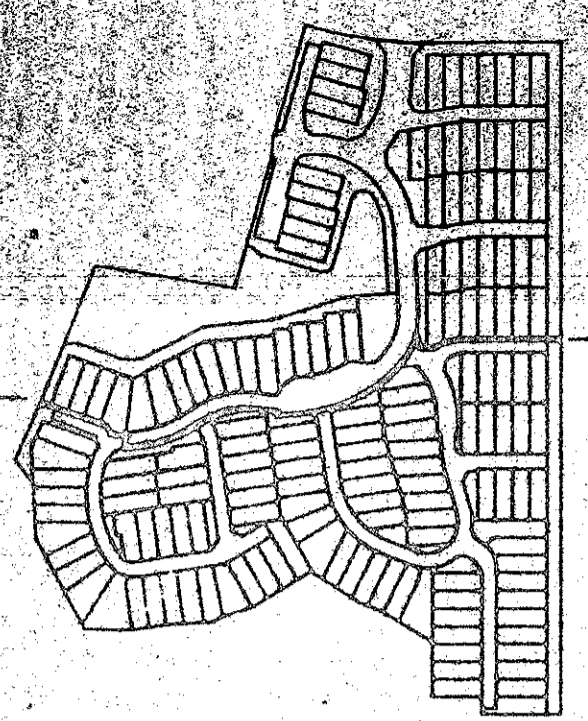


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WIMBLEDON VILLAS OF VIA VERDE - P. U. D.

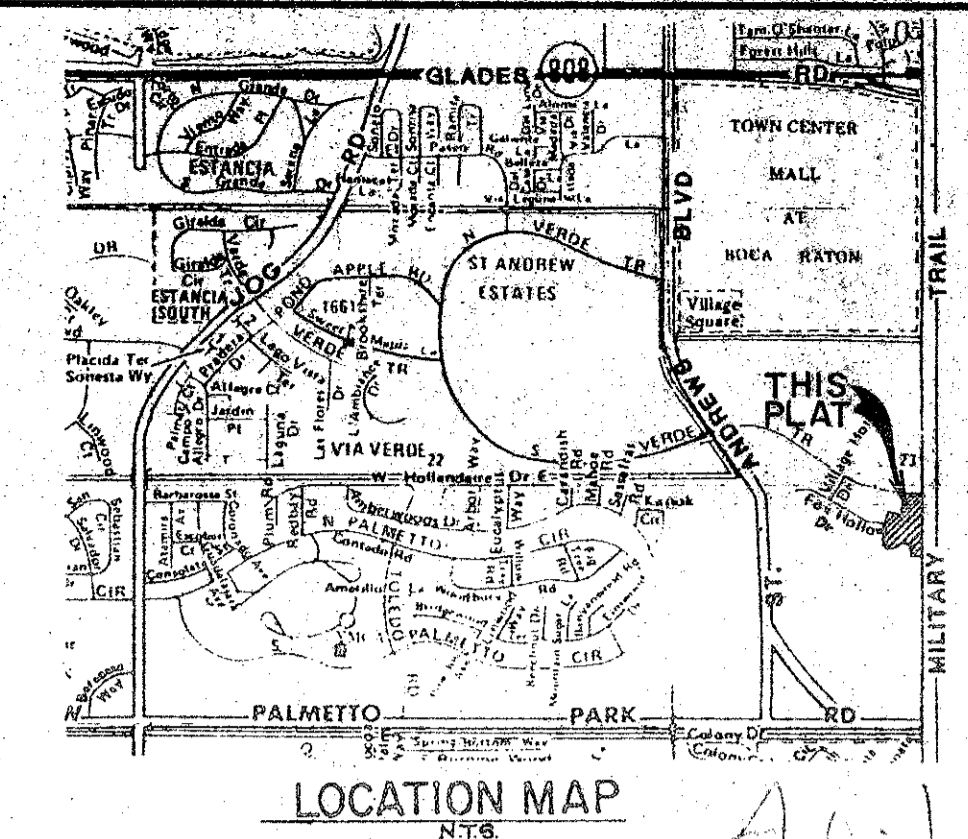
BEING A REPLAT OF PART OF PARCELS "A", "B", "D" AND FOX HOLLOW DRIVE OF TOWN PLACE, PHASE I OF VIA VERDE - P.U.D., RECORDED IN PLAT BOOK 42, PAGES 75, 76 AND 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

SHT. NO. 2
SHT. NO. 3



INDEX MAP

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1984



LOCATION MAP

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 9:30 AM, this 7th day of March, 1985, and duly recorded in Plat Book No. 42 on Pages 75, 76 & 77.
JOHN B. DUNKLE
Clerk Circuit Court
By: *[Signature]*

LAND USE

SINGLE FAMILY LOTS (160)	17.79 ACRES
OPEN SPACE	3.57 ACRES
RECREATION	0.23 ACRES
DRAINAGE	2.01 ACRES
60' RIGHT-OF-WAY	0.36 ACRES
42' RIGHT-OF-WAY	1.08 ACRES
ACCESS TRACTS	2.94 ACRES
TOTAL	27.98 ACRES

DENSITY 5.72 UNITS / ACRE

NOTES

- o denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

DESCRIPTION

Being a replat of part of PARCELS "A", "B", "D" and part of FOX HOLLOW DRIVE, all of TOWN PLACE, PHASE I OF VIA VERDE - P.U.D., recorded in Plat Book 42, Pages 75, 76 and 77 of the Public Records of Palm Beach County, Florida, together with a portion of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast Corner of said PARCEL "A" for the POINT OF BEGINNING of this description; thence South 00° 28' 03" East along the East Line of said PARCEL "A" and the southerly prolongation thereof, a distance of 1381.00 feet; thence South 89° 31' 57" West, a distance of 164.00 feet; thence North 00° 28' 03" West, a distance of 36.20 feet; thence South 65° 31' 57" West, a distance of 105.00 feet; thence North 00° 28' 03" West, a distance of 111.64 feet; thence North 59° 15' 00" West, a distance of 119.59 feet; thence North 30° 45' 00" West, a distance of 54.33 feet; thence North 59° 15' 00" West, a distance of 111.93 feet; thence South 72° 52' 45" West, a distance of 5.00 feet; thence South 59° 15' 00" West, a distance of 144.00 feet; thence South 72° 52' 45" West, a distance of 63.66 feet; thence South 59° 15' 00" West, a distance of 23.62 feet; thence South 86° 30' 00" West, a distance of 92.15 feet; thence South 81° 08' 45" West, a distance of 77.95 feet; thence North 88° 53' 32" West, a distance of 99.30 feet; thence North 29° 30' 00" West, a distance of 210.30 feet; thence North 03° 25' 50" West, a distance of 113.56 feet; thence North 36° 45' 20" West, a distance of 59.83 feet; thence North 23° 19' 53" East, a distance of 166.49 feet; thence North 21° 18' 20" East, a distance of 269.03 feet to a point on the Southerly Line of said PARCEL "D"; thence South 81° 11' 24" East along said southerly line, a distance of 293.71 feet; thence departing said Southerly Line, North 15° 14' 04" East, a distance of 286.82 feet; thence North 04° 38' 56" East, a distance of 42.75 feet; thence North 15° 37' 10" East, radial to a curve to be described, a distance of 234.00 feet to a point on the North Line of said PARCEL "A", said point lying on a curve concave to the Northeast having a radius of 934.65 feet and a central angle of 16° 05' 13"; thence Southeasterly along the arc of said curve, a distance of 282.42 feet; thence North 89° 31' 57" East along the tangent of said curve, a distance of 277.39 feet to the POINT OF BEGINNING; the last two (2) courses being the northerly boundary of said TOWN PLACE, PHASE I.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No buildings in any kind of construction shall be placed on Utility or Drainage Easements.

No structures trees or shrubs shall be placed on Drainage Easements.

Approval of landscaping on Utility Easements shall be only with approval of all utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 7 day of March, 1985

By: *[Signature]*
Kenneth M. Adams, Chairman

Attest: JOHN I. DUNKLE, Clerk
By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of March, 1985

By: *[Signature]*
H.F. Kahler, County Engineer

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS, that AHMANSON DEVELOPMENTS, a California Corporation, authorized to transact business in the State of Florida and doing business as Ahmanson Developments Company, the owner of the land shown hereon and described to the left under Description, to be known as WIMBLEDON VILLAS OF VIA VERDE - P. U. D., lying in part of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida has caused the land to be surveyed and platted as shown and do hereby dedicate as follows:

The Streets and Access Tracts "A, B, C, D, E, F, and H" as shown are for ingress, egress, private road purposes, the construction and maintenance of utilities and drainage including structures and lines and are hereby dedicated to the WIMBLEDON VILLAS AT TOWN PLACE, INC. and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County.

PARCELS "A, B, C, D, E, F, H, J, K, L, M, N, P, R, S and T" are for open space and recreation and are hereby dedicated to the WIMBLEDON VILLAS AT TOWN PLACE, INC. and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County.

PARCEL "U" is for water management and drainage purposes and is hereby dedicated to the VIA VERDE HOMEOWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County.

The Drainage Easements are for the purposes indicated and are hereby dedicated to the VIA VERDE HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County; The Utility Easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of Utilities.

The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named Corporation has caused these presents 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 4th day of FEBRUARY, 1985.

AHMANSON DEVELOPMENTS, a California Corporation, doing business in Florida as Ahmanson Developments Company
Attest: *[Signature]* SHIRLEY ELLIOTT, Assistant Secretary
By: *[Signature]* Charles Concibaugh, Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ACKNOWLEDGEMENT

BEFORE ME personally appeared Charles Concibaugh and Shirley Elliott, 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 AHMANSON DEVELOPMENTS, a California Corporation and severally acknowledged to and before me that they executed such instrument as President and Assistant Secretary 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 4th day of FEBRUARY, 1985.

My commission expires: MAY 27, 1985
[Signature]
Notary Public - State of CALIFORNIA

STATE OF FLORIDA
COUNTY OF PALM BEACH

TITLE CERTIFICATION

GOLD COAST TITLE COMPANY, a duly licensed Title Insurance Company 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 AHMANSON DEVELOPMENTS, a California Corporation; that the current taxes have been paid and that I find that there are no other encumbrances of record.

By: 7-6-85
[Signature]
J. Herman Dance, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Feb. 1, 1985, they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set 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, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of the Palm Beach County.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
[Signature]
Michael G. Purnmort, Professional Land Surveyor
Florida Registration No. 2720 Date: 2/7/85

STATE OF FLORIDA
COUNTY OF PALM BEACH

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on Feb. 11, 1985, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

GEE & JENSON - Engineers, Architects, Planners, Inc.
[Signature]
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: 2-11-85

