

47/60

PARCEL 31 OF VIA VERDE P.U.D.

TOWN SWIM & RACQUET CLUB
BEING A PORTION OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

Prepared By: CRAIG A. SMITH & ASSOCIATES, CONSULTING ENGINEERS & SURVEYORS, CORAL SPRINGS, FLORIDA. BY: Frederick E. Conrod III, P.L.S. No 2816

60
STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
THIS PLAT WAS FILED FOR
RECORD AT 1:22 PM ON THE
27th DAY OF JANUARY
1983 AND DULY RECORDED IN
PLAT BOOK 47 PAGES 60 & 61.
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
John B. Dunkle
SHEET 1 OF 2 SHEETS

DESCRIPTION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ARVIDA CORPORATION a Delaware Corporation, owner of lands shown hereon being in Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida shown hereon as TOWN SWIM & RACQUET CLUB being more particularly described as follows:

Commence at the Southwest corner of said Section 23, thence North 00°38'57" West along the West boundary of said Section 23, a distance of 2592.93 feet; thence North 89°51'07" East, 348.02 feet to the POINT OF BEGINNING; thence continue North 89°51'07" East, 193.28'; thence northeasterly along the arc of a tangent curve, being concave to the Northwest, having a radius of 315.00 feet, a delta of 42°00'31", an arc distance of 230.95 feet; thence South 53°35'03" East, 717.53 feet; thence South 20°13'57" East, 539.04 feet; thence South 25°25'00" West, 225.00 feet; thence South 88°07'55" West, 504.14 feet; thence South 66°06'06" West, 54.65 feet to a point on the arc of a radially tangent curve; thence northwesterly along the arc of said curve, being concave to the Southwest, having a radius of 2391.33 feet, a delta of 01°29'52", an arc distance of 62.51 feet; thence tangent to said curve North 25°23'46" West, 1145.41 feet to the POINT OF BEGINNING (the last two (2) courses described being coincident with the East right-of-way line of St. Andrews Blvd. as shown on the plat entitled "VERDE TRAIL SOUTH AND ST. ANDREWS BOULEVARD OF VIA VERDE - P.U.D.", as recorded in Plat Book 35, Pages 190, 191 and 192, of the Public Records of Palm Beach County, Florida).

Said lands lying in Palm Beach County, Florida, containing 17.93 acres more or less. Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. The areas indicated as limited access easements as shown are dedicated to the Palm Beach County Board of County Commissioners for the purpose of control and jurisdiction over access rights.
- 2. The lake maintenance easements are hereby dedicated to the TOWN SWIM & RACQUET CLUB, its successors and assigns, and are the perpetual maintenance obligation of said association without recourse to Palm Beach County.
- 3. The non-exclusive use of the utility easements for the construction and maintenance of water, sewage, electrical, telephone, telecommunication and other public utility services, 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.
- 4. Parcels "A", "B" and "C" are for storm water retention and drainage and are hereby dedicated to the VIA VERDE HOMEOWNERS ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said association with out recourse to Palm Beach County.
- 5. Parcel "D" is privately owned and will be maintained by the owner without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by a Vice President and attested to by an Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of November 1983.

