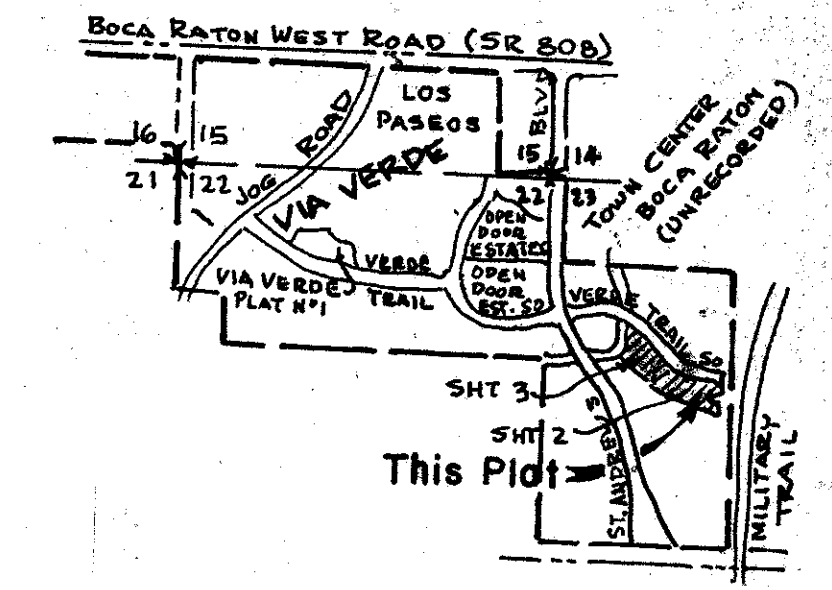


42/75

TOWN PLACE, PHASE I OF VIA VERDE - P.U.D.

IN PART OF SECTION 23, TWP 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1980



LOCATION SKETCH & INDEX MAP

75

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:00 AM
this 23 day of April, 1981,
and duly recorded in Plat Book No. 14
on page 75-14
JOHN B. DUNKLE, Circuit Court
By _____ J.C.

DESCRIPTION

A parcel of land lying in part of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Line of Lake Worth Drainage District E-3 with the South Right of Way Line of Verde Trail South, being the Southeast Corner of PLAT NO. 2, VERDE TRAIL SOUTH OF VIA VERDE - P.U.D. as recorded in Plat Book 38, Page 130, Public Records of Palm Beach County, Florida; thence S.00°28'03"E. along said West Line of Lake Worth Drainage District E-3, a distance of 256.31 feet; thence S.89°31'57"W., a distance of 124.24 feet; thence S.25°29'50"W. along a line radial to a curve to be described, a distance of 42.00 feet to a point on a curve concave to the southwest having a radius of 179 feet and a central angle of 60°02'07"; thence southeasterly and southerly along the arc of said curve, a distance of 200.06 feet; thence S.00°28'03"E. along the tangent to said curve, being parallel with and 42 feet west of, the West Line of said Lake Worth Drainage District E-3, a distance of 140.00 feet; thence S.85°07'30"W., a distance of 228.62 feet; thence N.61°49'30"W., a distance of 113.73 feet; thence N.81°11'24"W., a distance of 637.17 feet; thence N.51°35'03"W., a distance of 1120.00 feet to a point on the East Line of Lake Worth Drainage District L-47 Easement as now laid out and in use; said point being on the arc of a curve concave to the west having a radius of 315 feet and a central angle of 8°59'26" and whose tangent at this point bears S.47°50'36"W.; thence northeasterly, northerly and northwesterly along the arc of said curve, a distance of 478.26 feet; thence N.39°08'50"W. along the tangent to said curve, a distance of 129.45 feet to a point on the South Right of Way Line of said Verde Trail South, said point being on the arc of a curve concave to the southwest having a radius of 715.13 feet and a central angle of 45°05'28" and whose tangent at this point bears S.81°19'29"W.; thence easterly and southeasterly along the arc of said curve, being the South Right of Way Line of said Verde Trail South a distance of 562.80 feet; thence S.53°35'03"E., along the tangent to said curve, a distance of 711.73 feet to the beginning of a curve concave to the northeast having a radius of 934.65 feet and a central angle of 36°53'00"; thence southeasterly and easterly along the arc of said curve, a distance of 601.67 feet; thence N.89°31'57"E. along the tangent to said curve, a distance of 277.39 feet to the Southeast Corner of PLAT NO. 2 - VERDE TRAIL SOUTH OF VIA VERDE - P.U.D. and the POINT OF BEGINNING.

Containing 27.59 Acres, more or less.

LAND USE

Total Plat Area	27.59 Acres
Parcels A and B (Residential)	22.75 Acres
Parcel C (Ingress and Egress)	1.64 Acres
Parcels D & E (Drainage)	3.20 Acres
Density	7.8 D.U./Ac.
Units	216 Units

NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Boca West and 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.
- Easements are for Public Utilities, unless otherwise noted.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.
- Any portion of the plat containing open space may not be vacated in whole or in part unless the entire plat is vacated.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of the land shown hereon, lying in part of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as TOWN PLACE, PHASE I, being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and hereby dedicate as follows:
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. Parcel C is for ingress, egress, utilities and drainage and is dedicated to Town Place Condominium Association, Inc.
Parcels D, E and _____ the Drainage and Maintenance Easements as shown are for the purposes indicated, said Parcels D, E and _____ the use of the said Easements are dedicated to VIA VERDE HOMEOWNERS ASSOC., INC.
The non-exclusive use of the easements for the construction and maintenance of water, sewage, electric, telephone, telecommunications, gas, and other public utility service, if any, under and across the areas shown hereon is 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.
IN WITNESS WHEREOF, the above named corporation has caused these 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 17th day of February, 1981.

Attest: Joan C. Styers By: Norman A. Cortese
Joan C. Styers, Assistant Secretary Norman A. Cortese, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, to me well known and known to me to be the individuals described in, and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged: to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, of said Corporation, and 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 17th day of February, 1981.

Ingrid W. Ween
Notary Public

My Commission expires: October 31, 1981

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 21st day of April, 1981.

By: Frank Foster
Frank Foster - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Kathryn S. Miller
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 21st day of April, 1981.

By: H.F. Kahlert
H.F. Kahlert - County Engineer

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, H. WILLIAM WALKER, JR., 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 ARVIDA CORPORATION, a Delaware Corporation; that the current taxes have been paid; and that I find the property is free of encumbrances.

William Walker, Jr.
H. William Walker, Jr.
Attorney at Law licensed in Florida
Date: 2-10-81

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Feb. 27, 1981, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon 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 Palm Beach County, Florida for the required improvements, and that the survey data complies with requirements of Part 1, Chapter 177, Florida Statutes.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
Michael G. Purnort
Michael G. Purnort, Professional Land Surveyor
Florida Registration No. 2720
Date: Feb 27, 1981

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on May 8, 1980, 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 AND ASSOCIATES, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

William G. Wallace, Jr.
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 1283
Date: March 3, 1981

Town Place, Phase I
Via Verde
THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

0323-304
42/75