

THE COACH HOUSES OF TOWN PLACE

A PORTION OF PARCEL 33 - VIA VERDE P.U.D. A PORTION OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

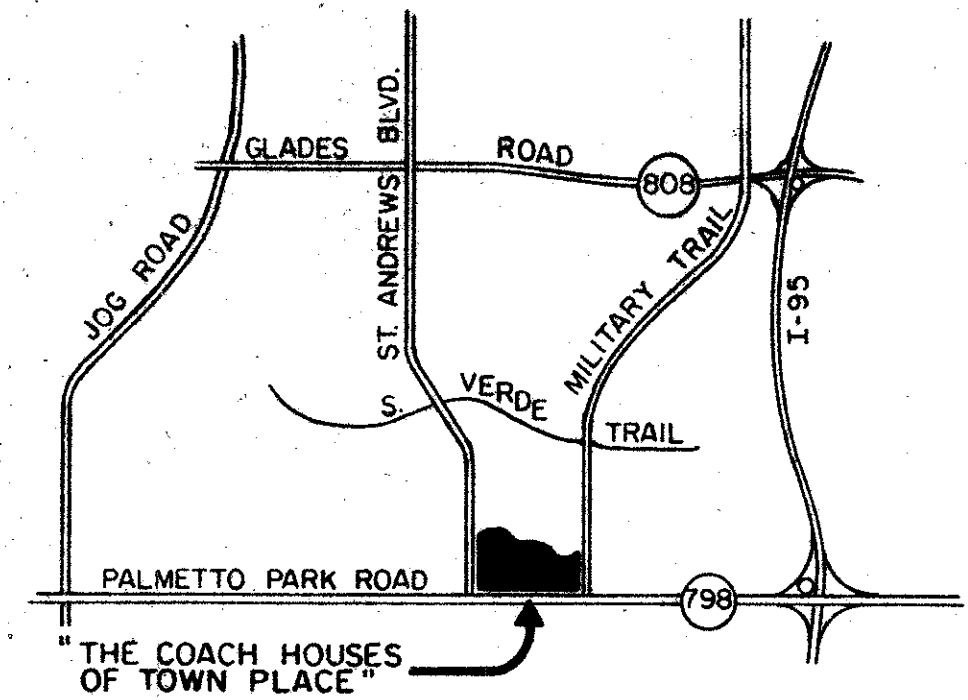
IN 2 SHEETS SHEET NO.1

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS and PLANNERS
660 S.W. 40th STREET MIAMI, FLORIDA



NOVEMBER, 1983

TITLE CERTIFICATION



LOCATION MAP NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH
This plat was filed for record at 10:30 AM this 10th day of May 1984, and duly recorded in Plat Book No. 48 on Pages 40-41.

JOHN B. DUNKLE Clerk Circuit Court

By: Dorothy White D.C.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6th day of April 1984 by Wade D. Key, President of S.C. LEXINGTON TOWN PLACE, INC., partner, on behalf of THE LEXINGTON TOWN PLACE JOINT VENTURE, a partnership.

WITNESS my hand and official seal this 6th day of April 1984
My commission expires 3/19/86

Dorothy White Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6th day of April 1984 by Edward E. Kirk, President of LEXINGTON HOMES OF FLORIDA, INC., partner, on behalf of THE LEXINGTON TOWN PLACE JOINT VENTURE, a partnership.

WITNESS my hand and official seal this 6th day of April 1984
My commission expires June 3, 1984

Louise A. Christie-White Notary Public

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 8 day of May 1984.

By: Ken Spillias Chairperson

Attest: JOHN B. DUNKLE, Clerk

By: Elizabeth Richards Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 8 day of May 1984.

By: H.F. Kahert County Engineer

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 Permanent Reference Monuments have been placed as required by law, that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the Required Improvements and further that the survey data comply with all the requirements of Part Chapter 77 Florida Statutes and the Minimum Technical Standards for Land Surveying in the State of Florida and ordinances of Palm Beach County, Florida.

