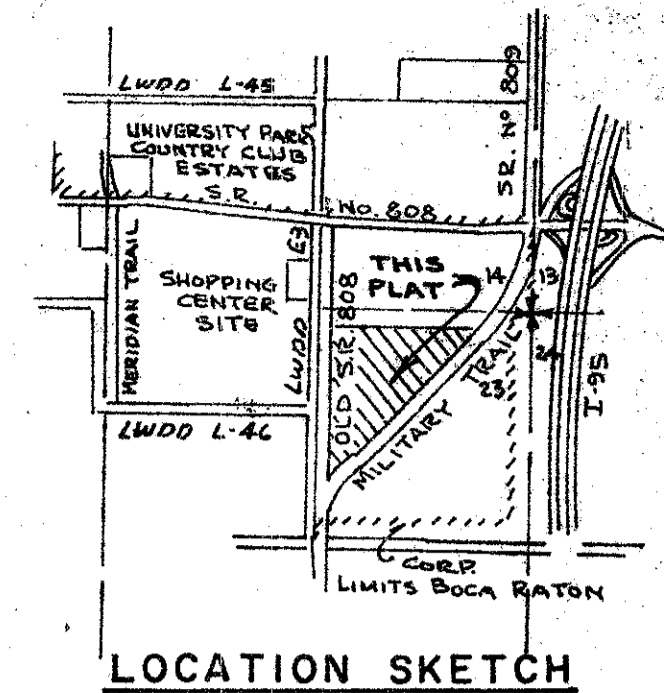


# "ARVIDA BUSINESS PLAZA"

IN PART OF SECTION 23, 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  
FEBRUARY 1977



14

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
This Plat was filed for record on the 21<sup>st</sup> day of February, 1977,  
and duly recorded in Plat Book No. 27,  
on page 14+15  
JOHN B. DUNKLE, Clerk Circuit Court  
By Sally J. Ware D.C.

## DESCRIPTION

A Parcel of land lying in part of the Northeast Quarter 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 Section 23; thence S.89°30'16"W. along the North Line of said Section 23, a distance of 364.63 feet to a point on the Westerly Right-of-Way Line of Military Trail (State Road No. 809) as recorded in Road Plat Book 4, Pages 139 to 142, inclusive, Public Records of Palm Beach County, Florida, said point being on the arc of a curve concave to the northwest having a radius of 1577.02 feet and a central angle of 06°26'54" and whose tangent at this point bears N.36°43'32"E.; thence southwesterly along the arc of said curve, a distance of 177.49 feet to a point 135 feet south of, measured at right angles to, the North Line of said Section 23 and the POINT OF BEGINNING of this description; thence continue on the southwesterly extension of the same curve, through an angle of 11°20'11", a distance of 312.02 feet; thence S.54°30'37"W. along the tangent to said curve, a distance of 1302.67 feet to the beginning of a curve concave to the southeast having a radius of 1969.86 feet and a central angle of 34°23'19"; thence southwesterly and southerly along the arc of said curve, a distance of 1182.30 feet to a point on the East Right-of-Way Line of Old State Road No. 808 as recorded in Official Record Book 1737, Page 200 of said Public Records; thence N.00°23'59"W. along said East Right-of-Way Line, making an angle with the tangent to the last described curve, measured from southwest to north, of 159°28'43", a distance of 1870.16 feet; thence N.89°30'16"E., parallel with and 135 feet south of, the North Line of said Section 23, a distance of 2014.33 feet to the Westerly Right-of-Way of said Military Trail and the POINT OF BEGINNING.

Containing 36.181 Acres, more or less.

## NOTES

- denotes Permanent Reference Monument
  - denotes Permanent Control Point
- 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.
- All bearings shown hereon are based on an assumed meridian used throughout Boca West and Via Verde.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of all land shown and described hereon has caused the same to be surveyed, subdivided and platted as shown, to be known as "ARVIDA BUSINESS PLAZA". The non-exclusive use of the easements for the construction and maintenance of water, sewage, landscaping, 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 road purposes 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 proper purposes, along with the Limited Access Easements for 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 12<sup>th</sup> day of July, 1977.

ARVIDA CORPORATION

Attest: William J. Drury Assistant Secretary By: Norman A. Cortese Vice President

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55

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 1977 have been paid, and (3) said land is encumbered by the mortgage shown hereon, and that I find all mortgages are shown and are true and correct.

H. William Walker, Jr.  
H. WILLIAM WALKER, JR. - Attorney at Law licensed in Florida

## MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55

The undersigned hereby certify that it is the holder of a mortgage upon the hereon described property and does hereby join in and consents to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its Mortgage which is recorded in Official Record Book 1721, Page 932, Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, the undersigned Corporation, as Trustee for ESHLEMAN TRUST NO. 1, has caused these presents to be signed by its Trust Officer and attested by its TRUST OFFICER and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 21<sup>st</sup> day of October, 1977.

FIRST BANK AND TRUST CO. OF BOCA RATON, a Florida Corporation  
as TRUSTEE for ESHLEMAN TRUST NO. 1

Attest: James H. Moore TRUST OFFICER By: Carmine N. Figlio Vice President and TRUST OFFICER

## ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH 55

The foregoing instrument was acknowledged before me, this 21<sup>st</sup> day of October, 1977 by Carmine N. Figlio and Sally J. Ware, respectively, of FIRST BANK AND TRUST CO. OF BOCA RATON, a Florida Corporation, as TRUSTEE for ESHLEMAN TRUST NO. 1, on behalf of said Corporation

My Commission expires: March 15, 1980 Margaret S. Cobb Notary Public

## COUNTY APPROVAL

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 31 day of January, 1978

By: Reggie Evans  
Reggie Evans, Chairman

## ATTEST:

JOHN B. DUNKLE, Clerk

By: Margaret S. Cobb  
Deputy Clerk

This plat is hereby approved for record, this 31 day of January, 1978

By: William G. Wallace, Jr.  
Professional Land Surveyor

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55

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 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 12<sup>th</sup> day of July, 1977.

Grace M. Weiler  
Notary Public

My Commission expires: October 31, 1977

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55

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 and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.  
Professional Land Surveyor  
Florida Registration No. 2283

This instrument was prepared by:  
William G. Wallace, Jr.  
2115 Oklawaha Boulevard  
West Palm Beach, Florida

ARVIDA BUSINESS PLAZA

1000-120  
34/14

17/47/42

12-15-77