**DEDICATION** 

KNOW ALL MEN BY THESE PRESENTS that CTS Properties, Inc., a Florida Corporation, owner of the land shown hereon, being a portion of Section 23, Township 47 South, Range 42 East, Palm Beach County, Plorida, shown hereon as TOWN PLACE TOWNHOMES, being more particularly described as follows:

A parcel of land lying in the Northwest one-quarter (N.W. %) of Section 23, Township 47 South, Range 42 East, Palm Beach County, Plorida, more particularly described as follows:

BEGIN at the Southwest corner of TOWN COLONY II, according to the Plat thereof, as recorded in Plat Book 54, Pages 40 and 41 of the Public Records of Palm Beach County, Plorida, said corner lying on the northerly right-of-way line of VERDE TRAIL SOUTH as shown on the Plat of VERDE TRAIL SOUTH of VIA VERDE - PUD, according to the Plat thereof, as recorded in Plat Book 38, Page 130 of the Public Records of Palm Beach County, Florida; thence North 53\* 35' 03" West, along said northerly right-of-way line, 693.29 feet; thence Southwest along the arc of a tangent curve and along said North right-of-way line, being concave to the Southeast, having a radius of 785.13 feet, a delta of 09° 20' 54", an arc distance of 128.10 feet to a point on said curve (radial line through said point bears South 27° 04' 03" West); thence North 07° 35' 03" West, 40.06 feet; thence North 00° 45' 13" West, 103.19 feet; thence North 36° 24' 57" East, 175.94 feet; thence North 89° 14' 47" East, 82.38 feet; thence North 36° 24' 57" East, 57.76 feet; thence North 00° 45' 13" West, 266.47 feet; thence North 36° 24' 57" East, 57.76 feet; thence North 00° 45' 13" West, 266.47 feet; thence North 36° 24' 57" Bast, 100.42 feet; thence North 00° 45' 13" West, 67.00 to a point on the northerly boundary of a forty-five (45) foot easement (L.W.D.D. Canal L-46), as described in Official Records Book 3301, Page 489, of the Public Records of Palm Beach County; thence North 89° 14' 47" East along said northerly boundary, 1,265.65 feet to a point on the East boundary of said Northwest quarter (NW 4) of Section 23; thence South 00° 28' 02" East along said East boundary, 397.17 feet to the Northeast corner of said TOWN COLONY II; thence South 89° 31' 57" West, 241.34 feet; thence northwesterly along the arc of a tangent curve being concave to the Northeast, having a radius of 30.00 feet, a delta of 75° 20' 15", an arc distance of 39.45 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Southwest, having a radius of 50.00 feet, a delta of 75° 20' 15", an arc distance of 65.74 feet; thence tangent to said curve, South 89° 31' 57" West, 43.23 feet; thence southwesterly along the arc of a tangent curve, being concave to the Southeast, having a radius of 50.00 feet, a delta of 77° 29' 12", an arc distance of 67.62 feet to a point of reverse curvature; thence southwesterly along the arc of said curve, being concave to the Northwest, having a radius of 100.00 feet, a delta of 77° 29' 12", an arc distance of 135.24 feet; thence tangent to said curve South 89° 31' 57" West, 41.58 feet; thence southwesterly along the arc of a tangent curve, being concave to the Southeast, having a radius of 50.00 feet, a delta of 74° 03' 52", an arc distance of 64.63 feet to a point of reverse curvature; thence southwesterly along the arc of said curve being concave to the Northwest, having a radius of 175.00 feet, a delta of 25° 38' 10", an arc distance of 78.30 feet to a point of reverse curvature; thence southwesterly along the arc of said curve, being concave to the Southeast, having a radius of 50.00 feet, a delta of 22° 35' 21", an arc distance of 19.71 feet to a point of compound curvature; thence southwesterly along the arc of said curve being concave to the Southeast, having a radius of 187.50 feet, a delta of 28° 32' 24", an arc distance of 93.40 feet; thence nontangent to said curve South 00° 28' 02" Bast, 1.36 feet; thence southeasterly along the arc of a tangent curve being concave to the Northeast, having a radius of 75.00 feet, a delta of 48° 40' 13", an arc distance of 63.71 feet to a point of reverse curvature; thence southeasterly along the arc of said curve, being concave to the Southwest, having a radius of 62.50 feet, a delta of 40° 44' 14", an arc distance of 44.44 feet to a point of reverse curvature; thence southeasterly along the arc of said curve, being concave to the Northeast, having a radius of 62.50 feet, a delta of 50° 25' 42", an arc distance of 55.01 feet to a point of reverse curvature; thence southeasterly along the arc of said curve, being concave to the Southwest, having a radius of 50.00 feet, a delta of 70° 01' 18", an arc distance of 61.11 feet to a point of reverse curvature; thence southeasterly along the arc of said curve, being concave to the Northeast, having a radius of 125.00 feet, a delta of 18° 13' 40", an arc distance of 39.77 feet to a point of reverse curvature; thence southwesterly along the arc of said curve, being concave to the Northwest, having a radius of 37.50 feet, a delta of 149° 44° 30°, an arc distance of 98.01 feet to a point of reverse curvature; thence westerly along the arc of said curve, being concave to the South, having a radius of 100.00 feet, a delta of 39° 17' 50", an arc distance of 68.59 feet; thence tangent to said curve North 76° 35' 24" West, 14.78 feet; thence South 36° 31' 58" West, 152.17 feet; thence South 08° 28' 02" East, 87.68 feet; thence South 36° 31' 58" West, 174.24 feet to the POINT OF BEGINNING, and (the last twenty-three (23) courses described being coincident with the northerly and westerly boundary of said TOWN COLONY II.

