



VISTA VERDE SECTION ONE OF VIA VERDE P.U.D.

A PORTION OF SECTION 22, TWP. 47 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA

SHEET ONE OF TWO

State Of Florida
County Of Palm Beach
This Plat Was Filed For
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PREPARED BY: T.D. BICKHAM IN THE OFFICE OF
ARTHUR V. STROCK & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
DEERFIELD BEACH - DELRAY BEACH, FLORIDA,
COMM. NO. 603702 F.B.

John B. Dunkle
Clerk Of Circuit Court
By: Lyle Shreffers DC.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS: THAT VISTA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP COMPRISED OF STACEY J. UTAL AS GENERAL PARTNER AND S. J. UTAL DEVELOPMENT CORP. AS GENERAL PARTNER, AND ARVIDA CORPORATION, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF LAND SHOWN ON THIS PLAT ENTITLED VISTA VERDE SECTION ONE, BEING THE FOLLOWING LAND SITUATE, LYING AND BEING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TO-WIT:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 22; THENCE RUN N 89°44'44"E 1675.84 FEET ALONG THE NORTH LINE OF SAID SECTION 22 TO A POINT, SAID POINT ALSO LYING 85.00 FEET WESTERLY ALONG SAID SECTION LINE FROM THE SOUTHEAST CORNER OF THE REPLAT OF LOS PASEOS OF VIA VERDE AS RECORDED IN PLAT BOOK 32, PAGES 40 AND 41 OF THE PALM BEACH COUNTY PUBLIC RECORDS; THENCE S 00°26'47"E 85.00 FEET TO A POINT; THENCE S 89°44'44"W 680.25 FEET ALONG A LINE, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-46 AS NOW LAID OUT AND IN USE LYING 85.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING; THENCE S 23°33'54"W 141.54 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 32°21'18" AND A CHORD WHICH BEARS S 50°15'27"E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.54 FEET TO A POINT; THENCE S 34°04'48"E 13.45 FEET TO A POINT; THENCE S 41°49'12"E 103.94 FEET TO A POINT; THENCE S 34°04'48"E 62.16 FEET TO A POINT; THENCE S 76°57'00"E 34.02 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, SAID POINT ALSO ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VERDE TRAIL NORTH, AS DESCRIBED IN THE PLAT OF OPEN DOOR ESTATES, AS RECORDED IN OFFICIAL RECORD BOOK 33, PAGES 101 & 102, OF PALM BEACH COUNTY PUBLIC RECORDS, SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 08°31'13" AND WHOSE CHORD BEARS S 55°55'12"W; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY RIGHT-OF-WAY OF SAID CURVE A DISTANCE OF 126.40 FEET TO A POINT ON SAID CURVE; THENCE N 08°47'24"E 34.02 FEET TO A POINT; THENCE N 34°04'48"W 62.16 FEET TO A POINT; THENCE N 26°20'12"E 103.95 FEET TO A POINT; THENCE N 34°04'48"W 13.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 13°40'16" AND WHOSE CHORD BEARS N 40°54'56"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.37 FEET TO A POINT; THENCE S 22°46'40"W 110.00 FEET TO A POINT; THENCE N 67°13'20"W 55.00 FEET TO A POINT; THENCE N 80°59'10"W 46.99 FEET TO A POINT; THENCE S 89°44'44"W 217.90 FEET TO A POINT; THENCE S 00°15'16"E 70.51 FEET TO A POINT; THENCE S 39°00'47"W 112.02 FEET TO A POINT; THENCE S 78°16'50"W 112.02 FEET TO A POINT; THENCE N 56°24'30"W 117.83 FEET TO A POINT; THENCE N 39°31'20"W 56.01 FEET TO A POINT; THENCE N 00°15'16"W 53.68 FEET TO A POINT; THENCE S 69°38'17"W 64.18 FEET TO A POINT; THENCE S 67°26'34"W 62.04 FEET TO A POINT; THENCE S 75°12'18"W 68.34 FEET TO A POINT; THENCE S 83°42'25"W 68.34 FEET TO A POINT; THENCE N 87°47'29"W 68.34 FEET TO A POINT; THENCE N 79°17'22"W 68.34 FEET TO A POINT; THENCE N 70°47'16"W 68.34 FEET TO A POINT; THENCE N 62°17'09"W 68.34 FEET TO A POINT; THENCE N 69°20'56"W 45.20 FEET TO A POINT; THENCE S 80°27'13"W 43.16 FEET TO A POINT; THENCE S 47°00'00"W 226.85 FEET TO A POINT; THENCE N 43°00'00"W 110.36 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2498.65 FEET, AN INTERNAL ANGLE OF 00°42'25" AND A CHORD BEARING OF S 46°51'51"W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.83 FEET TO A POINT; THENCE N 44°31'49"W 183.09 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, SAID POINT ALSO ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 1799, PAGE 1422 OF THE PALM BEACH COUNTY PUBLIC RECORDS, SAID CURVE HAVING A RADIUS OF 2315.65 FEET, A CENTRAL ANGLE OF 08°27'25" AND WHOSE CHORD BEARS N 43°07'38"E; THENCE NORTHEASTERLY ALONG THE ARC AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE ON SAID CURVE, A DISTANCE OF 341.79 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-46; THENCE N 89°44'44"E 1248.31 FEET TO A POINT; THENCE CONTINUE N 89°44'44"E 211.07 FEET TO THE POINT OF BEGINNING, CONTAINING 12.78 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND HEREBY RESERVES TO THE PERPETUAL USE OF VISTA VERDE LTD. OR ITS ASSIGNS, FOR PROPER PURPOSES, THE THROUGHFARE (TRACT A) AND TRACTS B, C, D AND E AS SHOWN AND HEREBY DEDICATES TO FRANCHISED UTILITIES AND GOVERNMENTAL AGENCIES AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE THROUGHFARE (TRACT A) AS SHOWN AND DIMENSIONED ON THE PLAT FOR PURPOSES OF INSTALLING, MAINTAINING AND REPAIRING ALL UTILITY LINES AND OTHER UTILITY EQUIPMENT SERVICING THE LANDS WITHIN THE PLAT AND PERFORM NECESSARY GOVERNMENTAL SERVICES UPON THE LANDS WITHIN THE PLAT AND HEREBY DEDICATES TRACTS C, D AND E AS DRAINAGE EASEMENTS, RESERVING, HOWEVER, UNTO THEMSELVES AND HEIRS, SUCCESSORS, OR LEGAL REPRESENTATIVES THE REVERSIONARY INTERESTS THEREIN WHENEVER THE SAME SHALL BE ABANDONED BY THE PUBLIC OR BY FRANCHISED UTILITIES AND GOVERNMENTAL AGENCIES, AS CAUSE MAY BE, OR DISCONTINUED BY LAW AND HEREBY DEDICATES TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY THE LIMITED ACCESS EASEMENTS AS SHOWN ON THE PLAT AND HEREBY DEDICATES TRACT "A" (PRIVATE THROUGHFARE) TO THE VISTA VERDE HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AS ARE THE PLANTING EASEMENT ALONG JOG ROAD AND THE COMMON AREAS.

