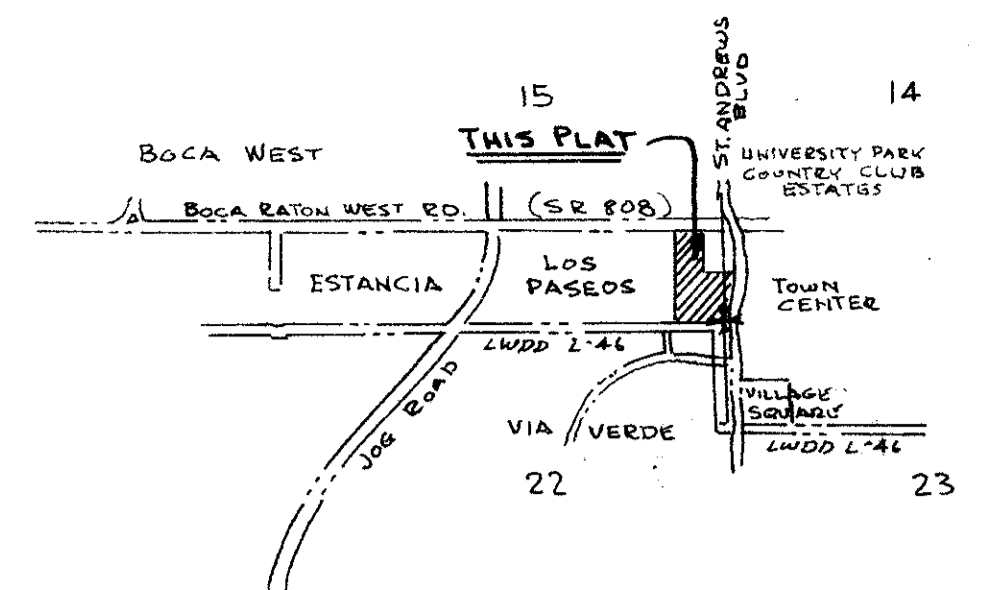


# ESTADA OF LOS PASEOS - P.U.D.

IN PART OF SECTIONS 14 & 15, 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  
FEBRUARY 1979



LOCATION SKETCH

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 1:37 P.M.  
this day of April, 1979  
and duly recorded in Plat Book No. \_\_\_\_\_  
on page \_\_\_\_\_  
JOHN B. DUNKLE, Clerk Circuit Court  
By \_\_\_\_\_, D.C.  
"B" and "AO" w/ 1' DEPT

## DESCRIPTION

A parcel of land lying and being in part of Sections 14 and 15, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 15; thence S. 89° 44' 44" W. along the South Line of said Section 15, a distance of 2.86 feet to the POINT OF BEGINNING of this Description; thence continue S. 89° 44' 44" W. along said South Line, a distance of 919.72 feet to the Southeast Corner of REPLAT OF LOS PASEOS OF VIA VERDE - P.U.D. as recorded in Plat Book 32, Pages 40 and 41, Public Records of Palm Beach County, Florida; thence N. 00° 28' 18" W. along the East Line of said Section 15, a distance of 1271.56 feet to the Northeast Corner of Lot 42, Block 3 of said REPLAT, said corner being on the South Right of Way Line of Boca Raton West Road (State Road No. 808) as now laid out and in use; thence S. 89° 02' 15" E. along said South Right of Way Line, a distance of 733.31 feet; thence S. 00° 00' 27" W., parallel with and 200 feet west of, the East Line of said Section 15, a distance of 584.67 feet; thence N. 89° 42' 09" E., a distance of 200.01 feet to the West Line of said Section 14; thence continue N. 89° 42' 09" E., a distance of 60.00 feet to the West Right of Way Line of St. Andrews Boulevard; thence S. 00° 00' 27" W. along said West Right of Way Line, a distance of 40.21 feet to the beginning of a curve concave to the west having a radius of 2512.53 feet and a central angle of 07° 45' 48"; thence southerly along the arc of said curve, a distance of 340.44 feet; thence S. 07° 46' 15" W. along the tangent to said curve, a distance of 273.73 feet to the East Line of said Section 15; thence continue S. 07° 46' 15" W., a distance of 21.17 feet to the POINT OF BEGINNING.

SUBJECT to existing easements of record.

