

151-11

147

PLAT OF POINCIANA PLACE PHASE II-C

A PUD
A REPLAT OF A PART OF BLOCK 22, PALM BEACH FARMS Co. PLAT No. 3, PLAT BOOK 2, PG. 47
SECTIONS 21 & 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS & SURVEYORS
MARCH 1980
SHEET 1 OF 3 SHEETS

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

COUNTY OF PALM BEACH
STATE OF FLORIDA
RECORDED IN PLAT BOOK 2, PAGE 147
DATE RECORDED: JANUARY 2, 1980

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, and agrees that the mortgage which is recorded in Official Record Book 1027, at page 7522 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown herein.
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its _____ and attested to by its _____ and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this _____ day of _____, 1980.

ATTEST:

CULLESTREAM FIRST BANK & TRUST, N.A.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared _____ and _____ and to be the individuals described in and who executed the foregoing instrument and acknowledged to 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 true and correct copy of the original as the same appears in the files of said corporation.

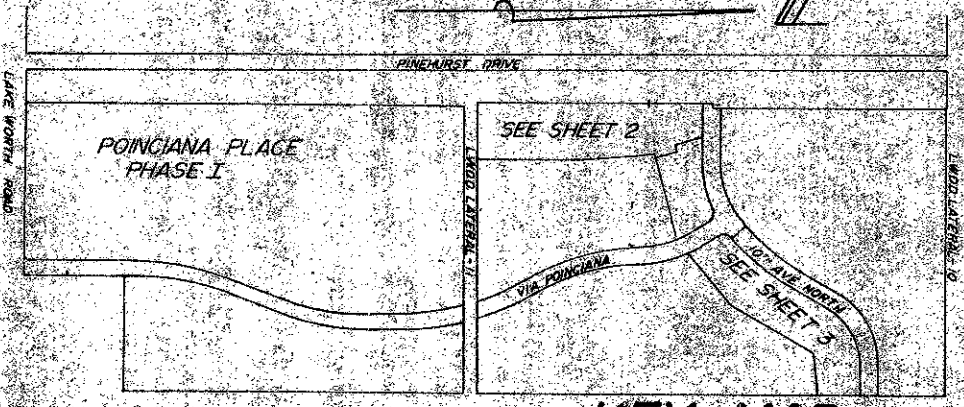
Notary Public
My Commission Expires _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

FRANK A. SKINNER
FRANK A. SKINNER
20 JAN 21 1980

APPROVE: _____
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

20 day of JAN 1980
Frank A. Suiter
O'Brien, Suiter & O'Brien, Inc.
Engineers & Surveyors



KEY MAP
SCALE 1" = 500'

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that Poinciana Village, Inc., a Florida corporation owner of the land shown hereon, do hereby dedicate as follows:

DESCRIPTION

Poinciana Place Phase II-C
Sheet 2 of 3

Begin at Permanent Reference Monument No. 9 at the Northwest corner of the Plat of Poinciana Place Phase II-A as recorded in Plat Book 95 at pages 54, 55 and 56 of the Public Records of Palm Beach County, Florida; (for the purposes of this description all bearings are relative to the said Plat of Poinciana Place Phase II-A) thence S. 29°16'00" E., along the West line of the said Plat of Poinciana Place Phase II-A, a distance of 428.00 feet; thence S. 89°17'10" E., along said West line, a distance of 582.47 to the 500th line of Block 22; thence N. 89°15'42" W., along the said South line of Block 22, a distance of 125.39 feet to a stake 25 feet west of and parallel with the West line of Tract 30 of said Block 22; thence North along said parallel line 1708.94 feet; thence S. 89°05'42" E., a distance of 186.05 feet; thence S. 12°49'34" E., a distance of 370.04 feet; thence N. 75°13'26" E., a distance of 48.00 feet; thence S. 14°47'14" E., a distance of 135.00 feet to the North line of the said Plat of Poinciana Place Phase II-A; thence S. 25°12'26" W., along said North line, a distance of 24.0 feet to the point of Beginning as above described.

DESCRIPTION

Poinciana Place Phase II-B
Sheet 1 of 3

Begin at Permanent Reference Monument No. 15 at the Northeast corner of the Plat of Poinciana Place Phase II-C as recorded in Plat Book 95 at pages 54, 55, and 56 of the Public Records of Palm Beach County, Florida; (for the purposes of this description all bearings are relative to the said Plat of Poinciana Place) thence North, along the Northerly line of the said Plat of Poinciana Place, a distance of 2345.00 feet; thence West a distance of 358.19 feet to the beginning of a curve concave Southeast with a radius of 478.88 feet and a central angle of 59°41'; thence Southwesterly along the arc of said curve 95.64 feet; thence South 100' 14' 33" W. a distance of 335.92 feet to the beginning of a curve concave Northwest with a radius of 489.25 feet and a central angle of 59°41'; thence Southwesterly along the arc of said curve 27.31 feet; thence South 77° 48' 03" E. a distance of 80.00 feet; thence South 95° 30' 23" W. a distance of 11.88 feet; thence South 125° 28' 13" E. a distance of 104.51 feet to the beginning of a curve concave Southeast with a radius of 1687.10 feet and a central angle of 82° 41' 13"; thence Southeast along the arc of said curve 141.72 feet to the North line of said Plat of Poinciana Place Phase II-A; thence North 20° 28' 28" E. along the North line 223.54 feet; thence North 30° 02' 40" E. a distance of 321.08 feet; thence North 30° 37' 54" E. a distance of 240.48 feet to the point of Beginning as above described.

have caused the same to be surveyed and plotted as shown hereon.

(Continued Above Left)

DEDICATION (Continued)

Know all men by these presents that the Poinciana Village, Inc., a Florida Corporation owner of the land shown hereon, do hereby dedicate as follows:

Tract "A" is hereby dedicated for private road purposes into Poinciana Village Master Association, Inc., with the right to grant non-exclusive easements for ingress and egress to other parcels and Tract "B" and reserves the right to grant, the successors, assigns, mortgagees, licensees and franchisees to use any portion of Tract "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 purposes which will not permanently affect the use of Tract "A" for ingress and egress. Poinciana Village Master Association, Inc. further reserves the right to dedicate said Tract "B" to the County of Palm Beach provided however that the said dedication shall become effective in case the said Association, the Board of County Commissioners of Palm Beach County, or the governing body of any municipality or taxing district having jurisdiction over the land embraced by this plat, shall fail to the perpetual maintenance obligations of Poinciana Village Master Association, Inc. to which said Tract "B" is hereby dedicated to the same as would be required to the same by the Board of County Commissioners of Palm Beach County, Florida, or the governing body of any such municipality.

The utility easements and dedications as shown are hereby accepted in perpetuity for the construction and maintenance of the same and the same are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of construction over access rights.
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 hereon by and with the authority of its Board of Directors.

APPROVE:
Leonard Silverstein, Secretary
William Wierman, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared William Wierman and Leonard Silverstein to me well known and known to me to be the individuals, executed in and who executed the foregoing instrument as President and Secretary of Poinciana Village, Inc., a Florida corporation, and severally acknowledged to me 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 said instrument is the true and correct copy of the original as the same appears in the files of said corporation.

WITNESS my hand and official seal this _____ day of _____, 1980.
Notary Public

SURVEYOR'S CERTIFICATE

I, the undersigned, do 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 I am a duly Licensed Professional Surveyor in the State of Florida and that I am duly Licensed Professional Surveyor in the State of Florida and that I am duly Licensed Professional Surveyor in the State of Florida and that I am duly Licensed Professional Surveyor in the State of Florida.

Professional Surveyor
No. _____
State of Florida

