

42/58

PLAT OF  
**POINCIANA PLACE PHASE III-A**  
A P.U.D.

A REPLAT OF A PART OF BLOCK 22, PALM BEACH FARMS Co. PLAT No.3, PLAT BOOK 2, PG. 47  
SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.  
**O'BRIEN, SUITER & O'BRIEN, INC.**  
ENGINEERS & SURVEYORS  
JANUARY 1981

**SHEET 1 OF 2 SHEETS**

58

MORTGAGEE'S CONSENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

COUNTY OF PALM BEACH }  
STATE OF FLORIDA }  
This Plat was filed for record at 10:25A.  
on the 3 day of April  
1981 and duly recorded in Plat Book  
No. 58-59  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *Stacy Skurda*

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 2437 at page 1932 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 attested to be its ~~Asst. Vice President~~ and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of February, 1981.

ATTEST: GULFSTREAM FIRST BANK & TRUST, N.A.

*Jan A. Nilges* and *Serge C. Enciso*

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared before me *Serge C. Enciso* AND *Jan A. Nilges* to me well known and known to be the individuals described in and who executed the foregoing instrument as *Serge C. Enciso* and *Jan A. Nilges* of the GULFSTREAM FIRST BANK & TRUST, N.A. 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 6th day of February, 1981.

*Truman A. Skinner*  
Notary Public

My commission expires: 1-24-84

TITLE CERTIFICATION

State of Florida  
County of Palm Beach

I, TRUMAN A. SKINNER, 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 I find that all mortgages are shown and are true and correct.

Date: Feb 6, 1981 By: *Truman A. Skinner*  
TRUMAN A. SKINNER, ATTY.

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 2nd day of March, 1981.

By: *Frank Foster, Jr.*  
FRANK FOSTER, JR.  
Chairman

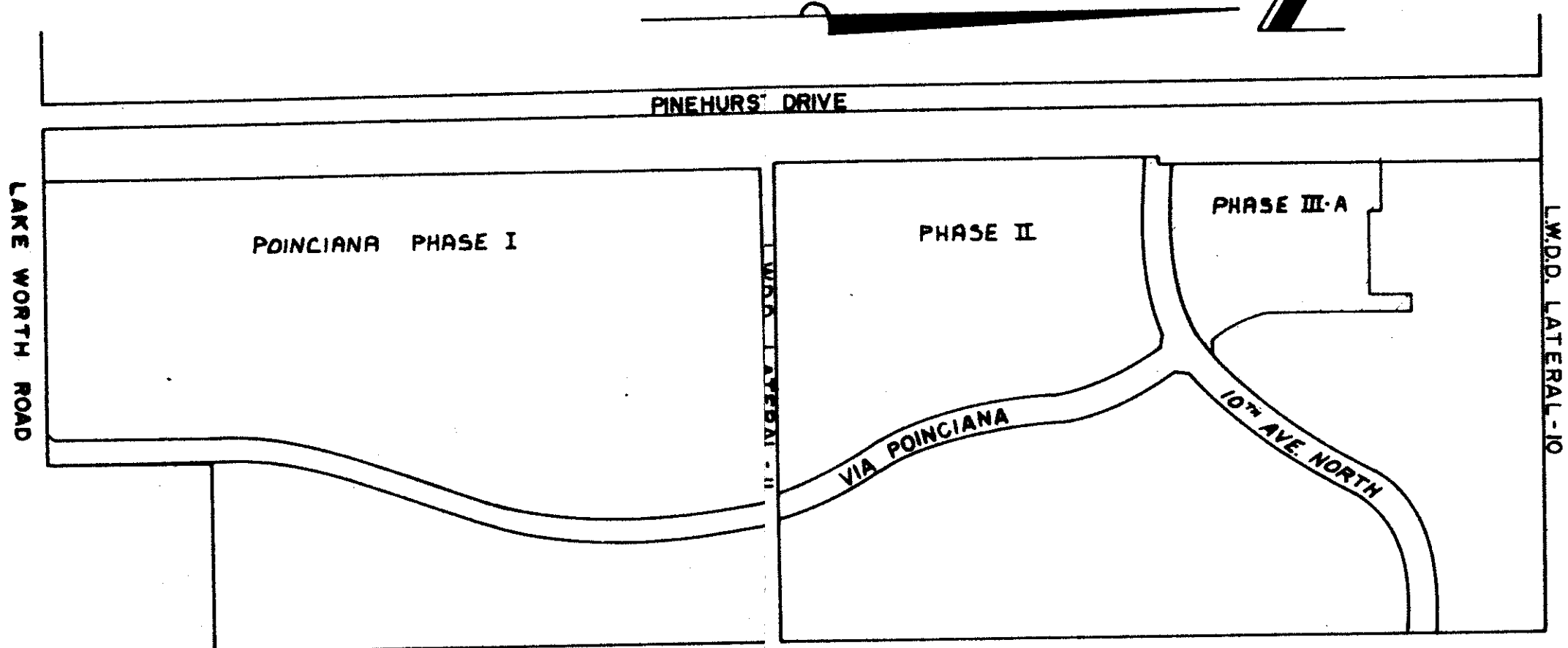
COUNTY ENGINEER

This plat is hereby approved for record this 2nd day of March, 1981.