THIS INSTRUMENT WAS PREPARED BY ROBERT L. GRAHAM, P.L.S. OF THE FIRM OF POST, BUCKLEY, SCHUH & JERNIGAN, INC. 6850 S.W. 4th ST. MIAMI FLA. 33157

Robert L. Graham Professional Land Surveyor

DEDICATION AND RESERVATIONS.

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that THE LEXINGTON TOWN PLACE JOINT VENTURE, a Florida general partnership, owner of land shown hereon, being a portion of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as THE COACH HOUSES OF TOWN PLACE being more particularly described as follows:

Commence at the Southwest corner of said Section 23; thence S89°54'32"E, along the Southerly line of said Section 23, for a distance of 1137.84 feet; thence N00°05'28"E, for a distance of 200.00 feet to a point on the Northerly right-of-way line of Palmetto Park Road and the Point of Beginning; thence N45°09'18"W for a distance of 117.58 feet to a point on the Easterly right-of-way line of St. Andrews Boulevard, as recorded in Official Record Book 3675, Page 1584, of the Public Records of Palm Beach County, Florida; thence N00°24'04"W for a distance of 269.08 feet; thence N07°21'33"W for a distance of 126.13 feet, along said Easterly right-of-way line, to a point on the arc of a circular curve to the left, whose radius point bears S86°35'52"W from the last described point, said point being further described as being on the Easterly right-of-way line of 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; thence Northerly and Westerly, along the arc of said curve, through a central angle of 169°51'52" and a radius of 2391.33 feet, for a distance of 703.67 feet to a point; thence N69°43'59"E for a distance of 87.78 feet; thence N55°56'10"E for a distance of 159.53 feet; thence N89°49'00"E for a distance of 132.89 feet to the Point of Curvature of a circular curve to the right having for its elements a central angle of 61°40'00" and a radius of 149.00 feet; thence Easterly and Southeasterly along the arc of said curve for a distance of 157.81 feet to the Point of Tangency; thence S29°30'00"E for a distance of 117.38 feet to the Point of Curvature of a circular curve to the left, having for its elements a central angle of 64°00'00" and a radius of 235.25 feet; thence Southeasterly along the arc of said curve for a distance of 262.78 feet to a Point of Reverse Curvature of a circular curve to the right having for its elements a central angle of 59°15'31" and a radius of 525.00 feet; thence Southeasterly along the arc of said curve for a distance of 542.99 feet to a Point of Reverse Curvature of a circular curve to the left having for its elements a central angle of 78°18'42" and a radius of 178.65 feet; thence Southeasterly, Easterly and Northeasterly along the arc of said curve for a distance of 244.18 feet to the Point of Tangency; thence N67°26'49"E a distance of 325.83 feet to a point on the West line of the Lake Worth Drainage District E-3 Drainage Easement; thence S00°28'03"E, along said West line, a distance of 821.24 feet to a point on the Northerly right-of-way line of Palmetto Park Road; thence N89°54'32"W, along said North right-of-way line, for a distance of 1499.09 feet to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. That tracts for private right of way purposes designated as Tracts "B" and "C" as shown are hereby dedicated to The Coach Houses of Town Place Condominium Association, Inc., in accordance with the Declaration of Condominium to be recorded, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
2. The buffer easement designated as Buffer Easement #1 as shown is hereby dedicated to the Via Verde Homeowners Association, Inc., for landscape areas, bicycle/pedestrian paths, and other proper purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
3. The buffer easement designated as Buffer Easement #2 as shown is hereby dedicated to the The Coach Houses of Town Place Condominium Association, Inc. for landscape areas, bicycle/pedestrian paths, and other proper purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
4. The tract for drainage and water management purposes designated as Tract "D" as shown is hereby dedicated to the Via Verde Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
5. The maintenance easement adjacent to Tract "D" as shown is hereby dedicated to the Via Verde Homeowners Association, Inc., for maintenance of said Tract "D" and other proper purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
6. The drainage easements as shown are hereby dedicated to the Via Verde Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County; provided, however, Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage easements servicing Saint Andrews Boulevard.
7. The lift station easement as shown is hereby dedicated to the City of Boca Raton Utility Department for proper purposes and is the perpetual maintenance obligation of said utility department.
8. The 5 foot limited access easement as shown is hereby dedicated to the Palm Beach County Board of County Commissioners for Control and Jurisdiction of access rights.
9. The tract for private ingress/egress purposes designated as Tract "E" as shown is hereby dedicated to The Coach Houses of Town Place Condominium Association, Inc., for ingress/egress purposes, drainage purposes, utility purposes and other proper purposes, in accordance with the Declaration of Condominium to be recorded and is the perpetual maintenance obligation of said Association, its successors or assigns without recourse to Palm Beach County.
10. The right of entry to, over and across all Tracts shown hereon for fire/life/safety is hereby granted to all agencies, requiring same, for proper purposes.

