

# VIA ADDISON M.U.P.D. - PLAT No. 1

## A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

105

### DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT JENNAH BLOSSOM CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS VIA ADDISON M.U.P.D. - PLAT No. 1, BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING PARCEL "1" (3.81 ACRES MORE OR LESS), PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARING VALUE SOUTH 89°23'50" WEST BEING THE SOUTH BOUNDARY OF "THE PLAT OF POLO CLUB EQUESTRIAN CENTER", AS RECORDED IN PLAT BOOK 61, PAGE 166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF THE PLAT OF THE POLO CLUB EQUESTRIAN CENTER RECORDED IN PLAT BOOK 61, PAGE 166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°34'58" EAST ALONG A LINE WHICH IS 60 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, WHICH BEARS SOUTH 00°34'58" EAST ALONG A GRID BEARING FROM THE NORTH QUARTER CORNER OF SECTION 27, SAID QUARTER CORNER HAVING A PALM BEACH COUNTY COORDINATE VALUE OF 935431.321 EAST AND 766221.691 NORTH, A DISTANCE OF 705.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34'58" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE BY RESOLUTION BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RESOLUTION No. R-99-1965, RECORDED IN O.R.B. 11422, P. 919, A DISTANCE OF 655.50 FEET, INTERSECTING THE WESTERLY PROLONGATION OF THE NORTH BOUNDARY OF THE PLAT OF SAN MICHEL OF THE POLO CLUB RECORDED IN PLAT BOOK 64, PAGES 124 THRU 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°25'34" EAST ALONG SAID WESTERLY PROLONGATION OF THE PLAT OF SAN MICHEL OF POLO CLUB A DISTANCE OF 252.15 FEET TO THE NORTHWEST BOUNDARY OF SAID PLAT OF SAN MICHEL OF POLO CLUB; THENCE NORTH 00°18'40" WEST A DISTANCE OF 655.58 FEET TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY FOR MORIKAMI PARK ROAD, RECORDED IN OFFICIAL RECORD BOOK 3372, PAGE 128, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°24'42" WEST ALONG SAID SOUTH BOUNDARY LINE FOR MORIKAMI PARK ROAD, A DISTANCE OF 255.26 FEET TO THE POINT OF BEGINNING. CONTAINS 3.81± ACRES.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL "1", AS SHOWN HEREON, IS HEREBY RESERVED FOR JENNAH BLOSSOM CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PURPOSES, NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "A" AND "B" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO JENNAH BLOSSOM CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR FUTURE LANDSCAPE DEVELOPMENT, NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF February, 2000.

WITNESS: *[Signature]* BY: *[Signature]*  
 IRVING E. MILLER, VICE-PRESIDENT  
 JENNAH BLOSSOM CORP., A FLORIDA CORPORATION.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED IRVING E. MILLER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JENNAH BLOSSOM CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 14th DAY OF February, 2000.  
 MY COMMISSION EXPIRES: *[Signature]*  
 NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH BROWARD

THE UNDERSIGNED HEREBY 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 THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10710, PAGE 331 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF FEB, 1999-2000.

WITNESS: *[Signature]* BY: *[Signature]*  
 DENISE C. HENGELZ  
 SHARON K. SCHWARTZ  
 LYNDIA NAPOLITANO  
 (PRINT NAME) S.V.P.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH BROWARD

BEFORE ME PERSONALLY APPEARED LYNDIA NAPOLITANO WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.P. OF CITY NATIONAL BANK OF FLORIDA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

