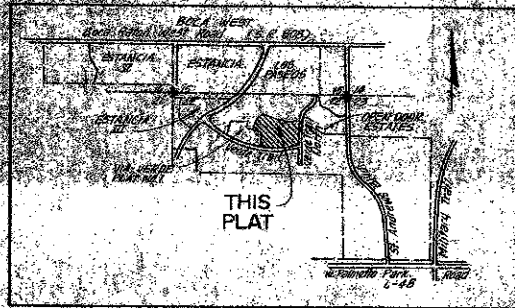


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LOCATION MAP (Not to Scale)

"PART OF A P.U.D." REGENCY PLACE

A PORTION OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
(PARCEL NO. 17 OF VIA VERDE P.U.D.)

This instrument prepared by
C.C.I. CONSULTANTS, INC.
440 E. Sample Road, Pompano Beach,
Florida 33064

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DEDICATION

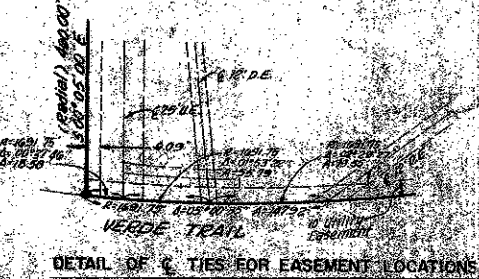
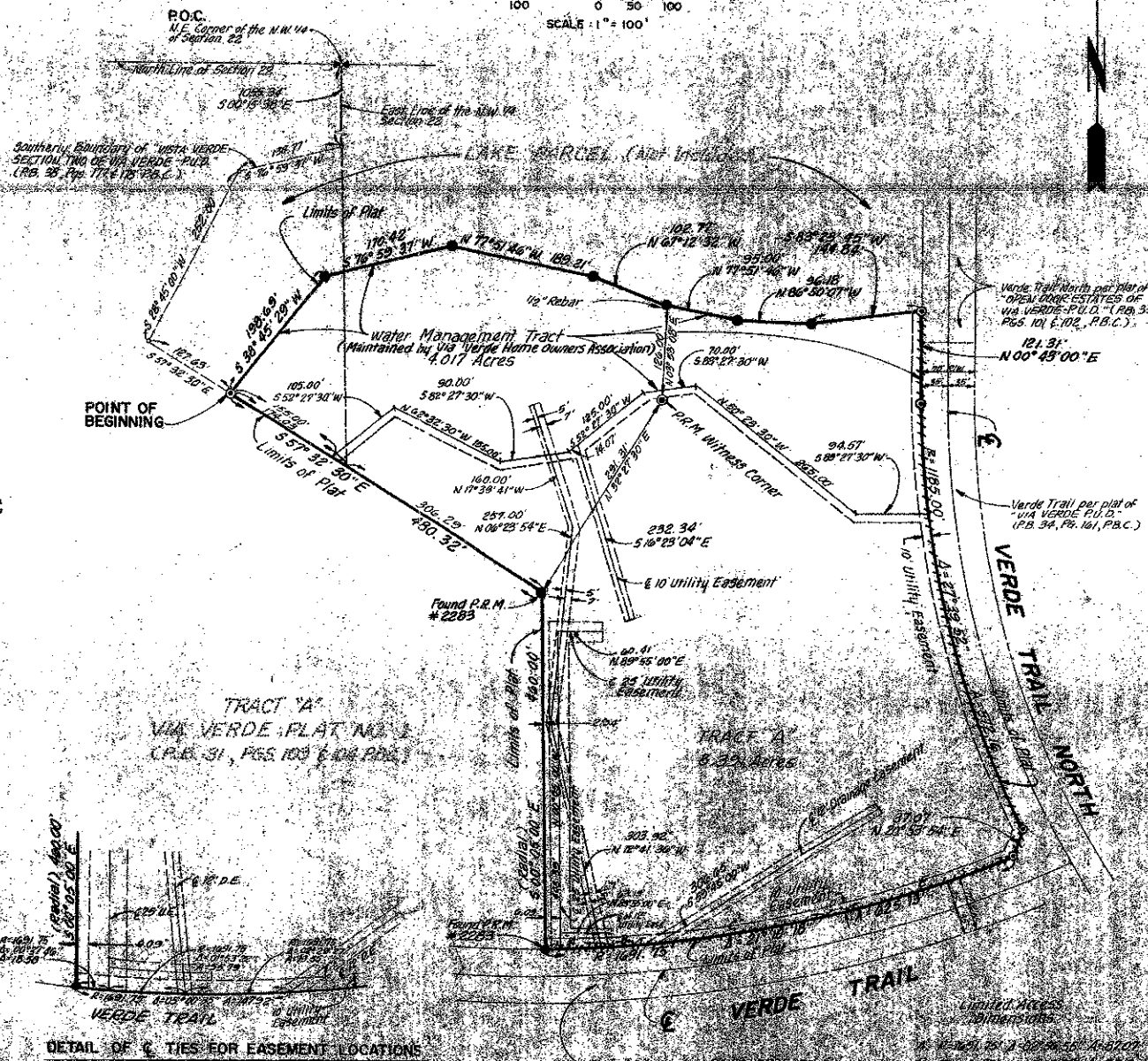
Know all men by these presents that HEALTH QUEST REALTY II, an Indiana General Partnership, licensed to do business in the State of Florida, owners of the lands shown hereon, being in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as REGENCY PLACE being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest quarter of said Section 22, thence South 00°18'38" East, along the East line of said Northwest quarter of Section 22, a distance of 1,053.34 feet, thence South 78°43'57" West along the Southern boundary of VISTA VERDE SECTION TWO OF VIA VERDE - P.U.D., as recorded in Plat Book 38, Pages 177 and 178 of the Public Records of Palm Beach County, Florida, a distance of 138.77 feet, thence South 28°45'00" West, a distance of 252.00 feet, thence South 57°32'30" East, a distance of 127.65 feet to the POINT OF BEGINNING of this description, thence continuing South 57°32'30" East, a distance of 174.03 feet to a point on the East line of the said Northwest quarter of Section 22, thence continue South 57°32'30" East, a distance of 306.29 feet, thence South 00°05'00" East, a distance of 460.00 feet to a point on the arc of a circular curve to the left, whose radius point bears North 00°05'00" West from the last described point, the last five courses being coincident with the Easterly boundary of Tract A of VIA VERDE PLAT NO. 1, as recorded in Plat Book 31, Pages 103 and 104, of the Public Records of Palm Beach County, Florida, thence Easterly and Northerly along the arc of said curve, having a radius of 1,691.75 feet, an arc distance of 625.13 feet, thence North 20°53'54" East, a distance of 27.07 feet, the last two courses being coincident with the Northerly Right-of-Way line of VERDE TRAIL OF VIA VERDE - P.U.D., as recorded in Plat Book 34, Page 161, of the Public Records of Palm Beach County, Florida; the last described point being a point on the arc of a circular curve to the right, whose radius point bears North 03°03'08" East from the last described point, thence Westerly and Northerly along the arc of said curve, having a radius of 1,185.00 feet, an arc distance of 572.16 feet to the Point of Beginning, thence North 00°43'00" East, a distance of 121.31 feet, the last two courses being coincident with the Westerly Right-of-Way line of Verde Trail North, as shown on the plats of VERDE TRAIL OF VIA VERDE - P.U.D., as recorded in Plat Book 34, Page 161, of the Public Records of Palm Beach County, Florida, and the plat of OPEN DOOR ESTATES OF VIA VERDE - P.U.D., as recorded in Plat Book 33, Pages 101 and 102 of the Public Records of Palm Beach County, Florida, thence South 83°23'45" West, a distance of 144.64 feet, thence North 86°50'07" West, a distance of 96.18 feet, thence North 77°51'46" West, a distance of 25.00 feet, thence North 67°12'32" West, a distance of 102.77 feet, thence North 77°51'46" West, a distance of 109.21 feet, thence South 70°59'37" West, a distance of 193.60 feet to the POINT OF BEGINNING of this description. Above land containing 12.405 acres, more or less.

