

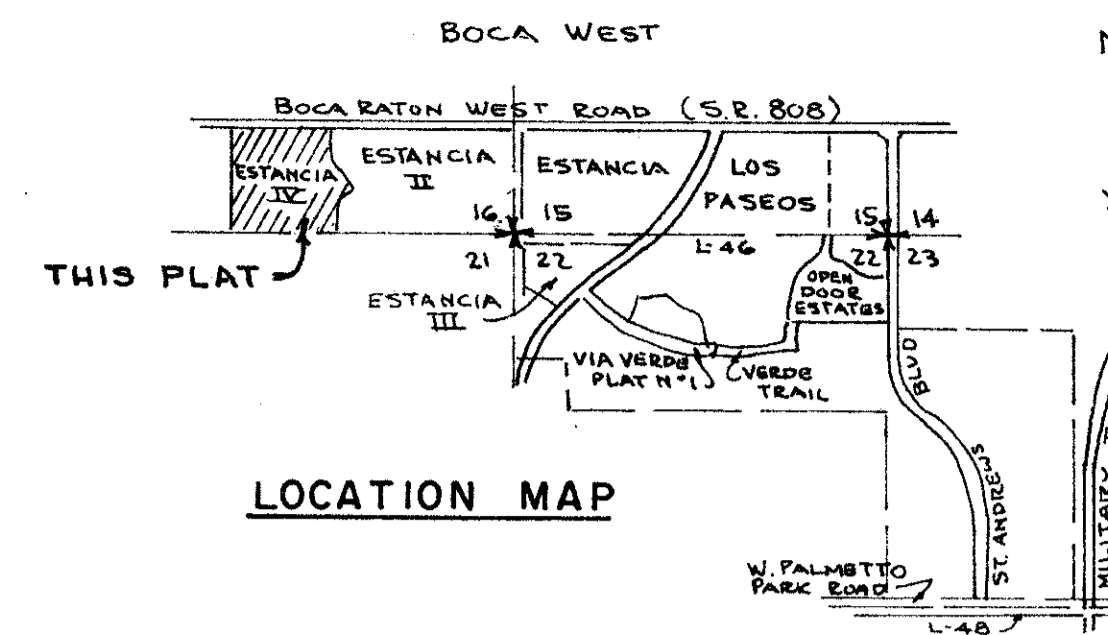
ESTANCIA IV OF VIA VERDE

P.U.D.

IN PART OF SECTION 16, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

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



STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at 9:30 A.M.
this 17 day of August, 1978,
and duly recorded in Plat Book No. 45
on page 69-70
JOHN B. DUNKLE, Clerk Circuit Court
By John B. Dunkle, D.C.

