

41-27

PREPARED BY  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS-PLANNERS-SURVEYORS  
1115 N.E. 4TH AVENUE  
FORT LAUDERDALE, FLORIDA  
THOMAS F. SCHNARS, P.L.S. #2325

# TIMBERWALK SECTION THREE

A PORTION OF LOGGERS RUN A.P.D.  
BEING A RESUBDIVISION OF A PORTION OF TRACT 6  
BOUNDARY PLAT OF ORIOLE COUNTY (P.B. 32, PAGES 175-180)  
SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

27  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:06 AM THE  
20. DAY OF NOVEMBER  
1980, AND DULY RECORDED  
IN PLAT BOOK 31 ON PAGES  
218-28  
JOHN B. DUNKLE  
CLERK OF CIRCUIT COURT  
*John B. Dunkle*

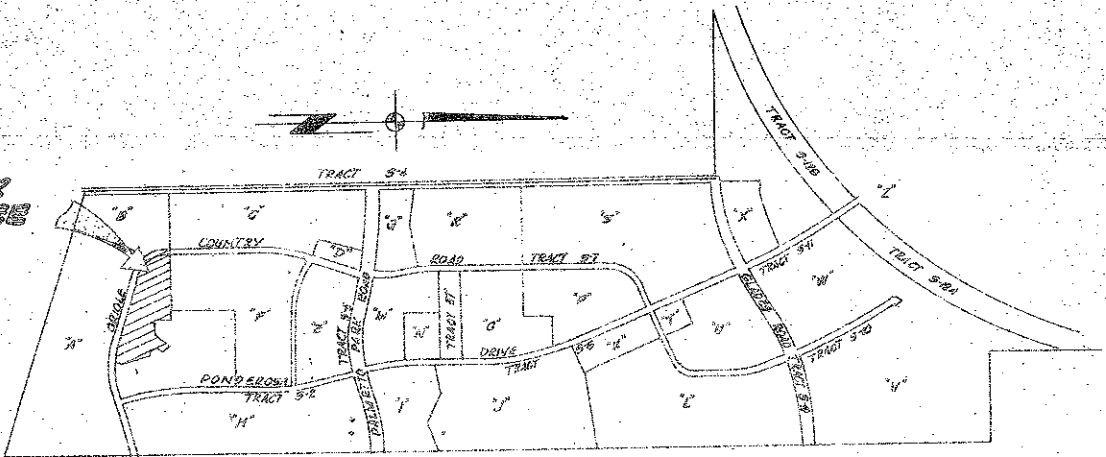
### OWNER'S ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss  
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 CORPOR-  
ATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ONE AND  
REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE  
FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 20. DAY OF NOVEMBER  
A.D. 1980.

*Lois C. Summers*  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
November 10, 1981

### TIMBERWALK SECTION THREE



LOCATION SKETCH  
(NOT TO SCALE)

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE  
LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,  
SHOWN HEREON AS TIMBERWALK SECTION THREE, DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 54 AND 55-1 OF THE BOUNDARY PLAT OF ORIOLE COUNTRY, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, INCLUSIVE, OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY AND NORTHERLY CORNER OF SAID TRACT 54; THENCE NORTH  
88° 40' 47" EAST, ALONG A NORTHERLY BOUNDARY OF SAID TRACT 54; 300.01 FEET; THENCE SOUTH 01°  
19' 15" EAST, 29.28 FEET; THENCE EAST, 115.00 FEET; THENCE NORTH 88° 36' 31" EAST, 898.71 FEET; THENCE  
SOUTH 86° 29' 11" EAST, 141.83 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE; THENCE  
SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST, HAVING  
A RADIUS OF 50.00 FEET, A DELTA OF 117° 30' 08", AN ARC DISTANCE OF 102.54 FEET; THENCE SOUTH  
20° 45' 45" EAST, 350.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE  
TO THE WEST, HAVING A RADIUS OF 570.00 FEET, A DELTA OF 30° 11' 20", AN ARC DISTANCE OF 207.17  
FEET; THENCE TANGENT TO SAID CURVE SOUTH 11° 25' 57" WEST, 20.72 FEET; THENCE SOUTH 53° 22' 45"  
WEST, 36.54 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE; SAID POINT BEING ON THE  
SOUTHERLY BOUNDARY OF SAID TRACT 55 (RADIAL LINE THROUGH SAID POINT BEARS SOUTH 18° 53' WEST)  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS  
OF 335.01 FEET, A DELTA OF 08° 41' 45", AN ARC DISTANCE OF 332.29 FEET; THENCE TANGENT TO SAID  
CURVE NORTH 11° 59' 06" WEST, 125.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT  
CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 54° 26' 34", AN ARC  
DISTANCE OF 306.58 FEET; THENCE ALONG A RADIALLY EXTENDED LINE SOUTH 59° 27' 52" WEST,  
50.00 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE (SAID POINT ALSO BEING THE  
MOST EASTERLY CORNER OF TRACT 55 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY); THENCE  
NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF  
590.00 FEET, A DELTA OF 36° 12' 55", AN ARC DISTANCE OF 272.98 FEET; THENCE TANGENT TO SAID  
CURVE, NORTH 01° 18' 18" WEST, 55.00 FEET TO THE NORTHEASTERLY CORNER OF TRACT 55 OF SAID  
BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE NORTH 88° 40' 47" EAST, 80.00 FEET TO THE POINT OF  
BEGINNING SAID LANDS LYING IN 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 HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE  
CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
- 2. PARCELS L-2, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LOGGERS' RUN, INC., A FLORIDA  
CORPORATION NOT-FOR-PROFIT, AND ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WINTER MANAGEMENT  
PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LOGGERS' RUN, INC. (1980 Brown)
- 3. PARCEL D-2, AS SHOWN HEREON, IS HEREBY DESIGNATED AS, AND DECLARED TO BE, "DRIVES" AS SUCH TERM IS  
DEFINED IN THE REPLIT DECLARATION FOR TIMBERWALK RECORDED IN OFFICIAL RECORDS BOOK 3122, AT PAGE  
25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS THE "TIMBERWALK  
REPLIT DECLARATION") AND SHALL BE CONVEYED TO TIMBERWALK ASSOCIATION, INC., A FLORIDA CORPORATION,  
NOT-FOR-PROFIT (HEREINAFTER REFERRED TO AS THE "TIMBERWALK ASSOCIATION"), IN ACCORDANCE WITH  
THE SAID TIMBERWALK REPLIT DECLARATION.
- 4. PARCELS P-14, P-15, P-16 AND P-17, AS SHOWN HEREON, ARE HEREBY DESIGNATED AS, AND DECLARED TO  
BE, "PARKING AREAS" AS SUCH TERM IS DEFINED IN THE TIMBERWALK REPLIT DECLARATION AND SHALL  
BE CONVEYED TO THE TIMBERWALK ASSOCIATION IN ACCORDANCE WITH THE SAID TIMBERWALK REPLIT  
DECLARATION.
- 5. PARCELS S-7, S-8, S-9 AND S-10, AS SHOWN HEREON, ARE HEREBY DESIGNATED AS, AND DECLARED TO  
BE, "GRABBED AREAS" AS SUCH TERM IS DEFINED IN THE TIMBERWALK REPLIT DECLARATION AND SHALL  
BE CONVEYED TO THE TIMBERWALK ASSOCIATION IN ACCORDANCE WITH THE SAID TIMBERWALK REPLIT  
DECLARATION.
- 6. THE STREETS SHOWN HEREON AS PARCELS 54 AND 55 ARE HEREBY DEDICATED TO THE BOARD OF COUNTY  
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR  
TRAFFIC PURPOSES.
- \* REFERENCE NOTE: LOGGERS' RUN, INC. DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2294  
PAGE 1, PALM BEACH COUNTY RECORDS