By: *George A. Salove*  
ASST. County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
Board of County Commissioners

By: *John Tuley*  
Deputy Clerk



**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, being in Section 21 Township 44 South, Range 42 East, Palm Beach County, Florida and being a replat of a portion of Block 22 of Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2 at page 47 of the Public Records of Palm Beach County, Florida, shown hereon as Poinciana Place Phase III-A being more particularly described as follows:

DESCRIPTION

PHASE III-A (Including Right of Way)

A parcel of land in Block 22 of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Page 47 of the Public Records of Palm Beach County, Florida, being described as follows:

Commence at Permanent Reference Monument (P.R.M.) No. 9 at the Northwest corner of the Plat of Poinciana Place Phase II-A as shown on the Plat thereof recorded in Plat Book 35 at pages 54, 55 and 56 of the Public Records of Palm Beach County, Florida (for the purpose of the description all bearings are relative to the said Plat of Poinciana Place); thence N. 75°12'26" E., along the North line of the aforesaid plat a distance of 20.00 feet; thence N. 14°47'34" W., a distance of 135.00 feet; thence S. 75°12'26" W., a distance of 48.00 feet; thence N. 14°47'34" W., a distance of 170.04 feet; thence N. 89°59'42" W., a distance of 186.05 feet; thence due North a distance of 40 feet; thence S. 89°59'42" E., a distance of 25.00 feet; thence due North a distance of 40 feet to the Point of Beginning; thence due South a distance of 735.06 feet; thence due East a distance of 170.00 feet; thence due South a distance of 33.72 feet; thence due East a distance of 290.00 feet; thence due South a distance of 150.00 feet; thence due East a distance of 50.00 feet; thence due South a distance of 510.71 feet to a point of curvature of a curve concave to the East; thence Southerly along the arc of said curve, having a radius of 180.00 feet, a central angle of 32°21'13" and a chord bearing S. 16°10'37" E., a distance of 101.81 feet to a point of tangency; thence S. 32°21'13" E., a distance of 74.76 feet; thence S. 40°14'29" E., a distance of 72.87 feet; thence S. 80°18'28" E., a distance of 37.13 feet to a point of curvature of a curve concave to the North; thence Westerly along the arc of said curve, having a radius of 555.11 feet, a central angle of 38°16'00" and a chord bearing S. 70°52'18" W., a distance of 370.73 feet to a point of tangency; thence N. 89°59'42" W., a distance of 317.79 feet to the Point of Beginning.

Have caused the same to be surveyed and platted 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 unto Poinciana Village Master Association, 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 Master Association, 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 Master Association, Inc.

The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The limited access easements as shown are 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 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 6 day of February, 1981.

ATTEST:

*Leonard Silverstein*  
Leonard Silverstein  
Secretary  
*William Waterman*  
William Waterman  
President

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared William Waterman and Leonard Silverstein 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 nonprofit 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 free act and deed of said corporation.

WITNESS my hand and official seal this 6 day of February, 1981.

My Commission Expires:

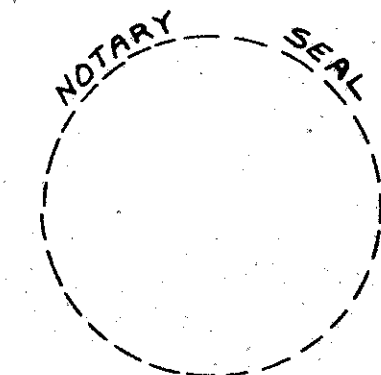
NOTARY PUBLIC, State of Florida at Large.  
Date: *Feb 6, 1981*

*Jodi A. Skurbin*  
Notary Public

SURVEYOR'S CERTIFICATE

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 (P.R.M.'s) Permanent Reference Monuments have been placed and that (P.C.P.'s) Permanent Control Points will be 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.

*Daniel J. O'Brien*  
Daniel J. O'Brien  
Registered Land Surveyor No. 1601  
State of Florida



0299-300