Said lands lying in Palm Beach County, Florida, containing 24.223 acres, more or less. Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: Easements: The maintenance and access easements as shown hereon are hereby dedicated for maintenance and access purposes and shall be maintained by the MAJORCA AT VIA VERDE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not for profit, its successors and

- b. The utility easements as shown are hereby dedicated in perpetuity for the construction and
- c. The area indicated as limited access easements, as shown, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- d. Drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage facilities and are the perpetual maintenance obligation of the MAJORCA AT VIA VERDE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not for profit, its successors and assigns with out recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation to maintain said drainage easements.
- e. Parcel L-1, the Lake Maintenance Easement is hereby dedicated for water management purposes and shall be maintained by Via Verde Homeowners Association Inc., A Florida corporation, not for Profit, it's successors and assigns, without recourse to Palm Beach County.
- f. The Littoral Easement as shown hereon is hereby dedicated for water management purposes and shall be maintained by the MAJORCA AT VIA VERDE HOME, ASSOCIATION, INC., A Florida corporation, not for Profit, it's successors and assigns. without recourse to Palm Beach County. OWNERS

Parcel R-1 is dedicated for ingress/Egress, Utility, Drainage and other proper purposes and is the perpetual maintenance obligation of the MAJORCA AT VIA VERDE HOME ASSOCIATION, INC., A Florida corporation, not for Profit, its successors and assigns,

Parcels "B and C" as shown hereon are hereby dedicated for open space purposes to and for the use and enjoyment of MAJORCA AT VIA VERDE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not for profit, it's successors, and asigns. Parcel B" and Parcel"C", less the L.W.D.D. Canal (E-3) and the L.W.D.D. Canal (L-46) and less the Lake Maintenance Easement as shown hereon are the perpetual maintenance obligation of said association, it's successors, and assigns, without recourse to Palm

Porcel "A", as shown hereon, is hereby dedicated for recreational purposes to and for the use and enjoyment of MAJORCA AT VIA VERDE HOMEOWNERS ASSOCIATION, INC. a Florida corporation, not for profit, it's successors, and assigns, and is the perpetual maintenance obligation of said association, it's successors, and assigns, without recourse to Palm Beach County,

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed this.....

Assistant Secretary

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME personally appeared James J. Billik and Andy Chaikovsky, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asistant Secretary of CTS Properties, Inc., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of said corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 17 74 day of February 1987.

C.T.S. PROPERTIES, INC.

