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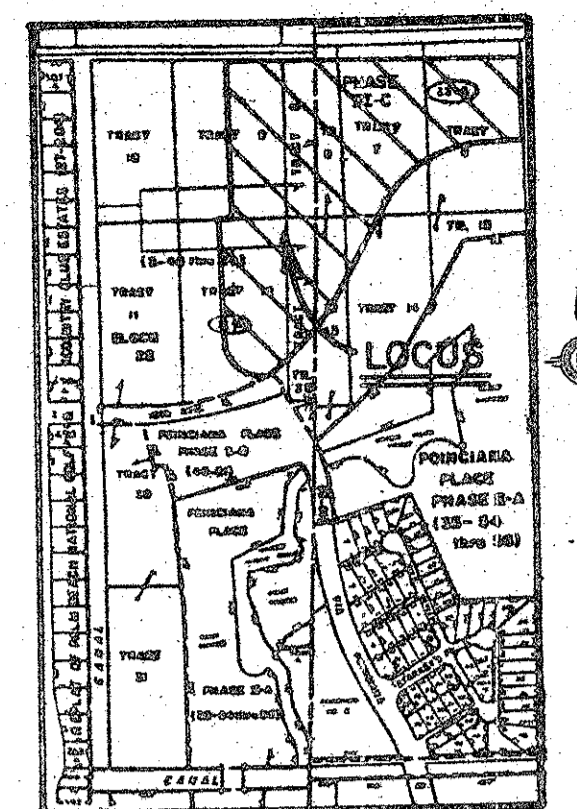
POINCIANA PLACE PHASE III C

A P.U.D.

A PARCEL OF LAND SITUATE IN SECTIONS 21 AND 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 22 "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JANUARY, 1982

SHEET 1 OF 2



LOCATION MAP

90

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:30 AM THIS 4 DAY OF JANUARY, 1982 AND DULY RECORDED IN PLAT BOOK 114 ON PAGES 90 AND 91

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT POINCIANA VILLAGE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF TRACTS 6, 7, 8, 9, 12, 13 AND 14, BLOCK 22, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION OF LAND ALSO LYING IN SECTIONS 21, AND 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING A PERMANENT REFERENCE MONUMENT AT THE EASTERLY CORNER OF "POINCIANA PLACE PHASE III-A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42 AT PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF VIA POINCIANA TRACT "A" (50 FOOT RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH (80 FOOT RIGHT-OF-WAY), ALL AS SHOWN ON SAID PLAT OF "POINCIANA PLACE PHASE III-A"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF VIA POINCIANA TRACT "A", THE FOLLOWING FIVE COURSES AND DISTANCES: THENCE N 80°18'28"W A DISTANCE OF 37.13 FEET; THENCE N 40°14'29"W A DISTANCE OF 72.87 FEET; THENCE N 32°21'13"W A DISTANCE OF 74.76 FEET TO A POINT OF CURVATURE; THENCE 101.68 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, AND A CENTRAL ANGLE OF 32°21'13" TO A POINT OF TANGENCY; THENCE N 00°00'00"E A DISTANCE OF 510.76 FEET TO A PERMANENT REFERENCE MONUMENT ON THE SOUTHERLY BOUNDARY OF "POINCIANA PLACE PHASE III-B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42 AT PAGES 50 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID PLAT OF "POINCIANA PLACE PHASE III-B" THE FOLLOWING TWO COURSES AND DISTANCES: THENCE S 50°00'00"E A DISTANCE OF 7.50 FEET; THENCE N 00°00'00"E A DISTANCE OF 383.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE LAKE NORTH DRAINAGE-DISTRICT LATERAL CANAL NO. 1-10; THENCE S 89°59'42"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID LATERAL CANAL NO. 1-10 A DISTANCE OF 1131.84 FEET TO THE EAST LINE OF TRACT 6, BLOCK 22, OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S 00°00'00"W ALONG THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 322.20 FEET TO A PERMANENT REFERENCE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH (AN 80 FOOT RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF "POINCIANA PLACE PHASE III-C" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41 AT PAGES 147 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID 10TH AVENUE NORTH THE FOLLOWING FIVE COURSES AND DISTANCES: THENCE N 90°00'00"W A DISTANCE OF 138.79 FEET TO A POINT OF CURVATURE; THENCE 495.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.08 FEET AND A CENTRAL ANGLE OF 59°46'41" TO A POINT OF TANGENCY; THENCE S 30°13'19"W A DISTANCE OF 235.92 FEET TO A POINT OF CURVATURE; THENCE 441.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1333.75 FEET AND A CENTRAL ANGLE OF 18°57'05" TO A POINT OF COMPOUND CURVATURE; THENCE 24.85 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 555.16 FEET AND A CENTRAL ANGLE OF 02°33'54" TO THE POINT OF BEGINNING.

