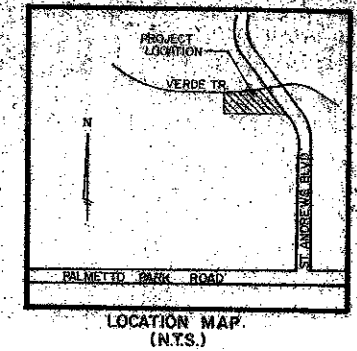


49/174

PROVENCE

"TRACT 20" OF VIA VERDE - A P.U.D. SITUATE IN SECTIONS 22 & 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT THE OFFICE OF THE
CLERK OF THE COUNTY OF PALM BEACH
ON THIS 20th DAY OF OCTOBER
1984 IN PLAT BOOK 30, PAGE
174 AND 175.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT UNITED CITIZENS MORTGAGE COMPANY, A CALIFORNIA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PROVENCE, SITUATE IN SECTIONS 22 & 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 22; THENCE N89°51'07"E, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 22, A DISTANCE OF 169.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ST. ANDREWS BOULEVARD, AS SHOWN ON THE PLAT OF VERDE TRAIL SOUTH AND ST. ANDREWS BOULEVARD OF VIA VERDE - P.U.D., AS RECORDED IN PLAT BOOK 30, PAGES 190 THROUGH 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2384.82 FEET, FROM WHICH A RADIAL LINE BEARS N88°49'20"E, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 08°28'15", A DISTANCE OF 347.70 FEET; THENCE N89°05'08"W, DEPARTING FROM THE RIGHT-OF-WAY LINE OF SAID ST. ANDREWS BOULEVARD AND RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF VERDE TRAIL SOUTH, AS SHOWN ON THE ABOVE REFERENCED PLAT, A DISTANCE OF 34.51 FEET; THENCE N89°05'08"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VERDE TRAIL SOUTH, A DISTANCE OF 499.02 TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2667.19 FEET, FROM WHICH A RADIAL LINE BEARS N14°24'38"W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 07°18'40", A DISTANCE OF 518.85 FEET; THENCE S04°09'17"E, DEPARTING FROM THE LAST REFERENCED PERIMETER AND RUNNING ALONG THE EAST PERIMETER OF VIA VERDE, AS RECORDED IN PLAT BOOK 30, PAGES 25 THROUGH 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 198.87 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22; THENCE N80°10'30"E, DEPARTING FROM THE LAST REFERENCED PERIMETER AND RUNNING ALONG THE SOUTH OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 688.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.283 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN HEREON WHICH HAVE NOT BEEN PREVIOUSLY DEDICATED AS EVIDENCED BY THE RECORDING INFORMATION FOR SUCH EASEMENT BEING SHOWN ON THE PLAT ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

2. THE DRAINAGE EASEMENTS SHOWN HEREON WHICH HAVE NOT BEEN PREVIOUSLY DEDICATED AS EVIDENCED BY THE RECORDING INFORMATION FOR SUCH EASEMENT BEING SHOWN ON THE PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE HOLDING CONDOMINIUM ASSOCIATION, THE FLORIDA CONDOMINIUM ACT FOR PROFIT, ITS GRANTEES, SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. AT SUCH TIME AS ANY PART OF THE LAND INCLUDED IN THIS PLAT IS SUBMITTED TO CONDOMINIUM OWNERSHIP, "TRACT A", THE RECREATION TRACT, SHALL ALSO BE SUBMITTED TO CONDOMINIUM OWNERSHIP AS PART OF THE SAME CONDOMINIUM AND SHALL BE COMMON ELEMENTS OF SUCH CONDOMINIUM AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION RESPONSIBLE FOR MAINTAINING SUCH CONDOMINIUM, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. THE 75' DRAINAGE EASEMENT ON THE WEST (O.R.B. 4233, PAGE 810), AND THE 40' CANAL EASEMENT ON THE SOUTH (O.R.B. 3004, PAGE 1670) & (O.R.B. PAGE), SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKE WORTH DRAINAGE DISTRICT, ITS GRANTEES, SUCCESSORS AND ASSIGNS.

6. AT SUCH TIME AS ANY PORTION OF LAND INCLUDED IN THIS PLAT IS SUBMITTED TO CONDOMINIUM OWNERSHIP, THE PORTION TO TRACT B, THE ACCESS TRACT, INCLUDED WITHIN SUCH PORTION OF THE LAND SUBMITTED TO CONDOMINIUM OWNERSHIP SHALL ALSO BE SUBMITTED TO CONDOMINIUM OWNERSHIP AS PART OF THE SAME CONDOMINIUM AND SHALL BE COMMON ELEMENTS OF SUCH CONDOMINIUM AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION RESPONSIBLE FOR MAINTAINING SUCH CONDOMINIUM WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. ALL OTHER LANDS ENCOMPASSED BY THIS PLAT ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROVENCE CONDOMINIUM ASSOCIATION, THE FLORIDA CONDOMINIUM ACT FOR PROFIT, ITS GRANTEES, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, UNITED CITIZENS MORTGAGE COMPANY, A CALIFORNIA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF October, 1984.

ATTEST: Carla Cindamon BY: Gary H. Weiss
Carla Cindamon, Asst. Secy. Gary H. Weiss, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY H. WEISS AND Carla Cindamon TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20th DAY OF October, 1984.

MY COMMISSION EXPIRES: February 12, 1986 Thomas J. Lawrence
NOTARY PUBLIC

MORTGAGEE'S COMMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

ARVIDA CORPORATION, A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4283 AT PAGE 921 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, ARVIDA CORPORATION, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF October, 1984.

ATTEST: Jean Pollock BY: Douglas N. Moore
Jean Pollock, Asst. Secy. Douglas N. Moore, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DOUGLAS N. MOORE AND Jean Pollock TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND Asst. Secretary OF ARVIDA CORPORATION, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20th DAY OF October, 1984.

MY COMMISSION EXPIRES: February 12, 1986 Thomas J. Lawrence
NOTARY PUBLIC

TITLE CERTIFICATION
WE, GOLD COAST TITLE COMPANY, 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 UNITED CITIZENS MORTGAGE COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GOLD COAST TITLE COMPANY
DATE: 10-20-84 BY: Herman Dance
HERMAN DANCE, PRESIDENT

SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°50'30"E ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

2. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 218.05 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 20th DAY OF October, 1984. Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4099

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF October, 1984.
BY: Ken Spillias
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF October, 1984.

BY: Herbert F. Kahle
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Keith A. Compton
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MICHAEL A. MANZIE IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2929 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	4.283 ACRES
TOTAL NUMBER OF DWELLING UNITS	60
GROSS DENSITY	14.008 D.U./ACRE
BUILDING COVERAGE	1.485 ACRES
STREETS & UNCOVERED PARKING	1.01 ACRES
WATER BODIES	0.000 ACRES
PARKS	0.389 ACRES
TOTAL OPEN SPACE	2.07 ACRES

0323-308

49/174

Meridian
C. Surveying and Mapping, Inc.
DATE: 10/20/84 BY: M.A.M.
CHECKED: M.A.M. DATE: 10/20/84
DRAWING NO. SEE SHEET 2 OF 2