

A PLANNED UNIT DEVELOPMENT POINCIANA PLACE PHASE I

A REPLAT OF PART OF BLOCK 22, PALM BEACH FARMS
CO. PLAT N^o 3, RECORDED IN PLATBOOK 2, PAGE 47,
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 44
SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

NOTE

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

ALL CORNER LOT RADIUS ARE 24 FEET EXCEPT AS SHOWN. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. DENOTES PERMANENT CONTROL POINT. DENOTES PERMANENT REFERENCE MONUMENT.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF DADE)

I, HERMAN T. JACO, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the heretofore described property; that I find the title to the property is vested in Poinciana Village, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

Herman T. Jaco
Attorney

NOTARIAL APPROVAL

As owner and holder of that certain mortgage dated December 19, 1972 and recorded in Official Record Book 3075, at Page 155, on December 19, 1972, Public Records of Palm Beach County, Florida, the undersigned hereby consents to and joins in the making and filing for record of this plan, which contains the witnessed signature of the undersigned on each sheet of this plat, and to the dedication shown on Sheet 1 of this plat.

ATTEST: *[Signature]*
Notary

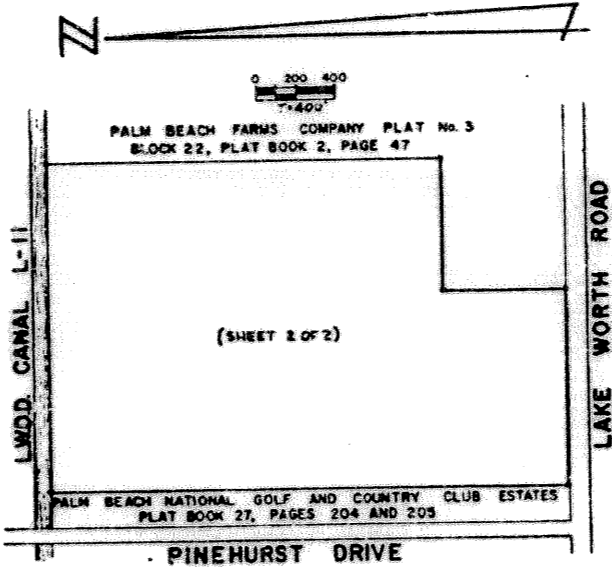
STANLEY WEINTRAUB
W: *[Signature]*
Attorney-in-Fact

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY that this plat complies with the New Florida Statutes (Chapter 71-339) of an Act relating to Maps and Plats approved by the Governor, June 27, 1971, and effective September 1, 1971. Also that it is a true and correct representation of a survey, made under my direction, of the foregoing described property, and that said survey is accurate and correct to the best of my knowledge and belief, and that Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control will be set in accordance with law.

[Signature]
Registered Land Surveyor
Florida Certificate No. 2360



This Instrument Prepared By:
Robert A. Yarno, R.L.S., in the
Office of Adair and Brady, Inc.,
421 South "M" Street, Lake Worth, Fla. 33466

[Seal] SURVEYOR
[Seal] NOTARY
[Seal] CLERK

PALM BEACH COUNTY COMMISSION
[Signature]
Vice-Chairman
13 SEPTEMBER 1973



30-91

APPROVED October 11 A.D. 1973
Board of County Commissioners

By: *[Signature]*
Chairman
By: *[Signature]*
County Engineer

ATTEST: John S. Dunleavy - Clerk
Board of County Commissioners

By: *[Signature]*
Clerk

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

KNOW ALL MEN BY THESE PRESENTS that Poinciana Village, Inc., a Florida Corporation, owners of the land shown hereon, being in Sections 21, 22, 27, & 28, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Poinciana Place, Phase I, more particularly described as follows:

Being all of Tracts 46 thru 55, inclusive, and Tracts 55 thru 72, inclusive, Block 22, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 47, Public Records of Palm Beach County, Florida, excepting therefrom the North 20.00 feet for Lake Worth Drainage District Canal L-11 right-of-way, and the right-of-way for Lake Worth Road (SR 802) as shown on road Plat Book 1, Pages 133 and 134, Palm Beach County Records.

have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate, as follows:

1. **SEWER**
That Tracts "A" & "B" for private road purposes as shown are hereby reserved unto itself, with the right to grant a non-exclusive easement for ingress and egress to others across said Tracts "A" & "B", so the right to itself, its successors, assigns, licensees and franchisees to use any portion of Tracts "A" & "B" for the installation and maintenance of drainage easements, public utilities, including but not limited to, water, sewer, gas, electric, telephone and cable TV, and any other purpose which will not permanently affect the use of said Tracts "A" & "B" for ingress and egress. Poinciana Village, Inc., further reserves the right to dedicate Tracts "A" & "B" to be a common driveway, in that the owners of units in any condominium constructed in said subdivision shall, as designated in said Declaration of Condominium, through the condominium Association, pay the cost of maintenance of said Tracts "A" & "B".
2. **EASEMENTS**
Poinciana Village, Inc., does further reserve the drainage easements for the purposes shown on this plat.
3. Poinciana Village, Inc., does further reserve a utility easement 12 feet in width along and adjacent to the East, West and North boundary lines for the installation and maintenance of, but not limited to, electric, telephone and cable T.V.
4. Poinciana Village, Inc., reserves the right to dedicate Tracts "A" & "B" to the County of Palm Beach, provided, however, that no such dedication shall become effective unless the same is accepted by the Board of County Commissioners of Palm Beach County or the governing body of any municipality or taxing district having legal jurisdiction over the land so-commenced by this plat.

IN WITNESS WHEREOF, said Corporation has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal hereunto affixed, by and with the authority of its Board of Directors, this 11th day of September, 1973.

[Signature]
President
[Signature]
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH SS:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ALEC ENGELSTEIN, President and Secretary, respectively, of POINCIANA VILLAGE, INC., to me well known, and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed said dedication as such officers of said Corporation, by and with the authority of its Board of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal at Lake Worth, County of Palm Beach, State of Florida this 11th day of September, A.D. 1973.

[Signature]
Notary Public

My Commission expires Feb 17, 1975

0299.317

Adair & Brady, Inc.		POINCIANA PLACE,	
ENGINEERS & LAND SURVEYORS		PHASE I	
LAKE WORTH, FLORIDA		10210	
NO.	18	REVISED	78/542
DATE	MAY 1973	FP 897	1
BY			2