PARCEL CONTAINING 16.85 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS 1, 3, 6, 8, 11, 13, 14, 18 AND 19 ARE HEREBY DEDICATED TO THE POINCIANA VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "MASTER ASSOCIATION") TO SERVE AS PRIVATE ROADWAY AND PARKING AREAS FOR OWNERS OF RESIDENCES CONSTRUCTED WITHIN THIS PLAT AND THE PERPETUAL MAINTENANCE OF SUCH TRACTS IS THE OBLIGATION OF THE MASTER ASSOCIATION.
- TRACTS 7, 10 AND 21 (THE "RECREATION AREAS") AND TRACTS 9 AND 16 (THE "WATER MANAGEMENT AREAS") ARE HEREBY DEDICATED TO THE POINCIANA LAKES RECREATION ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "RECREATION ASSOCIATION") TO SERVE AS PRIVATE RECREATION AND WATER MANAGEMENT AREAS FOR OWNERS OF RESIDENCES CONSTRUCTED WITHIN THIS PLAT AND THE PERPETUAL MAINTENANCE OF SUCH TRACTS IS THE OBLIGATION OF THE RECREATION ASSOCIATION.
- THE 5' LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CONTROL OF ACCESS TO AND FROM ADJACENT PUBLIC ROADWAYS SHOWN HEREON.
- TRACTS 2, 4, 5, 12, 15, 17 AND 20 ARE HEREBY RESERVED UNTO POINCIANA VILLAGE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL AND PROPER PURPOSES.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF February, 1982.

POINCIANA VILLAGE, INC., A CORPORATION OF THE STATE OF FLORIDA.
ATTEST: *[Signature]* LEONARD SILVERSTEIN, SECRETARY
BY: *[Signature]* WILLIAM WATERMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 NOT-FOR-PROFIT 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 22 DAY OF February, 1982.
MY COMMISSION EXPIRES: *[Signature]* SAUL F. POLERIO, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIS 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 3437 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF February, 1982.

GULFSTREAM BANK, N.A.
ATTEST: *[Signature]* BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF GULFSTREAM BANK, N.A., A 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 CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF April, 1982.
MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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: February 22, 1982 BY: *[Signature]*

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; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 28 DAY OF April, 1982. *[Signature]*
WILLIAM A. HERX
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3182

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF May, 1982.
BY: *[Signature]*
NORMAN R. GREGORY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF May, 1982.
BY: *[Signature]*
HERBERT F. KAHLERT, COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

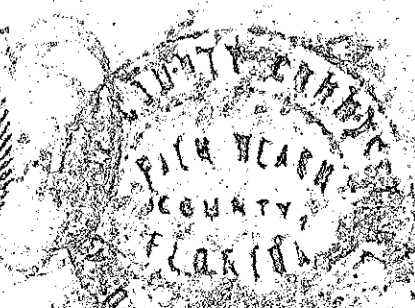
BY: *[Signature]*
DEPUTY CLERK

NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- TRACTS 2, 4, 5, 12, 15, 17 AND 20 ARE PROPOSED RESIDENTIAL HOUSING TRACTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS:
- PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS:
- FOUND PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS:
- BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE USED ON THE PLAT OF "POINCIANA PLACE PHASE III-A" (PB. 42 PGS. 58 & 59)

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA

SEAL COUNTY ENGINEER



Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	AUG. 1981
CHECKED		SCALE	
DRAWING NO.	61-P-039		

POINCIANA PLACE PHASE III C
A P.U.D.

33
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0299-002

SEAL POINCIANA VILLAGE, INC.

SEAL NOTARY PUBLIC

SEAL GULFSTREAM BANK, N.A.

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR