

POINCIANA PLACE PHASE II - A

A P.U.D.

A REPLAT OF PART OF BLOCK 22 PALM BEACH FARMS CO. PLAT NO. 3
RECORDED IN PLAT BOOK 2 PAGE 47
A PART OF SECTION 21 AND 22 TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

54

DEDICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

KNOW ALL MEN BY THESE PRESENTS that Poinciana Village, Inc., a Florida corporation, owner of land shown hereon, being in Sections 21 and 22, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Poinciana Place, Phase II-A, being more particularly described as follows:

BEGINNING at the Southeast corner of Tract 35, Block 22, of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida; thence North 89°59'42" West along the South line of Tracts 31 through 35 and along the North line of a platted 30 foot right-of-way, 1348.55 feet; thence North 0°17'18" West, 585.47 feet; thence North 40°16'00" West, 428.00 feet; thence North 75°12'26" East along a non-radial line 510.00 feet to a point of non-tangency; thence southerly along the arc of a curve concave to the West having a radius of 597.38 feet, a central angle of 21°19'29" whose chord bears South 10°39'44" East, 222.34 feet to a point of reverse curvature (P.R.C.); thence continuing southerly along the arc of a curve concave to the East having a radius of 1,364.05 feet, a central angle of 29°15'02", 696.37 feet; thence North 60°44'58" East along a radial line 80.00 feet; thence northerly along the arc of a curve concave to the East having a radius of 1,284.05 feet and a central angle of 29°15'02", 655.53 feet to a point of reverse curvature (P.R.C.); thence northerly along the arc of a curve concave to the West having a radius of 677.38 feet, a central angle of 23°39'55" whose chord bears North 11°49'58" West, 279.78 feet to a point of non-tangency; thence North 49°28'28" East, 423.54 feet; thence North 30°02'46" East, 530.00 feet; thence North 83°37'54" East, 240.48 feet to the East line of Tract 15, Block 22; thence South along the East line of Tracts 15, 26 and 35, 1957.93 feet to the POINT OF BEGINNING.

Containing 42.51 acres more or less.

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

1. Streets:

a. The access tracts for private road purposes as shown, excepting Tract "A", are hereby dedicated to Poinciana Place Patio Homes, Inc., and are the perpetual maintenance obligation of said association; The access tracts are also hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage; Poinciana Village, Inc. hereby reserves unto itself, its successors, assigns, mortgagees, licensees, and franchisees to grant a non-exclusive easement for ingress and egress to others across said access tracts.

b. Tract "A" is hereby dedicated for private road purposes and reserved unto Poinciana Village, Inc., with the right to grant non-exclusive easements for ingress and egress to others across said Tract "A" and reserves the right unto itself, its successors, assigns, mortgagees, licensees and franchisees to use any portion of Tract "A" 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 purposes which will not permanently affect the use of Tract "A" for ingress and egress; Poinciana Village, Inc. further reserves the right to declare Tract "A" to be a common element of any condominium constructed on the property within this plat; Poinciana Village, Inc. further reserves the right to dedicate said Tract "A" 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 jurisdiction over the land encompassed by this plat. Tract "A" is the perpetual maintenance obligation of Poinciana Village, Inc.

2. Easements:

a. The utility, drainage and water management tracts as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

b. The limited access easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

3. Water Management Tract:

The water management tract as shown is hereby dedicated to Poinciana Village, Inc. for the proper purposes and are the perpetual maintenance obligation of said corporation.

4. Recreation Tract:

The recreation tract as shown is hereby dedicated to Poinciana Place Patio Homes, Inc., and is the perpetual maintenance obligation of said association.