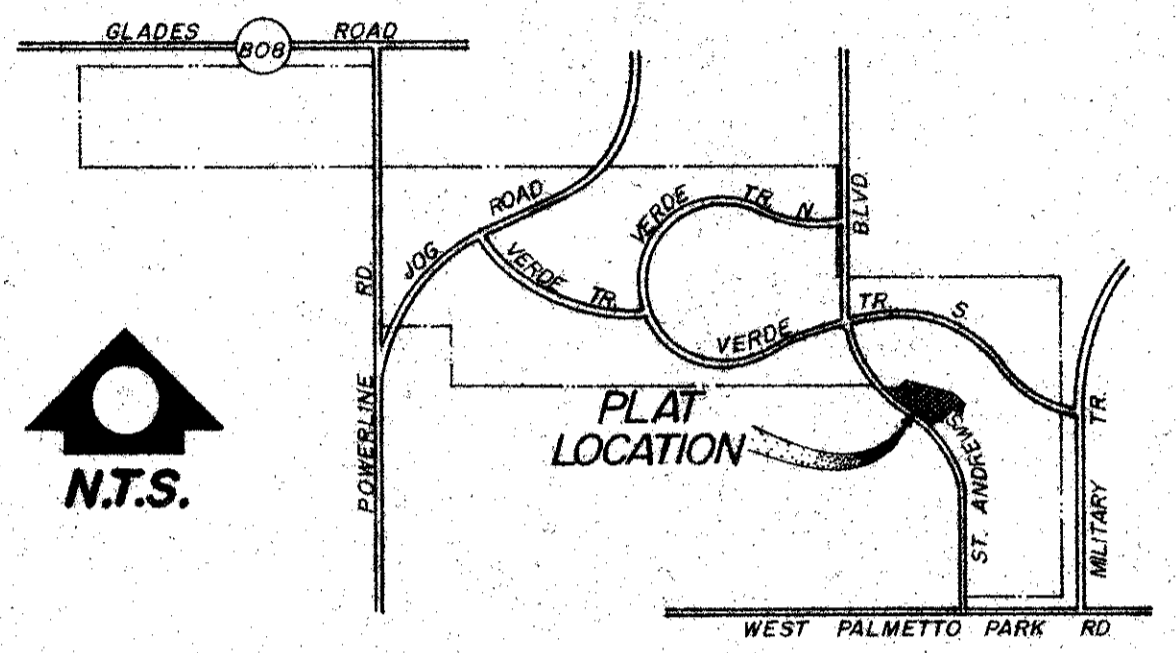
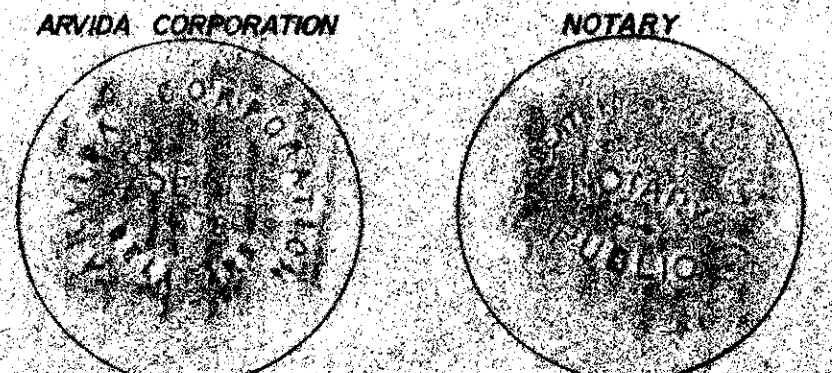
ARVIDA CORPORATION, a Delaware Corporation.
Attest *Jeri Poller* JERI POLLER Assistant Secretary
BY: *Norman A. Cortese* NORMAN A. CORTESE Vice President

MORTGAGEE'S CONSENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrances 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, lien, or other encumbrances which are recorded under O.R.B. 4086 Page 370 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 President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18th day of November, 1983.

RESORT DEVELOPMENT INVESTMENT CORPORATION
BY: *William Willy*



LOCATION MAP

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
Before me personally appeared Jeri Poller and Norman A. Cortese to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and attested to by the Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively, 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 the 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 16th day of November, A.D. 1983.

February 13, 1986
My Commission Expires
Stephen J. Williams
Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
We, Gold Coast Title Company, a title insurance company, duly licensed in the state of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to ARVIDA CORPORATION; that the current taxes have been paid and that we find the property is free of encumbrances.

11-21-83 Date
GOLD COAST TITLE COMPANY
J. HERMAN DANCE

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
Before me personally appeared *H. William Willy* to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President of the above named RESORT DEVELOPMENT INVESTMENT CORPORATION, a Florida 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 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 18th day of November, 1983.
February 13, 1986
My Commission Expires
Stephen J. Williams
Notary Public

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 20 day of December A.D. 1983

BY: *Ken Apellin*
KEN APELLIN
Chairman, Palm Beach County Board of County Commissioners

COUNTY ENGINEERS

This plat is hereby found to meet all requisite state and county laws and ordinances this 20 day of December A.D. 1983

BY: *H. F. Kahlert*
HERBERT F. KAHLERT
Palm Beach County Engineer

ATTEST: JOHN B. DUNKLE CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth Richards*
Deputy Clerk

SURVEYORS 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 Permanent Reference Monuments (P.R.M.s) have been placed as required by law and furthermore, that Permanent Control Points (P.C.P.s) will be set in accordance with the law after construction is complete 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. This instrument was prepared by: Frederick E. Conrod III, 3300 University Drive, Coral Springs, Florida.

Date: *Nov 16, 1983*
BY: *Frederick E. Conrod III*
FREDERICK E. CONROD III
Professional Land Surveyor
Florida Reg. No 2816

0323-015