## LAND USE

Residential Area - Phase I	5.02	Acres
Drainage Parcel A	3.03	Acres
Open Space Parcel B, C, D,	1.51	Acres
Roads-Drives Parcels E, F	2.64	Acres
Residential Parcel G	5.14	Acres
Residential Parcel H	3.07	Acres
Residential Parcel J	4.36	Acres
Total	24.77	Acres
Units	263	
DU/Ac.	10.62	

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that MAPLE LEAF DEVELOPMENTS, a Florida Partnership, the Owner of the land shown hereon, being in part of Sections 14 and 15, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as ESTADA OF LOS PASEOS - P.U.D., being more particularly described to the left under Description and hereby dedicates as follows:  
Easements are for the perpetual use, construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunications, gas and other public utility services, if any, under the surface of the area reserved herein for such utility services, are hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for the construction and maintenance of the same.  
Parcels E & F as shown hereon are for private road or driveway purposes, utilities and drainage and are hereby dedicated to the ESTADA HOME OWNERS ASSOCIATION INC. and are the perpetual maintenance obligation of said Association.  
Parcels A through D, inclusive and drainage easements are for recreation, bike paths, drainage, open space and/or buffer areas and are dedicated to the ESTADA HOME OWNERS ASSOCIATION INC. and are the perpetual maintenance obligation of said Association.  
The Limited Access Easements as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.  
IN WITNESS WHEREOF, the undersigned individuals for MAPLE LEAF DEVELOPMENTS, a Florida Partnership, do hereunto set their hands and seals, this day of April, 1979.

MAPLE LEAF DEVELOPMENTS, a Florida Partnership  
By: Joel Teitebaum 4-16-79  
Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Joel Teitebaum - President - General Development Corp.  
By: David Gostfrand 4-16-79  
Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
David Gostfrand - President - Davro Incorporated  
By: Abraham J. Green 4-16-79  
Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Abraham J. Green - Pres. - Sparkling Investments Limited

## MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
The undersigned hereby certify that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents 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 2760 Page 191 of the Public Records of Palm Beach County, Florida shall be subordinated to the Dedication shown hereon.  
IN WITNESS WHEREOF, the undersigned 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 26th day of April, 1979.

ARVIDA CORPORATION, a Delaware Corporation

By: Norman A. Cortese  
Vice President  
Attest: William J. Drury  
Assistant Secretary

## NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Via Verde.  
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.  
● denotes Permanent Reference Monument.  
○ denotes Permanent Control Point.  
"E" denotes Letter of PARCEL.  
@ denotes number of curve for location and curve data.

## ACKNOWLEDGMENTS

PROVINCE OF ONTARIO  
MUNICIPALITY OF METROPOLITAN TORONTO  
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, ABRAHAM J. GREEN, President of Sparkling Investments Limited, a corporation, and he acknowledged before me that he executed the hereon dedication as an Officer of MAPLE LEAF DEVELOPMENTS, a Florida Partnership.  
WITNESS my hand and official seal in the Province of Ontario, Canada, this 6th day of April, 1979.

By: Abraham J. Green  
Notary Public  
My Commission expires: is for life

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on April 27, 1979, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that Permanent Reference Monuments have been set as shown as required by law, and that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.  
MICHAEL G. PURMORT AND ASSOCIATES, INC.

By: Michael G. Purmort  
Michael G. Purmort, Professional Land Surveyor  
Florida Registration No. 2720 - Date: 4-27-79

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on FEBRUARY 1979, the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT

By: William G. Wallace, Jr.  
GEE & JENSON - Engineers, Architects, Planners, Inc.  
William G. Wallace, Jr., Professional Land Surveyor  
Florida Registration No. 2283 - Date: APRIL 27, 1979

## APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this day of MAY, 1979.

By: Bill Bailey  
Bill Bailey - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: \_\_\_\_\_  
Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record, this day of MAY, 1979.

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

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
The foregoing instrument was acknowledged before me this 26th day of April, 1979, by NORMAN A. CORTESE and WILLIAM J. DRURY, Vice President and Assistant Secretary, respectively, of ARVIDA CORPORATION, a Delaware Corporation, on behalf of said Corporation.

By: Grace M. Wells  
Notary Public

My Commission expires: October 31, 1981

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, JEFFREY DEUTSCH, 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 land described and shown hereon is vested in MAPLE LEAF DEVELOPMENTS, a Florida Partnership, and (2) that all taxes assessed and levied upon said land prior to 1979 have been paid, and (3) that the property is encumbered by the mortgage shown hereon and that I find all mortgages are shown and are true and correct.

By: Jeffrey Deutsch  
Jeffrey Deutsch - Dated: 4-27-79

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

0323-312

Estada of Los Paseos - P.U.D.