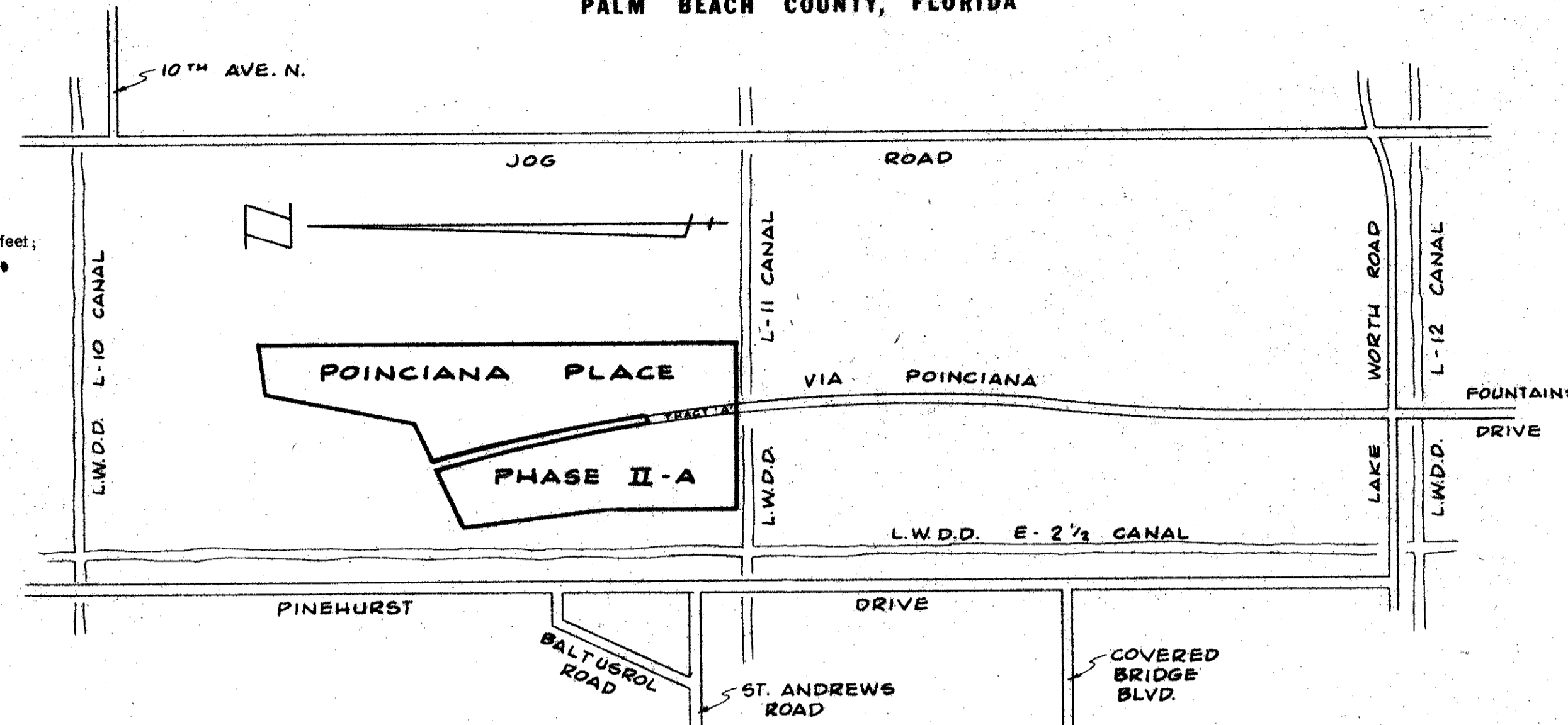
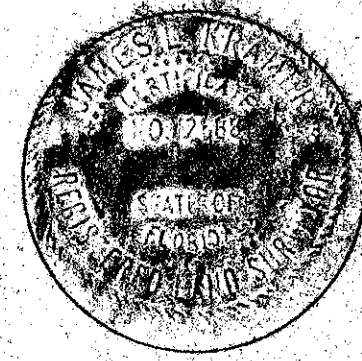
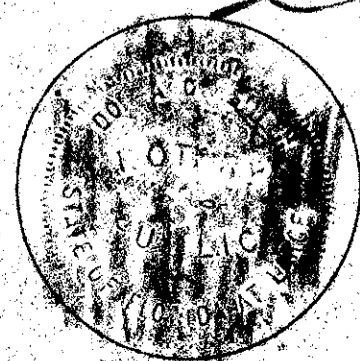
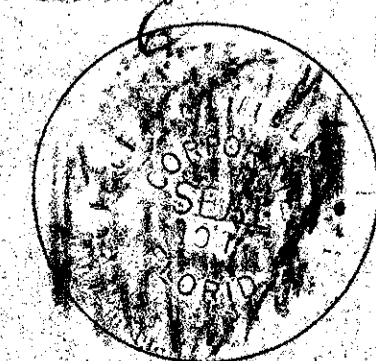
IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23rd day of May, 1978.

