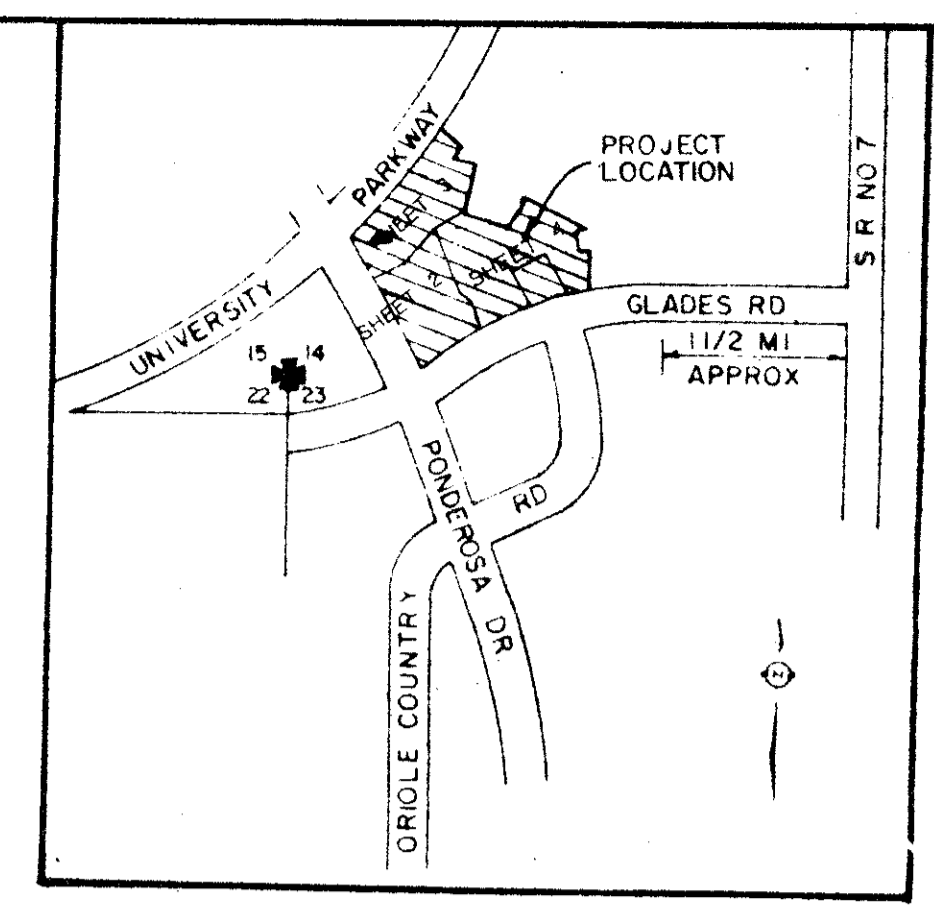


# ISLAND LAKES SECTION ONE, PLAT ONE

## PART OF LOGGERS' RUN, A P.U.D.

### SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF "BOUNDARY PLAT OF ORIOLE COUNTRY", (P.B. 32, PAGES 175-180). SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:19 A.M. THIS 24th DAY OF JULY AD. 1986 AND DULY RECORDED IN PLAT BOOK 54 ON PAGES 7-10 AND  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
Palm Beach, Florida

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ISLAND LAKES SECTION ONE, PLAT ONE, SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF THE "BOUNDARY PLAT OF ORIOLE COUNTRY", AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TRACT S-11 AND THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT S-9, AS SHOWN ON SAID BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE N77°30'14"W DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE AND RUNNING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TRACT S-11, A DISTANCE OF 35.36 FEET; THENCE N32°30'10"W A DISTANCE OF 575.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1738.40 FEET FROM WHICH A RADIAL LINE BEARS S57°29'50"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 08°25'07", A DISTANCE OF 255.43 FEET; THENCE N40°55'17"W A DISTANCE OF 382.90 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TRACT S-12A OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY; AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 6483.45 FEET FROM WHICH A RADIAL LINE BEARS N41°16'33"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE OF TRACT S-12A SUBTENDING A CENTRAL ANGLE OF 13°41'15", A DISTANCE OF 1544.07 FEET; THENCE S54°57'48"E DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 245.00 FEET; THENCE S49°34'56"E A DISTANCE OF 30.15 FEET; THENCE S54°56'22"E A DISTANCE OF 42.20 FEET; THENCE S39°03'38"W A DISTANCE OF 42.66 FEET; THENCE S09°37'42"E A DISTANCE OF 347.91 FEET; THENCE S54°56'21"E A DISTANCE OF 345.85 FEET; THENCE N63°15'49"E A DISTANCE OF 282.81 FEET; THENCE S62°46'32"E A DISTANCE OF 444.74 FEET; THENCE S27°53'12"W A DISTANCE OF 17.83 FEET; THENCE S17°54'35"E A DISTANCE OF 89.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2375.00 FEET FROM WHICH A RADIAL LINE BEARS S17°54'35"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 00°17'07", A DISTANCE OF 11.82 FEET; THENCE S17°37'28"W A DISTANCE OF 295.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT S-9 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY; AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2080.00 FEET FROM WHICH A RADIAL LINE BEARS S17°37'28"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE SUBTENDING A CENTRAL ANGLE OF 14°52'42", A DISTANCE OF 540.43 FEET; THENCE S57°29'50"W A DISTANCE OF 1335.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 55.00 ACRES MORE OR LESS.