DEDICATION:

IN WITNESS WHEREOF, I, STACEY J. UTAL, DO HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF November, 1978.

William Meinhart
WITNESS
Vernon C. Priest
WITNESS

Stacey J. Utal
STACEY J. UTAL,
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED STACEY J. UTAL, GENERAL PARTNER OF VISTA VERDE LTD. AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF November A.D. 1978.

MY COMMISSION EXPIRES:

Dec. 17, 1981

Barbara Johnson
NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION:

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 TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF November, 1978.

S. J. UTAL DEVELOPMENT CORP.,
A CORPORATION OF THE STATE OF FLORIDA

ATTEST:

Arlene J. Utal
ARLENE J. UTAL, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, STACEY J. UTAL AND ARLENE J. UTAL, PRESIDENT AND SECRETARY, RESPECTIVELY, OF S. J. UTAL DEVELOPMENT CORP., GENERAL PARTNER OF VISTA VERDE LTD. AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF November, A.D. 1978.

MY COMMISSION EXPIRES:

Dec. 17, 1981

Barbara Johnson
NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION:

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 16th DAY OF November, 1978.

ARVIDA CORPORATION, A
CORPORATION OF THE STATE OF DELAWARE

ATTEST:

William J. Drury
WILLIAM J. DRURY, ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED NORMAN A. CORTESE AND WILLIAM J. DRURY, VICE-PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF ARVIDA CORPORATION AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 16th DAY OF November, A.D. 1978.

MY COMMISSION EXPIRES:

October 31, 1981

Stacey M. Wells
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 2900, PAGES 1944-1959, OFFICIAL RECORD BOOK 2944, PAGE 1889, OFFICIAL RECORD BOOK 2944, PAGE 1938, OFFICIAL RECORD BOOK 2944, PAGE 1942, OFFICIAL RECORD BOOK 2944, PAGE 1946 AND OFFICIAL RECORD BOOK 2944, PAGE 1980 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 VICE-PRESIDENT AND ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF NOVEMBER A.D. 1978.

AMERICAN SAVINGS & LOAN
ASSOCIATION OF FLORIDA

Philip J. Barber
PHILIP J. BARBER, SR. VICE-
PRESIDENT

ATTEST:

Mercedes Somellaw
MERCEDES SOMELLAW, ASST.
SECRETARY

MORTGAGEE'S CONSENT

DISTRICT OF COLUMBIA
WASHINGTON SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2910, PAGES 503-512 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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF NOVEMBER A.D. 1978.

HOUSING CAPITAL CORPORATION

William A. Schanker
WILLIAM A. SCHANKER, PRESIDENT

ATTEST:

Joseph P. Slon
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED PHILIP J. BARBER AND MERCEDES SOMELLAW, SR. VICE-PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 9th DAY OF NOVEMBER A.D. 1978.

MY COMMISSION EXPIRES:

MAY 5, 1982

Debris W. Brumley
NOTARY PUBLIC, STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF December A.D. 1978.

Peggy Pratt
PEGGY PRATT, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

Margie B. Jennings
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF DEC A.D. 1978.

H. F. Kahlert
H. F. KAHLERT, COUNTY ENGINEER

ACKNOWLEDGEMENT

DISTRICT OF COLUMBIA
WASHINGTON SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED William A. Schanker AND Joseph A. Slon, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HOUSING CAPITAL CORPORATION AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 6th DAY OF November A.D. 1978.

MY COMMISSION EXPIRES:

4/1/81

Dany Proctor
NOTARY PUBLIC, DISTRICT OF COLUMBIA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY 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 TO VISTA VERDE LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON.

GOLD COAST TITLE COMPANY
J. Herman Dance
J. HERMAN DANCE, PRESIDENT

11-17-78
DATE

SURVEYOR'S 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

ARTHUR V. STROCK & ASSOCIATES, INC.
T. D. Bickham
T. D. BICKHAM
REGISTERED LAND SURVEYOR NO. 1560
STATE OF FLORIDA