### DEDICATION (CONTINUED)

- 7. PARCELS D-2, AS SHOWN HEREON, AND PARCELS P-14, P-15, P-16, P-17 AND P-18, AS SHOWN HEREON, ARE SUBJECT  
TO EASEMENTS WHICH ARE HEREBY GRANTED AND IMPOSED THEREON IN FAVOR OF PALM BEACH COUNTY, TIMBERWALK  
ASSOCIATION, INC. AND LOGGERS' RUN, INC. AND THE DESIGNES OF TIMBERWALK ASSOCIATION, INC. OR LOGGERS' RUN, INC.  
FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITY AND DRAINAGE FACILITIES.
- 8. ACCESS CONTROL EASEMENTS, AS SHOWN HEREON, 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.
- 9. PARCELS E-1, E-2 AND E-3 AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO LOGGERS' RUN, INC. A FLORIDA  
CORPORATION, NOT-FOR-PROFIT, AND ITS SUCCESSORS AND ASSIGNS FOR SIGN AND ENTRY FEATURES FOR, AND WITH REQUEST  
TO THE LANDS INCLUDED WITHIN THIS PLAT (AS WELL AS ALL OTHER LANDS 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 AND TEMPORARY SIGNS, DECORATIVE WALLS, FENCES AND OTHER STRUCTURES IN KEEPING WITH THE  
USE OF SUCH PARCELS AS SUCH SIGN AND ENTRY FEATURES, SAID PARCELS BEING THE PERPETUAL MAINTENANCE  
OBLIGATION OF THE SAID LOGGERS' RUN, INC.
- IN WITNESS WHEREOF THE SAID 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 AUTHORITY OF ITS BOARD OF DIRECTORS.  
ORIOLE HOMES CORP.  
A.D. 1980  
WITNESS: *[Signature]*  
A. NUNEZ, ASSISTANT SECRETARY

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss  
WE STATE TITLE & ABSTRACT 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; THAT THE PROPERTY IS NOT ENCLUMBERED BY MORTGAGES.

DATE: July 30, 1979

*[Signature]*  
OFFICER OF TITLE INSURANCE COMPANY  
LICENSED IN FLORIDA

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN  
HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT  
PERMANENT REFERENCE MONUMENTS (R.P.M.'S) HAVE BEEN SET AS INDICATED HEREON,  
THAT PERMANENT CONTROL POINTS (R.C.P.'S) WILL BE SET AS REQUIRED BY LAW, AND THAT  
THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY  
DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 111, FLORIDA STATUTES, AND ORDINANCES  
OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.  
ENGINEERS, PLANNERS, SURVEYORS

DATED: July 4, 1978

*[Signature]*  
THOMAS F. SCHNARS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 532

### APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF November, A.D. 1980

*[Signature]*  
CHAIRMAN, DENNIS ROEBBER

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF November, A.D. 1980

*[Signature]*  
COUNTY ENGINEER

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

*[Signature]*  
DEPUTY CLERK

RE-PLAT  
13  
AD-1  
FH  
ESE-PA-1