DESCRIPTION

A parcel of land lying and being in part of Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 16; thence S.89°36'31.5"W. along the South Line of said Section 16, a distance of 1874.99 feet to the Southwest Corner of Lot 86, ESTANCIA II OF VIA VERDE, P.U.D. as recorded in Plat Book 32, Pages 112 and 113, Public Records of Palm Beach County, Florida and the POINT OF BEGINNING of this Description; thence continue S.89°36'31.5"W. along said South Line, a distance of 796.38 feet to the Southeast Corner of the Southwest Quarter of said Section 16; thence S.89°19'27"W. along the South Line of Southwest Quarter a distance of 1341.84 feet; thence N.00°57'25"W. along the West Line of the Southeast Quarter of the Southwest Quarter, a distance of 1230.55 feet to a point on the Southerly Right of Way Line of Boca Raton West Road (State Road No. 808) as now laid out and in use; said point being on the arc of a curve concave to the southeast having a radius of 1806.97 feet and a central angle of 11°59'21" and whose tangent at this point bears S.77°46'09"W.; thence northeasterly and easterly along the arc of said curve and said South Right of Way Line, a distance of 378.11 feet; thence N.89°45'30"E. along the tangent to said curve, a distance of 966.30 feet to the West Line of the Southeast Quarter of said Section 16; thence continue N.89°45'30"E., a distance of 632.91 feet to the Northwest Corner of said ESTANCIA II OF VIA VERDE, P.U.D., said Northwest Corner being on the arc of a curve concave to the northeast having a radius of 90 feet and a central angle of 73°35'12" and whose tangent at this point bears N.00°14'30"W.; thence southerly, southeasterly and easterly along the arc of said curve, being the West Limits of said ESTANCIA II, a distance of 115.59 feet to a point on a curve concave to the west having a radius of 309.58 feet and a central angle of 12°35'37" and whose tangent at this point bears N02°46'58"E.; thence southerly along the arc of said curve, a distance of 68.05 feet; thence S.15°22'35"W. along the tangent to said curve, a distance of 50.00 feet; thence S.23°18'30"W, a distance of 125.58 feet to the beginning of a curve concave to the east having a radius of 60.65 feet and a central angle of 36°30'00"; thence southwesterly, southerly and southeasterly along the arc of said curve, a distance of 38.64 feet; thence S.13°11'30"E. along the tangent to said curve, a distance of 112.58 feet; thence SOUTH, a distance of 55.00 feet to the beginning of a curve concave to the northeast having a radius of 358.92 feet and a central angle of 33°49'15"; thence southerly and southeasterly along the arc of said curve, a distance of 211.87 feet; thence S.33°49'15"E. along the tangent to said curve, a distance of 108.00 feet to the beginning of a curve concave to the northeast having a radius of 310.80 feet and a central angle of 29°13'25"; thence southerly and southeasterly along the arc of said curve, a distance of 158.53 feet to the Northwest Corner of Lot 88 of said ESTANCIA II; thence S.26°57'20"W. along a line radial to the last described curve, a distance of 152.06 feet; thence S.00°23'28.5"E., a distance of 208.67 feet to the Southwest Corner of said Lot 86 and the POINT OF BEGINNING.

NOTES

All bearings shown hereon are based on a assumed meridian use throughout Boca West and Via Verde.

- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

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.

Easements are for Public Utilities, unless otherwise noted.

Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

Utility Easements over Tract C shown hereon for Road Purposes.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

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 and on the Master Plan of "VIA VERDE", a Planned Unit Development on file in the Planning, Zoning and Building Department of Palm Beach County, Florida, has caused the land shown hereon to be surveyed, subdivided and platted as shown, to be known as ESTANCIA IV OF VIA VERDE - P.U.D. The non-exclusive use of the easements for the construction and maintenance of water, sewage, electrical, telephone, tele communication, 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. Tracts B and C are for Private Road and Landscaping purposes as shown hereon and are hereby dedicated to ESTANCIA WEST HOMEOWNERS' ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. Tract A and the Drainage Easements are hereby dedicated to VIA VERDE HOMEOWNERS' ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. The areas indicated as Limited Access Easements as shown are dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County for the purpose of control and jurisdiction over access rights.

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 29th day of June, 1978.

ARVIDA CORPORATION, a Delaware Corporation

Attest: Joan C. Styers By: Norman A. Cortese
Assistant Secretary Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, 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 such officers of Corporation, and the seal affixed to the 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 29th day of June, 1978.

Dean M. Welles
Notary Public - State of Florida at large

My Commission expires: October 31, 1981

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 15 day of August, 1978.

By: Peggy B. Evatt Chairman

ATTEST: JOHN B. DUNKLE

By: Marjorie B. Jennings Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 15 day of August, 1978.

By: H. F. Kallio County Engineer

LAND USE

Plat Contains 59.44 Acres, more or less.
95 Single Family Dwelling Units
Density 1.6 DU/Acre
Open Space 16.57 Acres, more or less.

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 lands are not encumbered by the lien of any mortgage.

H. William Walker, Jr.
H. William Walker, Jr.
Attorney at Law licensed in Florida
Date: 7-24-78

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 furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements 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,

William G. Wallace, Jr.
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

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

ESTANCIA II OF VIA VERDE