IN WITNESS WHEREOF, the above-named Florida general partnership has caused these presents to be signed by its partners this 6th day of April 1984.

THE LEXINGTON TOWN PLACE JOINT VENTURE, a Florida General Partnership

BY: LEXINGTON HOMES OF FLORIDA, INC. a Delaware corporation, its partner

Charles Weisheim Attest Ass't. Sec.

BY: Edward E. Kirk Edward E. Kirk, President

BY: S.C. LEXINGTON TOWN PLACE, INC., a Florida corporation, its partner

Wade D. Key Attest Sec. TREAS.

BY: Wade D. Key Wade D. Key, President

BROAD AND CASSEL

BY: Richard B. MacFarland Richard B. MacFarland for the firm

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned 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 Records Book 4041 at Page 452 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested by its Ass. Sec. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of April 1984.

ARVIDA CORPORATION a corporation of the State of Delaware

ATTEST: Yuri Pechter Asst. Sec. BY: Yvonne A. Cortese Vice President

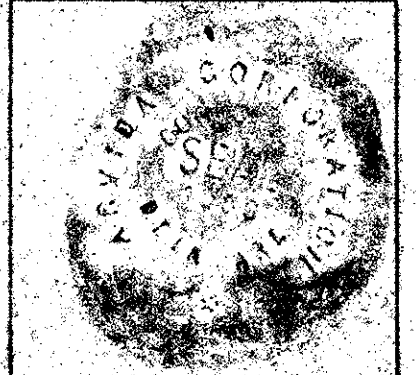
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

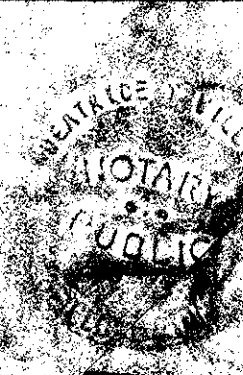
The foregoing instrument was acknowledged before me this 6th day of April 1984 by Yvonne A. Cortese and Yuri Pechter of ARVIDA CORPORATION, a Delaware corporation, on behalf of the corporation.

Witness my hand and official seal this 6th day of April 1984
My commission expires 1/1/86

ARVIDA CORP. SEAL



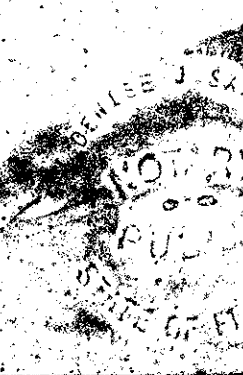
NOTARY SEAL



CITY FEDERAL SEAL



NOTARY SEAL



CITY FEDERAL SAVINGS AND LOAN ASSOCIATION A Federal Savings and Loan Association

IN WITNESS WHEREOF, the said association has caused these presents to be signed by its Vice President and attested by its Ass. Sec. and its seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of April 1984.

ATTEST: Madeline Williams BY: P.L. Collette

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6th day of April 1984 by Madeline Williams and Edward E. Kirk of CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federal Savings and Loan Association on behalf of the association.

Witness my hand and official seal this 6th day of April 1984
My commission expires 3/19/86

Dorothy White Notary Public

DRAWING NUMBER 48/40

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

0323-010

TOWN PLACE 40/40
The Coach Houses of