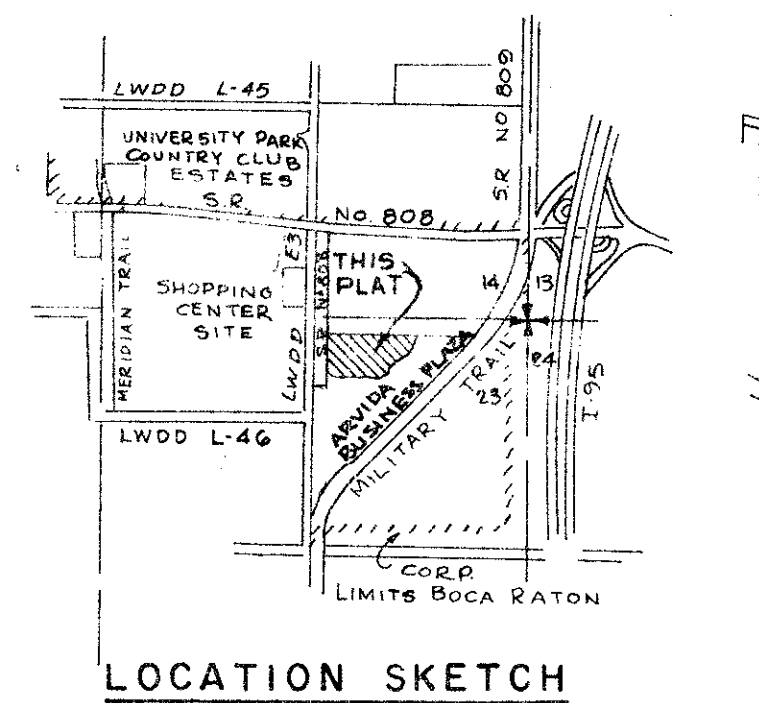


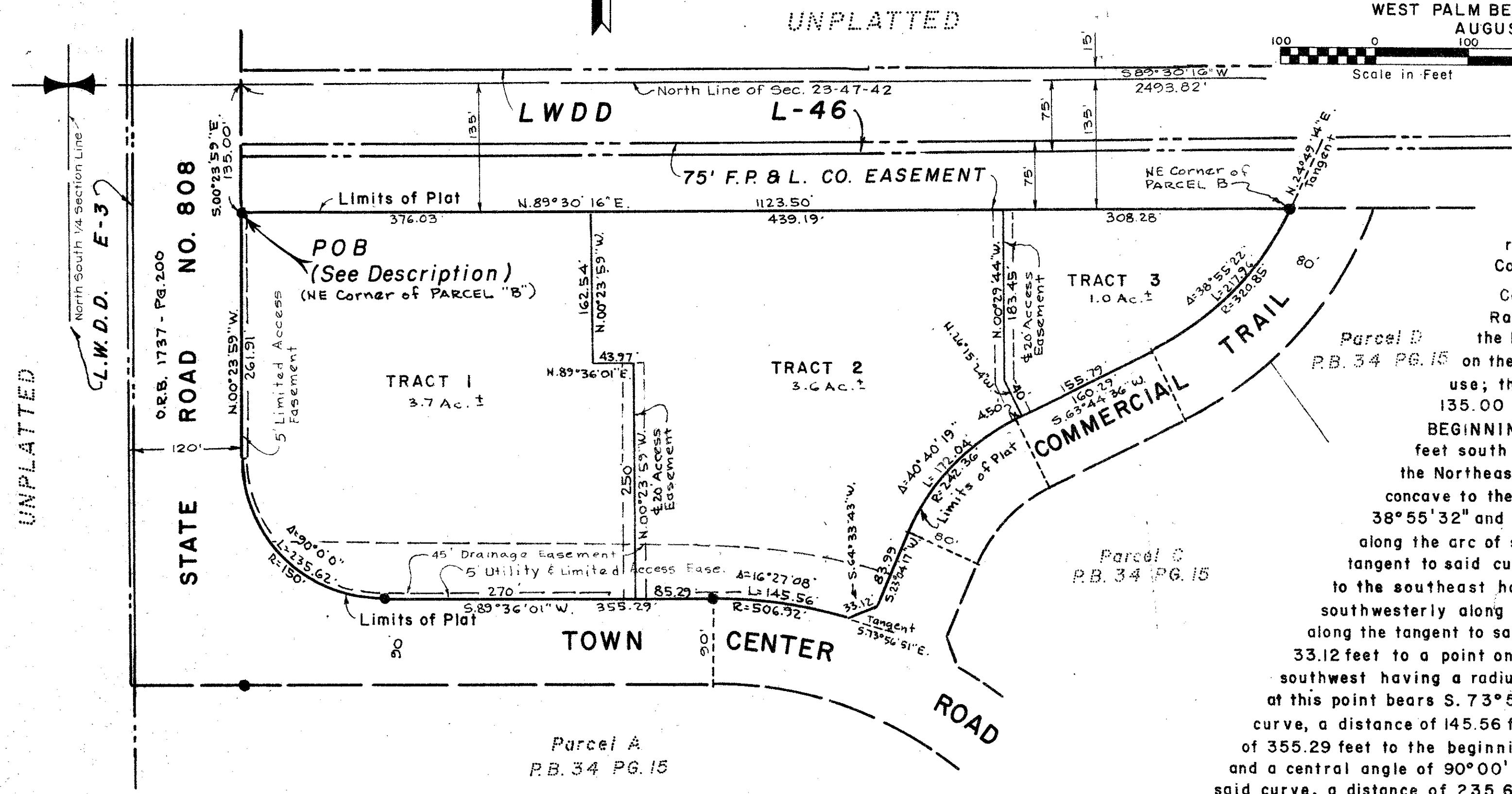
# REPLAT OF PARCEL B "ARVIDA BUSINESS PLAZA" IN PART OF SECTION 23, TWP. 47 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA

Being a REPLAT of all of Parcel B, "ARVIDA BUSINESS PLAZA"  
as recorded in Plat Book 34, Pages 14 and 15, Public Records of Palm Beach County, Florida

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
AUGUST 1978



STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
This Plat was filed for record at 10:11 A.M.  
this 13th day of August, 1978,  
and duly recorded in Plat Book No. 34  
on page 81  
JOHN B. DUNKLE, Clerk Circuit Court  
By *[Signature]*, D.C.



### DESCRIPTION

Being a Replat of all of Parcel B, "ARVIDA BUSINESS PLAZA" as recorded in Plat Book 34, Pages 14 and 15, Public Records of Palm Beach County, Florida, being more particularly described as follows:  
Commencing at the Northeast Corner of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida; thence S. 89°30'16"W along the North Line of said Section 23, a distance of 2493.82 feet to a point on the East Right of Way Line of State Road No. 808 as now laid out and in use; thence S. 00°23'59"E along said East Right of Way Line, a distance of 135.00 feet to the Northwest Corner of said Parcel B and the POINT OF BEGINNING of this description; thence N. 89°30'16"E, parallel with and 135 feet south of, the North Line of said Section 23, a distance of 1123.50 feet to the Northeast Corner of said Parcel B, said Corner being on the arc of a curve concave to the northwest having a radius of 320.85 feet and a central angle of 38°55'32" and whose tangent at this point bears N. 24°49'14"E.; thence southwesterly along the arc of said curve, a distance of 217.96 feet; thence S. 63°44'36"W along the tangent to said curve, a distance of 160.29 feet to the beginning of a curve concave to the southeast having a radius of 242.36 feet and a central angle of 40°40'19"; thence southwesterly along the arc of said curve, a distance of 172.04 feet; thence S. 23°04'17"W along the tangent to said curve, a distance of 83.99 feet; thence S. 64°33'43"W, a distance of 33.12 feet to a point on a curve, being the North Line of Town Center Road, concave to the southwest having a radius of 506.92 feet and a central angle of 16°27'08" and whose tangent at this point bears S. 73°56'51"E.; thence northwesterly and westerly along the arc of said curve, a distance of 145.56 feet; thence S. 89°36'01"W along the tangent to said curve, a distance of 355.29 feet to the beginning of a curve concave to the northeast having a radius of 150 feet and a central angle of 90°00'00"; thence westerly, northwesterly and northerly along the arc of said curve, a distance of 235.62 feet; thence N. 00°23'59"W, a distance of 261.91 feet to the POINT OF BEGINNING.

SUBJECT to Existing Easements of Parcel B, "ARVIDA BUSINESS PLAZA".

THIS PLAT CONTAINS 8.3 ACRES, ±

### NOTES

- denotes Permanent Reference Monument
- 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.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
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 1978 have been paid, and (3) said land is not encumbered by the lien of any mortgage.

*[Signature]*  
H. WILLIAM WALKER, JR. - Attorney at Law licensed in Florida  
Date: 10-3-78

### COUNTY APPROVAL

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this  
9 day of JAN, 1978.

By: *[Signature]*  
Roggy B. Eratt - Chairman  
Bill Bailey

ATTEST: JOHN B. DUNKLE

By: *[Signature]*  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record, this  
7 day of JAN, 1978.

By: *[Signature]*  
H. P. Kohler, County Engineer

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
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 REPLAT OF PARCEL B "ARVIDA BUSINESS PLAZA". The non-exclusive use of the easements for construction and maintenance of water, sewage, landscaping, electrical, drainage, telephone, telecommunications, 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.  
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 16th day of August, 1978.

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

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM J. DRURY, 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 16th day of AUGUST, 1978.

*[Signature]*  
Notary Public

My Commission expires: February 13, 1982

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
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 that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

23/47/42

*[Signature]*  
Registered Land Surveyor  
Florida Certificate No. 2283

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

36/81

ARVIDA BUSINESS PLAZA