have caused the same to be surveyed and plotted as shown hereon and hereby dedicated as follows: The utility and drainage easements as shown and hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The water management tract as shown is dedicated to the Via Verde Home Owners Association for the proper purposes and the perpetual maintenance obligation of said association, its successors and assignees without recourse to Palm Beach County, Florida. The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of drainage and jurisdiction over access rights.

ACKNOWLEDGEMENT

State of Indiana)
County of St. Joseph)
I, Lawrence H. Garatoni, General Partner
of HEALTH QUEST REALTY II,
do hereby certify that I am the
owner of the above described property
and that I have caused this plat to be
prepared and recorded in the Public
Records of Palm Beach County, Florida,
this 15th day of August, 1983.



State of Florida)
County of Palm Beach)
I, Lawrence H. Garatoni, General Partner
of HEALTH QUEST REALTY II,
do hereby certify that I am the
owner of the above described property
and that I have caused this plat to be
prepared and recorded in the Public
Records of Palm Beach County, Florida,
this 15th day of August, 1983.

TITLE CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that I have surveyed the above described property and that the title to the same is vested in HEALTH QUEST REALTY II, an Indiana General Partnership, and that the current taxes have been paid, and that I find that the property is free of encumbrances.

SITE DATA

Water Management Tract 4.012 acres
Tract A 8.391 acres
Total Plat Area 12.405 acres

NOTES

- 1) ● Denotes Permanent Reference Monument (P.R.M.)
- 2) All bearings shown hereon are relative to an assumed meridian used throughout Boca West and Via Verde.
- 3) Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 4) No buildings or any kind of construction shall be placed on utility or drainage easements.
- 5) No structures, trees or shrubs shall be placed on drainage easements.
- 6) Approval of landscaping on utility easements other than water and sewer easements shall be only with the approval of all the utilities occupying same.
- 7) ~~.....~~ Easement Limited Access Easement

APPROVALS

COUNTY ENGINEER
This plat is hereby approved for record this 15th day of August, 1983.
By: *[Signature]*
COUNTY ENGINEER
BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY
This plat is hereby approved for record this 15th day of August, 1983.
ATTEST: *[Signature]*
JOHN B. WINKLE, CLERK

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that I have surveyed the above described property and that the title to the same is vested in HEALTH QUEST REALTY II, an Indiana General Partnership, and that the current taxes have been paid, and that I find that the property is free of encumbrances.

PREPARED BY
C.C.I. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS

REGENCY PLACE
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