *March 21, 1980*
BY *[Signature]*
ALPHA TITLE COMPANY, INC.
HAROLD L. ELKMAN, VICE PRESIDENT

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF MARCH, A.D. 1980.

BY *[Signature]*
DENNIS P. KOEHLER
CHAIRMAN, PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF MARCH, A.D. 1980.

BY *[Signature]*
GERBER T. KOEHLER
PALM BEACH COUNTY ENGINEER

ATTEST: *[Signature]* CLERK
BOARD OF COUNTY COMMISSIONERS

BY *[Signature]*
DEPUTY CLERK

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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND (IF C.B.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, 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 21, 1980*
BY *[Signature]*
BROOME & FARINA, INC.
ENGINEERS - PLANNERS - SURVEYORS
JOHN A. FARINA
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION 1564

0275-315

40/97

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:16 PM ON THE 21st DAY OF MARCH, 1980 AND DULY RECORDED IN PLAT BOOK NO. 32, PAGE 177.
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
BY *[Signature]*
SHEET 11 OF 1 SHEET