

86/98

A PART OF VIA VERDE P.U.D. TOWN PLACE CLUB VILLAS BEING A PORTION OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

98
STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
THIS PLAT WAS FILED FOR
RECORD AT 9:43 AM ON THE
3 DAY OF March
1983 AND DULY RECORDED IN
PLAT BOOK 95 PAGES 98-101
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
BY: Lyle Shireffs Jr.
SHEET 1 OF 4 SHEETS

Prepared By: CRAIG A. SMITH & ASSOCIATES, CONSULTING ENGINEERS & SURVEYORS, CORAL SPRINGS, FLORIDA. By: Edward Mizo, P.L.S. No. 3376.

DESCRIPTION & DEDICATION:

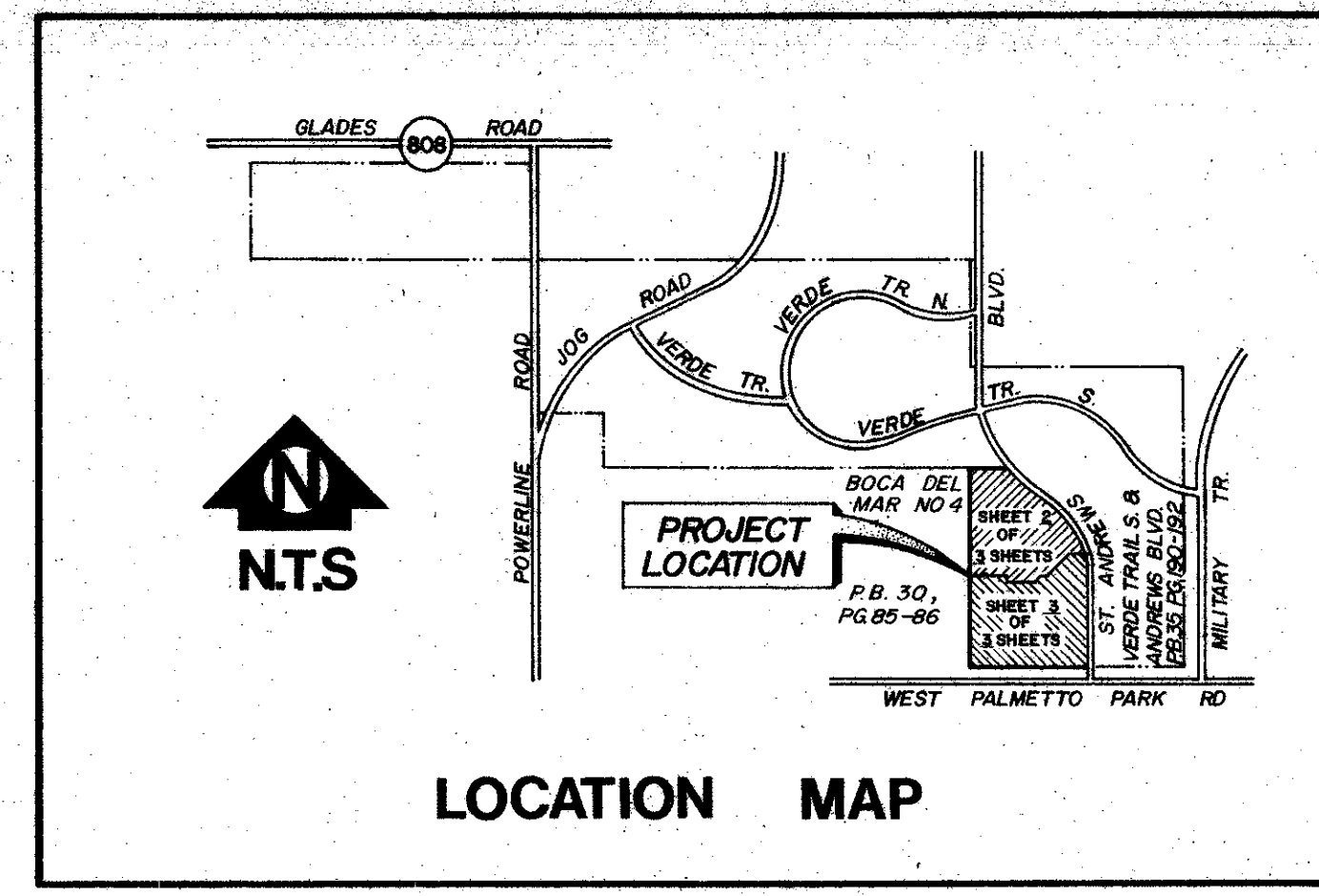
Know all men by these presents that ARVIDA CORPORATION a Delaware Corporation, owner of the land shown hereon, being Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as TOWN PLACE CLUB VILLAS being more particularly described as follows:

A portion of Section 23, Township 47 South, Range 42 East, more particularly described as follows:
BEGINNING at the intersection of the North right-of-way line of Palmetto Park Road and the West boundary of the Southwest one-quarter (S.W. 1/4) of said Section 23 as shown on Verde Trail South and St. Andrews Boulevard of Via Verde P.U.D., according to the plat thereof, as recorded in Plat Book 35, Pages 190 thru 192 inclusive, of the Public Records of Palm Beach County, Florida; thence North 00°38'57" West along the West boundary of the Southwest (S.W. 1/4) of said Section 23, a distance of 2412.91 feet to a point on a line 80.00 feet South of and parallel with the North line of the Southwest one-quarter (S.W. 1/4) of said Section 23; thence North 89°51'07" East along said line 206.09 feet to a point on the westerly right-of-way line of St. Andrews Boulevard as shown on said plat; thence South 25°23'46" East, 1224.12 feet; thence southeasterly along the arc of a tangent curve, being concave to the Southwest, having a radius of 2271.33 feet, a delta of 24°59'42", or arc distance of 990.86 feet; thence tangent to said curve South 00°24'04" East, 325.51 feet; thence South 44°50'42" West, 35.51 feet to a point on the North right-of-way line of said Palmetto Park Road (the last four (4) courses described being coincident with the westerly right-of-way line of said St. Andrews Boulevard); thence North 89°54'32" West along said right-of-way line 900.42 feet to the POINT OF BEGINNING.

- Said lands lying in Palm Beach County, Florida, containing 38.083 acres more or less.
Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
- The areas indicated as limited access easements as shown are dedicated to the Palm Beach County Board of County Commissioners for the purpose of control and jurisdiction over access rights.
 - The drainage and lake maintenance easements are hereby dedicated to the TOWN PLACE CLUB VILLAS ASSOCIATION INC., its successors and assigns, and are the perpetual maintenance obligation of said association.
 - The non-exclusive use of the utility easements for the construction and maintenance of water, sewage, electrical, telephone, telecommunication and other public utility services, 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.
 - This emergency access easement is hereby dedicated to the perpetual use of the public for the use of emergency vehicles only.
 - Parcel "R", the Recreation Area as shown is hereby dedicated to the TOWN PLACE CLUB VILLAS ASSOCIATION INC., its successors and assigns, and is the perpetual maintenance obligation of said association.
 - Parcels "F", "G", "H" and "I" are for storm water retention and drainage and are hereby dedicated to the VIA VERDE HOMEOWNERS ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said association.
 - Parcels "A" and "B" and "C" and "D" for open space and/or buffer areas are hereby dedicated to the TOWN PLACE CLUB VILLAS ASSOCIATION, INC., its successors assigns, and are the perpetual maintenance obligation of said association.
 - Parcel "P" as shown hereon is for private ingress and egress, drainage and utilities and is hereby dedicated to the TOWN PLACE CLUB VILLAS ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said association.
 - Parcels "T", "U", "V" and "W" are for landscaping, open space and utilities and are hereby dedicated to the TOWN PLACE CLUB VILLAS ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said association.
 - Parcels "K", "L", "M" and "N" are for private ingress and egress, drainage and utilities and are hereby dedicated to the TOWN PLACE CLUB VILLAS ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by a Vice President and attested to by a Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of January, 1983.

ARVIDA CORPORATION, a Delaware Corporation.
Attest: Larry C. Matzick Vice President
BY: Norman A. Cortese Vice President



APPROVAL - PALM BEACH COUNTY, FLORIDA.
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 1 day of March, 1983.
BY: Peggy B. Watt
PEGGY B. WATT
Chairman, Palm Beach County
Board of County Commissioners

COUNTY ENGINEERS
This plat is hereby approved for record this 1 day of March, 1983.

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
Before me personally appeared Larry C. Matzick and Norman A. Cortese to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and attested to by the Vice President of the above named ARVIDA CORPORATION, a Delaware Corporation and severally acknowledged to and before me that they executed such instrument as such Vice President and Vice President respectively, of said corporation, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation. WITNESS my hand and official seal this 11th day of January, AD, 1983.

Notary Public, State of Florida
My Commission Expires Feb. 23, 1985
G. H. Finkbe Jr.
My Commission Expires
Notary Public

BY: Herbert E. Kammert
County Engineer. Assoc.
G. H. Finkbe Jr.

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

BY: Elizabeth Richards
Deputy Clerk

TITLE CERTIFICATE

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
We, State Title And Abstract Company, Inc. a title insurance company, duly licensed 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 ARVIDA CORPORATION; that the current taxes have been paid, and that we find the property is free of encumbrances.

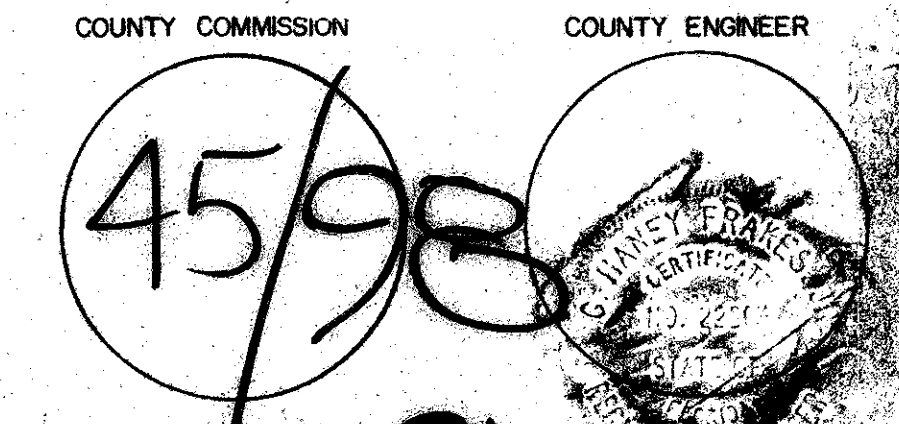
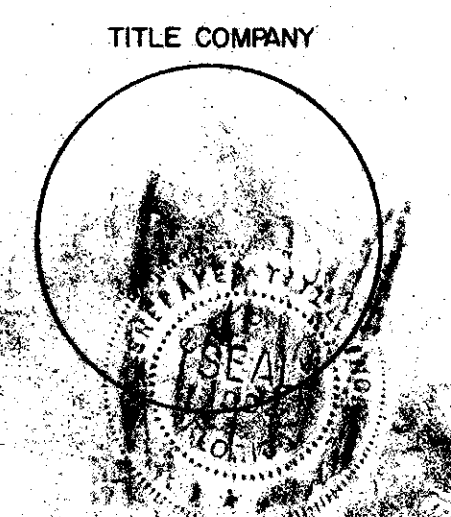
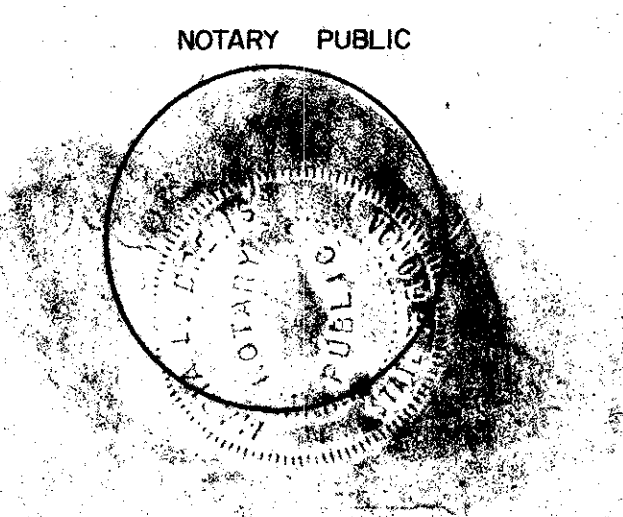
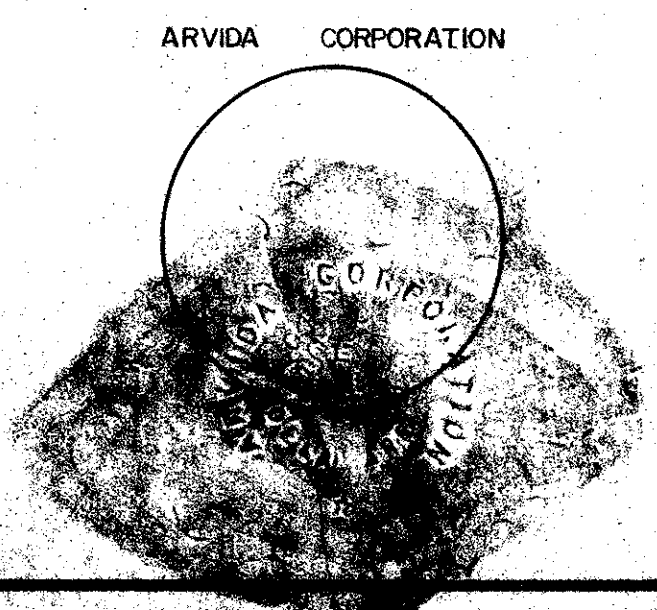
STATE TITLE AND ABSTRACT COMPANY, INC.
Date: 1/12/83
Richard M. Brannon, Vice President

SURVEYORS 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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and furthermore, that Permanent Control Points (P.C.P.'s) will be set in accordance with the law after construction is complete and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
This instrument was prepared by: Edward Mizo, 3300 University Drive, Coral Springs, Florida.

Date: January 11th, 1983.
BY: Edward Mizo
Edward Mizo
Professional Land Surveyor
Florida Reg. No. 3376

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS



23147/42
RS-Pud
Imp 11
FS-36 249. D.U.
\$164. Multi
FH-10/10
Pats Hornes
Pch 81-171
app'd 5/11/82
Eph 6

TOWN PLACE CLUB VILLAS