- 5 TRACTS A, B & C, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS AND ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS, AND ASSIGNS, OR AS SET FORTH IN THE REPLAT DECLARATION FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6 THE LIMITED ACCESS EASEMENT (L.A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 7 THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS, AND ASSIGNS, FOR LIFT STATION AND RELATED FACILITIES.
- 8 THE MAINTENANCE EASEMENTS, NO MAINTENANCE ACCESS EASEMENTS, ARE HEREBY RESERVED FOR ACCESS TO, AND MAINTENANCE OF, THE WATER MANAGEMENT TRACTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS, AND ASSIGNS, OR AS SET FORTH IN THE REPLAT DECLARATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9 TRACTS D & E, THE LANDSCAPE BUFFER ZONES, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOGGERS' RUN, INC., ITS SUCCESSORS, AND ASSIGNS, FOR BUFFER ZONE EASEMENTS AND PORTIONS OF SAID TRACTS SHALL BE USED FOR PERMANENT SIGN AND ENRICHMENT FEATURES OR AND WITH REFERENCE TO THE LINES INCORPORATED WITHIN THIS PLAT AS WELL AS ANY OTHER LINES INCORPORATED IN LOGGERS' RUN WITH LOGGERS' RUN, INC. RESERVING 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 SIGN, DECORATIVE WALLS, FENCES AND OTHER STRUCTURES IN KEEP WITH THE USE OF SUCH PORTIONS OF TRACTS D & E AS SUCH SIGN OR ENTRANCE FEATURES.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA 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 22nd DAY OF July 1986.

ATTEST: A. NUÑEZ, ASSISTANT SECRETARY; R.D. LEVY, PRESIDENT

#### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME, PERSONALLY APPEARED R. LEVY AND A. NUÑEZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS EXECUTING AND WHO EXECUTE THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND GUARANTEED TO ME TO BE THE FULLY AUTHORIZED REPRESENTATIVES OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT DECLARATION AND THAT SAID INSTRUMENT IS THE TRUE AND CORRECT DECLARATION.

WHEREAS MY HAND AND OFFICIAL SEAL IS HEREBY AFFIXED TO THESE PRESENTS IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS AND MY OFFICIAL SEAL IS HEREBY AFFIXED TO THESE PRESENTS, IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS AND MY OFFICIAL SEAL IS HEREBY AFFIXED TO THESE PRESENTS, IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS AND MY OFFICIAL SEAL IS HEREBY AFFIXED TO THESE PRESENTS.

#### TITLE CERTIFICATION

WE, ALPHA TITLE CO., 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 AS VESTED TO ORIOLE HOMES CORP. THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES RECORDED.

Alpha Title Co.  
DATE: 7/24/86  
By: EDWARD F. JOYCE, VICE PRESIDENT

#### SURVEYORS CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 22nd DAY OF July 1986.  
MICHAEL A. MANZIE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4069

#### SURVEYORS NOTES

- 1 ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°47'32"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
  - U.E. DENOTES UTILITY EASEMENT.
  - D.E. DENOTES DRAINAGE EASEMENT.
  - L.A.E. DENOTES LIMITED ACCESS EASEMENT.
  - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS WAY: [Symbol]
  - P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS WAY: [Symbol]
- 2 THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 3 ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4 THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5 PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

#### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF July 1986.

BY: [Signature]  
KAREN J. BAIRD, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: [Signature]  
DEPUTY CLERK

#### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF July 1986.

BY: [Signature]  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2325 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SEAL ORIOLE HOMES CORP. SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

SUBDIVISION	ISLAND LAKES
BOOK	54
PAGE	7
PLAT ZONE	FLOOD MAP 100
ZONE	CG
ZIP CODE	
PUD NAME	

**ISLAND LAKES**  
Meridian Surveying and mapping inc.  
WEST PALM BEACH, FLORIDA  
DATE: JUNE 1986

ACRES

55.000 ACRES
76.000 ACRES
1.382 ACRES
3.45 ACRES
6.24 ACRES
11.25 ACRES
45.27 ACRES

TOTAL OPEN SPACE

DRAWING NUMBER 54/7

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER