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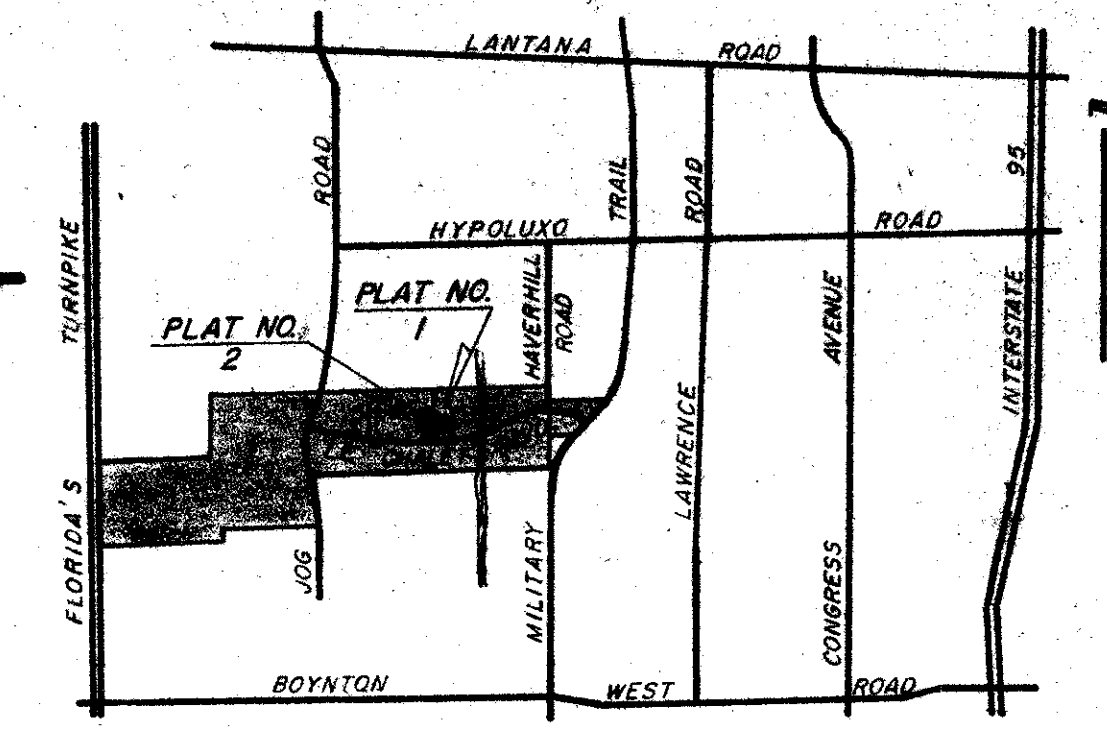
PARKWALK - PLAT NO. 2

BEING THE SEVENTH PLAT OF LE CHALET (P.U.D.)

SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

MARCH, 1983



VICINITY SKETCH
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10th day of NOVEMBER 1983, and duly recorded in Plat Book No. 46 on pages 164, 165 & 166.
JOHN B. DUNKLE, Clerk Circuit Court
By Jane R. Gaudy, D.C.

LE CHALET P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
I	31	166 & 167	42.35	0	42.35	0	
II-A	31	176 & 177	24.87	57	67.22	57	0.847
II-B	31	217, 218, 219	40.56	103	107.78	160	1.484
IV-A	34	22 & 23	21.69	55	129.47	215	1.660
IV-B	37	57, 58, 59, 60, 61, 62	105.66	175	234.936	390	1.660
V	44	77 & 78	12.215	0	247.151	390	1.577

PARKWALK DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	45	45, 46, 47, 48	68.00	92	263.415*	482	1.829
2			39.34	106	302.753	588	1.942

* Includes the Replatting of Tract "E" Plat No. IV-B

PARKWALK

DESCRIPTION - PLAT 2

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF "PARKWALK - PLAT NO. 1" AS RECORDED IN PLAT BOOK 45, PAGES 45 THRU 48, INCLUSIVE, WITH THE NORTH RIGHT OF WAY LINE OF LE CHALET BOULEVARD AS SHOWN ON "LE CHALET (P.U.D.) - PLAT NO. V" AS RECORDED IN PLAT BOOK 44, PAGES 77 AND 78, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID "PARKWALK - PLAT NO. 1" FOR THE NEXT 15 COURSES AS FOLLOWS: NORTH 32° 00' 34" EAST, FOR A DISTANCE OF 35.60 FEET; THENCE NORTH 13° 23' 34" WEST, FOR A DISTANCE OF 139.47 FEET; THENCE NORTH 02° 00' 58" WEST, FOR A DISTANCE OF 50.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, A CHORD OF 154.46 FEET BEARING NORTH 08° 28' 13" WEST, THROUGH A CENTRAL ANGLE OF 9° 50' 43" FOR A DISTANCE OF 154.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 867.30 FEET, THROUGH A CENTRAL ANGLE OF 8° 11' 11" FOR A DISTANCE OF 123.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 11° 44' 02" WEST, FOR A DISTANCE OF 52.14 FEET; THENCE NORTH 59° 15' 03" WEST, FOR A DISTANCE OF 36.87 FEET; THENCE NORTH 07° 51' 22" WEST, FOR A DISTANCE OF 60.68 FEET; THENCE NORTH 31° 04' 31" EAST FOR A DISTANCE OF 33.98 FEET; THENCE NORTH 11° 44' 02" WEST FOR A DISTANCE OF 57.49 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 24' 37" FOR A DISTANCE OF 163.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 15° 37' 37" FOR A DISTANCE OF 180.01 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, THROUGH A CENTRAL ANGLE OF 3° 46' 36" FOR A DISTANCE OF 48.12 FEET; THENCE NORTH 38° 27' 08" EAST ALONG A LINE RADIAL TO THE PRECEDING CURVE FOR A DISTANCE OF 80.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, BEING CONCENTRIC TO THE PRECEDING CURVE, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 51° 57' 29" FOR A DISTANCE OF 734.54 FEET TO A POINT OF TANGENCY; THENCE, HAVING DEPARTED FROM THE WEST LINE OF SAID "PARKWALK PLAT NO. 1", SOUTH 76° 29' 39" WEST, FOR A DISTANCE OF 428.44 FEET; THENCE SOUTH 13° 30' 21" EAST, FOR A DISTANCE OF 80.00 FEET; THENCE SOUTH 76° 29' 39" WEST, FOR A DISTANCE OF 301.63 FEET; THENCE SOUTH 13° 30' 21" EAST FOR A DISTANCE OF 599.04 FEET; THENCE SOUTH 47° 00' 00" EAST FOR A DISTANCE OF 415.83 FEET; THENCE SOUTH 30° 00' 00" EAST FOR A DISTANCE OF 296.70 FEET; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID LE CHALET BLVD. AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5367.05 FEET, A CHORD OF 1061.66 FEET BEARING NORTH 83° 05' 16" EAST, THROUGH A CENTRAL ANGLE OF 11° 35' 22" FOR A DISTANCE OF 1085.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.337 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS PARKWALK PLAT NO. 2 (BEING THE SEVENTH PLAT OF LE CHALET P.U.D.) LYING AND BEING IN SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREET SHOWN HEREON AS (PARKWALK DRIVE) IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- THE STREET SHOWN HEREON AS (PARKWALK CIRCLE WEST) IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- TRACTS "A-2" THROUGH "A-8" AS SHOWN HEREON ARE HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE SHORES AT PARKWALK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "A-2" THROUGH "A-8" ARE ALSO DRAINAGE AND UTILITY EASEMENTS.
- TRACTS "B-1" THROUGH "B-11" AS SHOWN HEREON ARE HEREBY DEDICATED FOR LANDSCAPING PURPOSES TO THE SHORES AT PARKWALK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS "D" AND "E" (LAKES) AS SHOWN HEREON ARE HEREBY DEDICATED FOR LAKE AND WATER RETENTION PURPOSES TO THE PARKWALK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "D" AND "E" ARE ALSO DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "F" AS SHOWN HEREON IS HEREBY DEDICATED FOR A BICYCLE AND PEDESTRIAN PATH TO THE PARKWALK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
BY: Marcus C. Hutchison, 15th DAY OF July, 1983, U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER
WITNESS: Marcus C. Hutchison, MARCUS C. HUTCHINSON, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS } SS.
COUNTY OF COOK }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JULY, 1983, BY MARCUS C. HUTCHINSON, VICE PRESIDENT OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP
MY COMMISSION EXPIRES: 3-20-86
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF VIRGINIA } SS.
CITY OF NORFOLK }
THE UNDERSIGNED HEREBY CERTIFIED 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 3477 AT PAGE 1853 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
BY: Thomas C. Leffew, FOURTH COMMERCE PROPERTIES CORP., A VIRGINIA CORPORATION
WITNESS: Thomas C. Leffew, THOMAS C. LEFFEW, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF VIRGINIA } SS.
CITY OF NORFOLK }

BEFORE ME, PERSONALLY APPEARED THOMAS C. LEFFEW, AS VICE PRESIDENT OF FOURTH COMMERCE PROPERTIES CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1983.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF VIRGINIA CITY OF NORFOLK

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS.
COUNTY OF DADE }

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3636, AT PAGE 1366, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3636, AT PAGE 1390, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
BY: Alberto Vadia, Jr., BOYNTON LAKES, INC., A FLORIDA CORPORATION
WITNESS: Alberto Vadia, Jr., ALBERTO VADIA, JR., PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
BY: Alberto Vadia, Jr., BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION
WITNESS: Alberto Vadia, Jr., ALBERTO VADIA, JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS.
COUNTY OF DADE }

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR., AS PRESIDENT OF BOYNTON LAKES INC., A FLORIDA CORPORATION AND BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF SEPTEMBER, 1983.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA COUNTY OF DADE

TITLE CERTIFICATION

STATE OF FLORIDA } SS.
COUNTY OF PALM BEACH }

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF SEPTEMBER 19, 1983, AT Two P.M., APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THAT THE REAL ESTATE TAXES FOR THE YEAR 1982 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGE ENCUMBRANCES OF RECORD.

DATE: 9-27-83 GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: Paul W. Gunster

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF November A.D. 1983.

By: Peggy B. Evans, PEGGY B. EVANS, CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF November A.D., 1983.

By: H.F. Kahlert, P.E., H.F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Elizabeth Richland, DEPUTY CLERK

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } SS.
COUNTY OF PALM BEACH }

I 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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Sept 30, 1983
By: Joseph M. Tucker, JOSEPH M. TUCKER, SURVEYOR, 2285 FLORIDA ST. SEASIDE, FLORIDA 32985

THIS INSTRUMENT WAS PREPARED BY ROSSI AND MALAVASI ENGINEERS, INC. IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC. 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33411. TELEPHONE: 737-6646

ROSSI AND MALAVASI ENGINEERS, INC.
WEST PALM BEACH, FLORIDA

PARKWALK PLAT NO. 2
IN 3 SHEETS SHEET NO. 1

Date: MARCH, 1983 Drawn: R. ANDERSON Scale: 1" = 50'
Checked: C. GOSS Job No.: 4215-83
File No.: S-1266-00