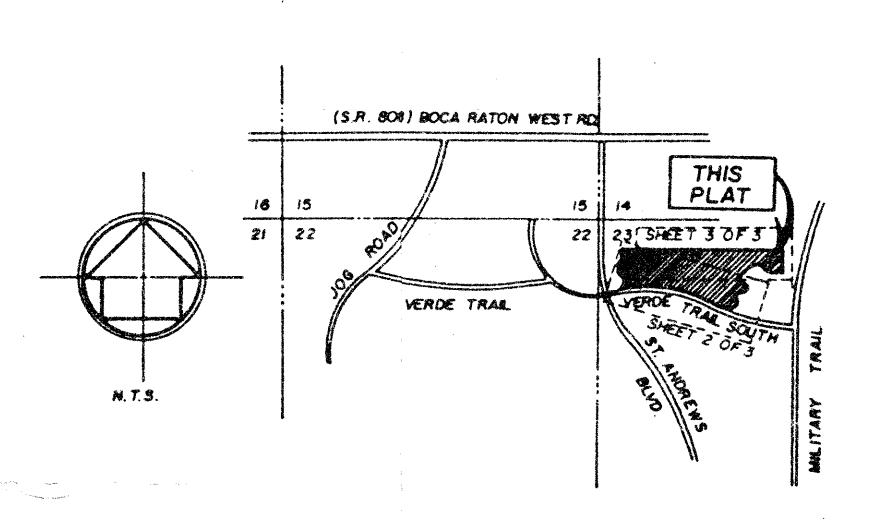
A PART OF VIA VERDE P.U.D.

# SHEET 1 OF 3 SHEETS TOWN PLACE TOWNHOMES

BEING A PORTION OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

Prepared By:

CRAIG A SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST MCNAB ROAD POMPANO BEACH, FLORIDA BY: FREDERICK E. CONROD, III, P.L.S. # 2816 FEBRUARY 1987



## LOCATION MAP

#### TITLE CERTIFICATE

COUNTY OF PALM BEACH )

I, JEFFREY A. DEUTCH, P.A., a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to CTS Properties, Inc., a Florida corporation; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct.

24.223 Acres 72 2.97 LOTS/ACRE MORTGAGEE'SCONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned hereb certifies that it is the holder of a mortgage upon the property describe hereon and does hereby joi in and consent to the dedication of the land described in said dedicatio by the owner thereof and dees that its mortgage, which is recorded in Official Record Book 4662 a Page 1146 of the Publicecords of Palm Beach County, Florida, shall be subordinated to th

IN WITNESS WHEREOF, le said corporation has caused these presents to be signed by its Vic President-Real Estate Courl and attested to by its Assistant Secretary and its corporate seal to b affixed hereon by and withhe authority of its Board of Directors, this 18th day of Jeneuney

ARVIDA CORPORATION

STATE OF FLORIDA

COUNTY OF PALM BEAC

THIS PLAT WAS FI DAY OF July

AND DULY RECORDED NO .5 ON PAGES

Assistant Secretar

Vice President-Real Estate Counsel

#### **ACKNOWLEDGMENT**

STATE OF FLORIDA

COUNTY OF PALM BEACH

before ME personally preared Jert Polland Deatrice . Williams to me to me to be the individualdescribed in and who executed the foregoing instrument as Vic Real-Estate Counsel and Asstant Secretary, respectively of ARVIDA CORPORATION.

Severally acknowledged to nd before me that they executed such instrument as such officers of said corporation and that the sl affixed to the foregoing instrument is the seal of said corporation and that it was affixed to sai instrument by due and regular corporate authority, and that said instrument is the free act and dd of said corporation.

WITNESS my hand and cicial seal, this 18th day of Sebeuary A.D., 1987.

My commission expires: See 2, 1989

NOTARY PUBLIC, State of Florida

**APPROVALS** BOARD OF COUNTY COMMISSIONERS

PALM BEACH OUNTY, FLORIDA This plat is hereby proved for record this 14th day of Jhly

Attest: JOHN B. DUNKLE, CIRK

Deputy Clery

COUNTY ENGNEER

This plat is hereby approved for record this 14th day of JULY

### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey mad under my responsible direction and supervision and that said survey is accurate to the best of m knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as require by law and Permanent Control Points (P.C.P's) will be set under the guarantees posted with Palm Beac County for the Required Improvements and further that the survey data complies with all th requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County Florida, Minimum Technical Standards Chapter 21-HH-6, Florida Administrative Code.

Professional Land Surveyor Florida Registration No. 2816

ACKNOWLEDGMENT

PU.D. TABULATION