Poinciana Village, Inc.,
a corporation of the State of Florida

ATTEST:

Nancy R. Warren
Secretary

[Signature]
President



LOCATION MAP

TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

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

Herman T. Isis
May 30, 1978
Date

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my respective direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law 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.

James L. Kramer
Registered Surveyor No. 2688
State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared Alec Engelstein and Harry Warren to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Poinciana Village, Inc., a non-profit corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 19 day of June, 1978.

Douglas C. Smith
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2765 at pages 118, 119, 120 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

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 hereon by and with the authority of its Board of Directors this 23rd day of May, 1978.

ATTEST: *Kenneth S. Hoffman* Secretary, *E. Albert Pallot* President, Biscayne Federal Savings and Loan Association

ACKNOWLEDGMENT

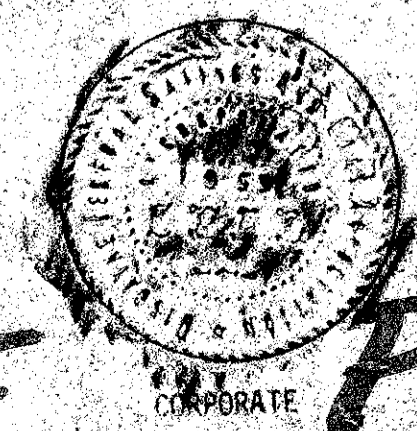
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared E. Albert Pallot and Kenneth S. Hoffman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Biscayne Federal Savings and Loan Association, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 23rd day of May, 1978.

Clara R. Jack
Notary Public

My commission expires: August 30, 1978



MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2633 at page 972 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

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 hereon by and with the authority of its Board of Directors this 23rd day of May, 1978.

ATTEST: *Walter E. Heller Co., SE* a corporation of the State of Florida, *Walter E. Heller Co., SE* Assistant Secretary, *Walter E. Heller Co., SE* President

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared JAMES C. SPECTOR and MARTHA J. ATAY to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of the Walter E. Heller Co., SE, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 23 day of May, 1978.

Leslie A. Burkhardt
Notary Public

My commission expires: 3/5/81

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 1st day of August, 1978.
By: *Peggy B. Evans*
Peggy B. Evans, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 1st day of August, 1978.

By: *Fredrick E. Simer*
Fredrick E. Simer, County Engineer

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

By: *Marjorie B. Jennings*
Marjorie B. Jennings, Deputy Clerk

21+22
1/44/42

48
+
33

0299-304

35/54

NOTE: There shall be no buildings or other structures placed on utility easements. There shall be no buildings or trees or shrubs placed on drainage easements.

- indicates Permanent Reference Monument
- indicates Permanent Control Point

NOTE: FOR ADDITIONAL INFORMATION SEE SHEET 2 OF 3, THIS PLAT.

This instrument was prepared by:
James L. Kramer, PLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida

ADAIR & BRADY, INC.	
CONSULTING ENGINEERS & LAND SURVEYORS	
1411 NORTH	ORLANDO
WEST PALM BEACH	FLORIDA
JLW	NONE
JLK	2-78
1-2542	

RECORD PLAT	
POINCIANA PLACE	
PHASE II - A	
FP897	1-3

POINCIANA PLACE PHASE II - A