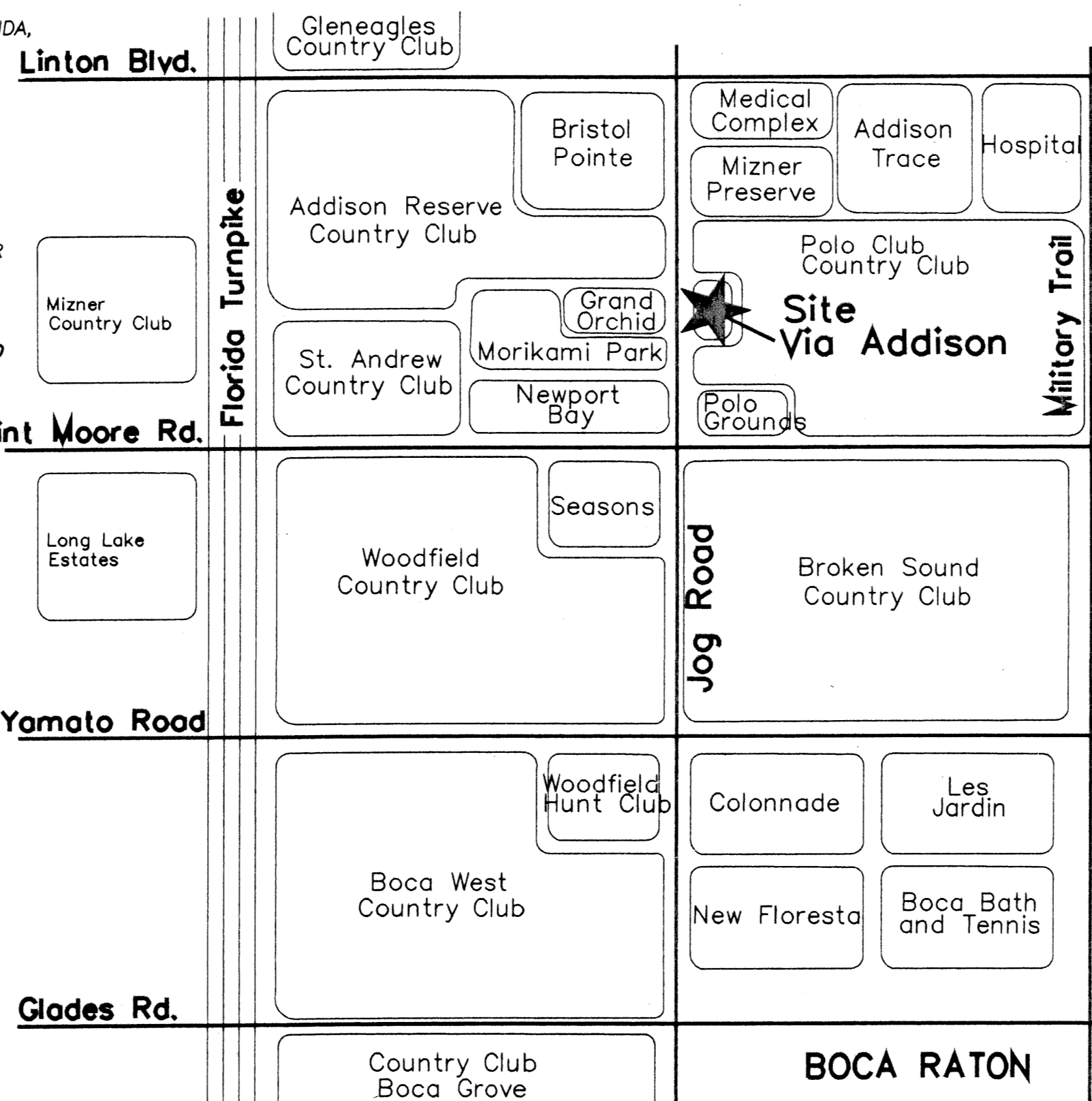
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF FEB, 1999-2000.  
 MY COMMISSION EXPIRES: 5-13-2002  
 DENISE C. HENGELZ  
 NOTARY PUBLIC

SHEET 1 OF 2  
 NOVEMBER 1999

### LAND USE

PARCEL "1" = 3.81± ACRES  
 ZONING PETITION No. PDD 99-021  
 TYPE USE = COMMERCIAL

SEC 27 TWP 46 RNG 42



LOCATION MAP  
 NOT TO SCALE

### TITLE CERTIFICATE

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, Joyce L. Elden, 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 IN JENNAH BLOSSOM CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: February 11, 2000

*[Signature]*  
 ATTORNEY-AT-LAW, LICENSED IN FLORIDA.

### COUNTY APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 23 DAY OF Feb, 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

