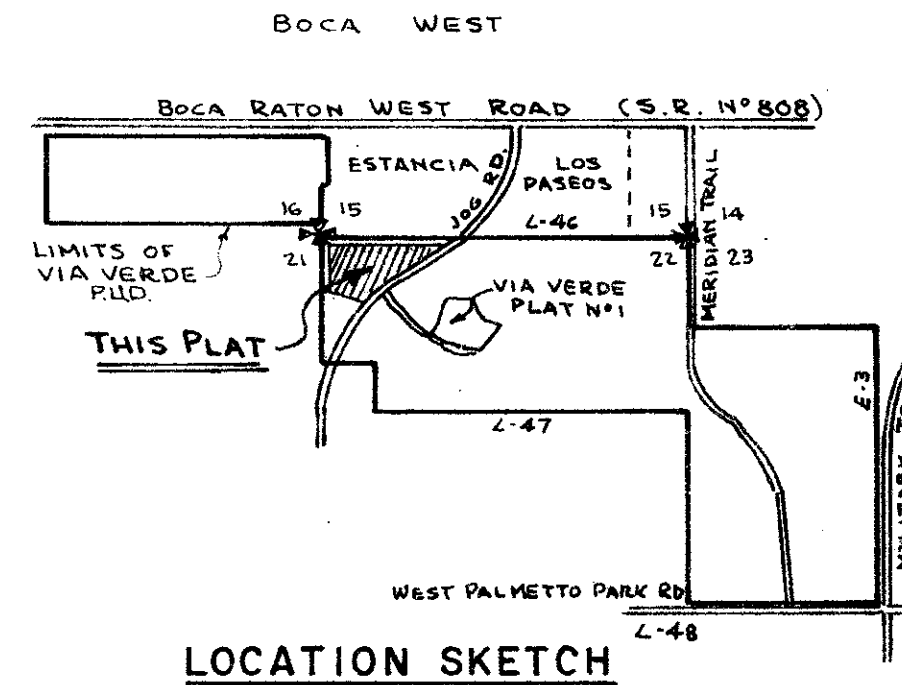


ESTANCIA III OF VIA VERDE

P.U.D.

IN PART OF SECTION 22, TWP. 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
SEPTEMBER 1976



105

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:50 A.M.
this 13 day of JAN, 1977,
and duly recorded in Plat Book No. 32
on page 105 and 106
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]*, D.C.

DESCRIPTION

A Parcel of land lying and being in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows, to wit:

Commencing at the Northwest Corner of said Section 22; thence N.89°44'44"E. along the North Line of said Section 22, a distance of 114.62 feet to the Southwest Corner of ESTANCIA as recorded in Plat Book 30, Pages 169 and 170, Public Records of Palm Beach County, Florida; thence S.00°48'57"E. along the East Right of Way Line of Old Power Line Road as recorded in Official Record Book 1512, Page 149 of said Public Records; a distance of 100.00 feet to the intersection of the South Right of Way Line of Lake Worth Drainage District Lateral No. 46 and the POINT OF BEGINNING of the hereinafter described ESTANCIA III OF VIA VERDE; thence N.89°44'44"E. along a line parallel with and 100 feet south of, the North Line of said Section 22, a distance of 1933.17 feet to a point on the northwesterly Right of Way Line of Jog Road as now laid out and in use and as described in Official Record Book 1799, Page 1422 of said Public Records, said point being on the arc of a curve concave to the northwest having a radius of 2195.65 feet and a central angle of 22°35'17" and whose tangent at this point bears N.42°01'25"E.; thence southwesterly along the arc of said curve, and said Right of Way Line, a distance of 865.60 feet to a point of reverse curvature; thence southwesterly along the arc of said curve and said Right of Way Line being concave to the southeast having a radius of 2313.88 feet and a central angle of 17°50'00"; a distance of 720.20 feet; thence N.76°06'00"W. making an angle with the tangent to the last described curve, measured from southwest to northwest, of 57°07'18", a distance of 659.56 feet to a point on the East Right of Way Line of said Old Power Line Road; thence N.00°48'57"W. along said East Right of Way Line, a distance of 751.06 feet to the POINT OF BEGINNING.

Containing 26.291 Acres, more or less.

SUBJECT to existing Easements of Record including a 15 foot Drainage Easement adjoining Jog Road.

45 S.F.D. Lots
26.291 Acres, more or less
0.584 Unit / Acre

NOTE

All bearings shown hereon are relative to an assumed meridian used throughout Boca West.
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
Easements are for Public Utilities, unless otherwise noted.
○ denotes Permanent Control Point.
● denotes Permanent Reference Monument.
Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
Utility Easements over all Tracts shown hereon for Road Purposes.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida, and that, in my opinion (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1976 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

[Signature]
H. WILLIAM WALKER, JR.
Date: DECEMBER 5, 1976

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 11 day of JANUARY, 1977.

By: *[Signature]*
Chairman

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County Laws and Ordinances.

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

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, owner of all land shown and described hereon and on the Master Plan of "VIA VERDE" a Planned Unit Development, on file in the Planning, Zoning and Building Department, of Palm Beach County, Florida, has caused the land shown hereon to be surveyed, subdivided and platted as shown, to be known as ESTANCIA III OF VIA VERDE-P.U.D. The non-exclusive use of the easements for the construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunication, gas and other public utility service, 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. The tracts for private road purposes as shown hereon are hereby dedicated to the VIA VERDE HOMEOWNERS' ASSOCIATION and are the perpetual maintenance obligation of said Association. Tracts A and B are Open Space, Drainage and/or Buffer Areas and are dedicated to VIA VERDE HOMEOWNERS' ASSOCIATION and are the perpetual maintenance obligation of said Association. The areas indicated as Limited Access Easements as shown are dedicated to the Board of County Commissioners for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said 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 22 day of October, 1976.

ARVIDA CORPORATION

Attest: *[Signature]* Assistant Secretary By: *[Signature]* Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, 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 ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, of said Corporation, and 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 22 day of October, 1976.

[Signature]
Notary Public

My Commission expires: October 31, 1977

0323-316

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 the survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees listed with Palm Beach County for the required improvements and that the survey complies with all requirements of Chapter 177 Florida Statutes, as amended, and Ordinance 73-4 of Palm Beach County, Florida.

[Signature]
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 233

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM G. WALLACE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida

ESTANCIA III
VIA VERDE

39
22/47/142
105