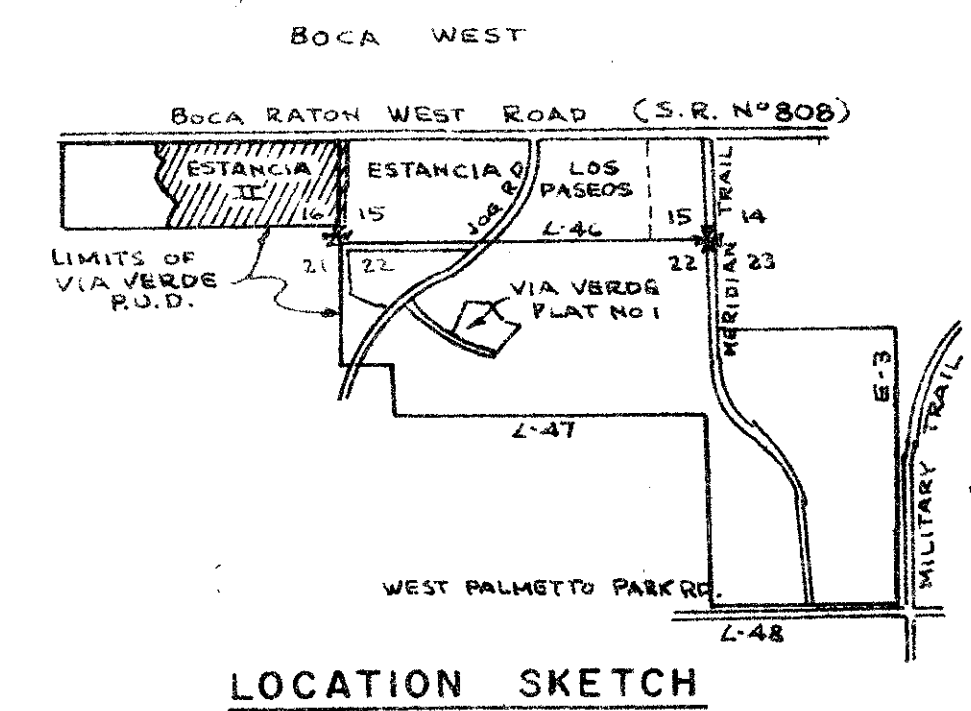


ESTANCIA II OF VIA VERDE

P.U.D.

IN PART OF SECTIONS 15 & 16, TWP. 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
OCTOBER 1976



LOCATION SKETCH

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH⁵⁵
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of all land shown and described hereon and on the Master Plan of "VIA VERDE", a Planned Unit Development, on file in the Planning, Zoning and Building Department of Palm Beach County, Florida, has caused the land shown hereon to be surveyed, subdivided and platted as shown, to be known as ESTANCIA II OF VERDE, P.U.D. The non-exclusive use of the easements for the construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunication, gas and other public utility service, if any, under and across the areas shown hereon is hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for construction the construction and maintenance of the same. The tracts for private road purposes as shown hereon are hereby dedicated to the VIA VERDE HOMEOWNERS' ASSOCIATION and are the perpetual maintenance obligation of said Association. Parcels A to E, inclusive, are open space, drainage and/or buffer areas and are dedicated to the VIA VERDE HOMEOWNERS' ASSOCIATION and are the perpetual maintenance obligation of said Association. The areas indicated as limited access easements as shown are dedicated to the Board County Commissioners for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested 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 October, 1976.

ARVIDA CORPORATION
Attest: Joan C. Styers Assistant Secretary By: Norman A. Cortese Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH⁵⁵
BEFORE me personally appeared NORMAN A. CORTESE and JOAN C. STYERS, known well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as President and Secretary, respectively, of said Corporation, and 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 the Corporation.

WITNESS my hand and official seal, this 22nd day of October, 1976.
Grace M. Wallage
Notary Public
My Commission expires: October 31, 1977

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH⁵⁵
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 as required by law and furthermore that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey complies with all requirements of Chapter 17 Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

William G. Wallage, Jr.
Professional Land Surveyor
Florida Registered Professional Land Surveyor
0323-317
This instrument was Prepared By:
WILLIAM G. WALLAGE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida
P.U.D.

DESCRIPTION

A Parcel of land lying and being in part of Sections 15 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:
Beginning at the Southeast Corner of said Section 16; thence S.89°36'31.5"W. along the South Line of said Section 16, a distance of 1874.99 feet; thence N.00°23'28.5"W. a distance of 208.67 feet; thence N.26°57'20"E. along a line radial to a curve to be described, a distance of 152.06 feet to a point on a curve concave to the northeast having a radius of 310.80 feet and a central angle of 29°13'25"; thence northwesterly along the arc of said curve, a distance of 158.52 feet; thence N.33°49'15"W. along the tangent to said curve, a distance of 108.00 feet to the beginning of a curve concave to the northeast having a radius of 358.92 feet and a central angle of 33°49'15"; thence northwesterly and northerly along the arc of said curve, a distance of 211.87 feet; thence North along the tangent to said curve, a distance of 55.00 feet; thence N.13°11'30"W. a distance of 112.58 feet to the beginning of a curve concave to the east having a radius of 60.65 feet and a central angle of 36°30'00"; thence northwesterly, northerly and northeasterly along the arc of said curve, a distance of 38.64 feet; thence N.23°18'30"E. along the tangent to said curve, a distance of 125.58 feet; thence N.15°22'35"E., a distance of 50.00 feet to the beginning of a curve concave to the west having a radius of 309.58 feet and a central angle of 12°35'37"; thence northerly along the arc of said curve, a distance of 68.05 feet to a point on a curve concave to the northeast having a radius of 90.00 feet and a central angle of 73°35'12" and whose tangent at this point bears S.73°49'42"E.; thence northwesterly and northerly along the arc of said curve, a distance of 115.59 feet to a point on the South Right of Way Line of State Road No. 808 as now laid out and in use; thence N.89°45'30"E. along said South Right of Way Line, a distance of 1981.01 feet to the beginning of a curve concave to the north having a radius of 117.83.41 feet and a central angle of 00°17'45.5"; thence easterly along the arc of said curve and said South Right of Way Line, a distance of 60.87 feet to the West line of said Section 15; thence continue on the easterly extension of the same curve, through an angle of 00°02'31", a distance of 8.63 feet to the West Right of Way Line of Old Power Line Road as recorded in Official Record Book 1512, Page 149, Public Records of Palm Beach County, Florida; thence S.00°47'38"E. along the said West Right of Way Line, a distance of 1252.99 feet to the South Line of said Section 15; thence S.89°44'44"W. along the South Line of said Section 15, a distance of 8.62 feet to the Section Corner and the POINT OF BEGINNING.

Containing 56.753 Acres, more or less.
97 S.F.D. Lots
1.71 Units / Acre

NOTE

All bearings shown hereon are relative to an assumed meridian use throughout Boca West.
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.
Easements are for Public Utilities, unless otherwise noted.
● denotes Permanent Reference Monument
○ denotes Permanent Control Point
Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
Utility Easements over all Tracts shown hereon for Road Purposes.

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 19th day of JANUARY, 1976.

By: Lee Sytal
Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County Laws and Ordinances.

By: H.F. Kahler
H.F. Kahler - County Engineer

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

By: Manuel B. Dominguez
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH⁵⁵
I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida, and that, in my opinion, (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1976 have been paid, and (3) said land is not encumbered by the lien of any mortgage.

H. William Walker, Jr.
H. WILLIAM WALKER, JR.
Date: DECEMBER 1, 1976