DATED: Feb 23, 2000

*[Signature]*  
 GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES

- 1) BEARING DATUM: THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE PLAT OF POLO BAY EQUESTRIAN CLUB, RECORDED IN PLAT BOOK 61, PAGES 166-167.
- 2) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MIGHT BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 5) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 6) THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES INC., PROJECT/DRAWING No. 6538 WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 83/1990 ADJUSTMENT, AS READJUSTED BY PALM BEACH COUNTY, FLORIDA IN 1998.
- 7) PLAT POSITION AND ORIENTATION  
 A. COORDINATES SHOWN ARE GRID.  
 B. DATUM: NAD83 STATE PLANE TRANSVERSE MERCATOR.  
 C. ZONE: FLORIDA EAST.  
 D. SCALE FACTOR ALONG CENTRAL MERIDIAN = 1.0000306  
 E. STATE PLANE IN: U.S. SURVEY FEET.
- 8) GLOBAL POSITIONING DATA NOTES:  
 A. EQUIPMENT USED: 3 TRIMBLE 4000SSI (DUAL FREQUENCY RECEIVERS).  
 B. METHOD: "FAST- STATIC" GPS SURVEYING.  
 C. PROCESSING SOFTWARE: TRIMBLE'S WEIGHTED AMBIGUITY VECTOR ESTIMATOR (VERSION 2.2) & TRIMBLE'S TRIMNET PLUS (VERSION 92.11 REV.A1).  
 D. PALM BEACH CONTROL STATIONS USED: "BIKE", "LOWSON" & "STROLERS".  
 E. STATIONS HELD FIXED: "BIKE", "LOWSON" & "STROLERS".
- 9) PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  P.R.M. LB# 1746.
- 10) M.U.P.D. = MULTIPLE USE PLANNED DEVELOPMENT.

### SURVEYOR & MAPPER'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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 12/10/99

*[Signature]*  
 GEORGE C. PANOS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 CERTIFICATE No. 1676, STATE OF FLORIDA.

THIS SURVEY WAS PREPARED BY GEORGE C. PANOS, P.S.M., OF FLORIDA SURVEYING & MAPPING, INC., 470 SOUTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33415.

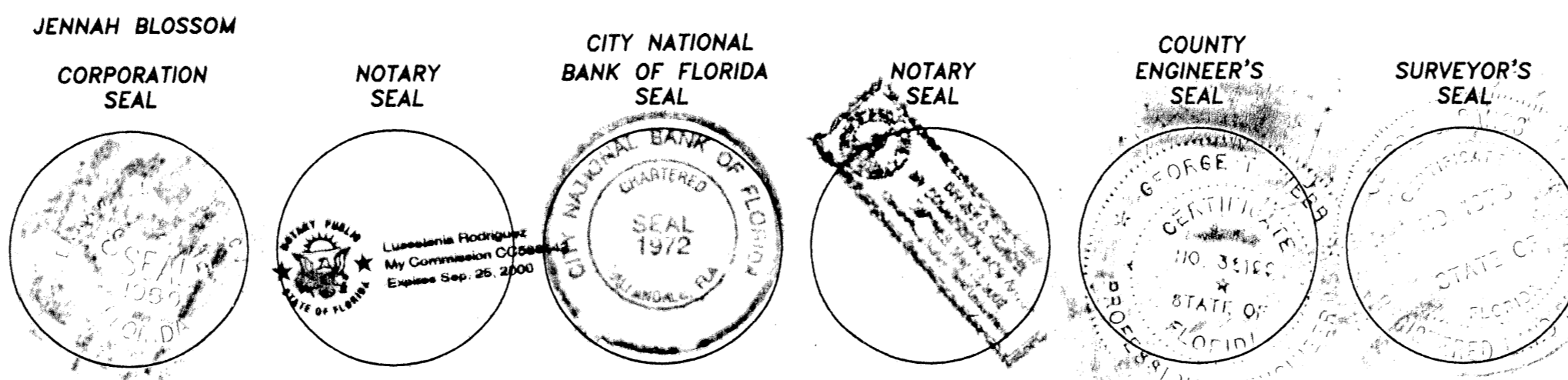
### VIA ADDISON M.U.P.D. - PLAT No. 1

DRAWN BY:	NAME	DATE	SCALE:	FIELD WORK:
REVISED BY:	R.S.	NOV./99	1" = 40'	G.P./R.S./E.P.
CHECKED BY:	G. PANOS			199-010 (PLAT)
FIELD BOOK:	2799		SHEET	1 OF 2

FLORIDA SURVEYING & MAPPING, INC.  
 REGISTERED LAND SURVEYORS  
 470 S. MILITARY TRAIL  
 WEST PALM BEACH, FLORIDA 33415  
 (561) 689-6414  
 LICENSED BUSINESS No. 1746

### REVISIONS

- 3.) REVISED 11/29/99
- 2.) REVISED 11/22/99
- 1.) REVISED 11/01/99



SUBDIVISION: Via Addison  
 PAGE: 105  
 FLOOD MAP # 215A  
 ZONING: B  
 MAP # 37  
 AC: 3.81  
 974  
 PLAT NAME: