

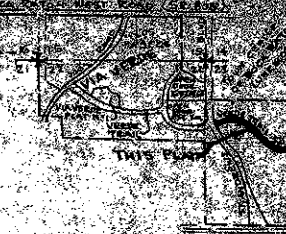
PLAT NO. 2 VERDE TRAIL SOUTH OF VIA VERDE - P.U.D.

IN PART OF SECTION 23, TWP. 47 S., RGE. 42 E.

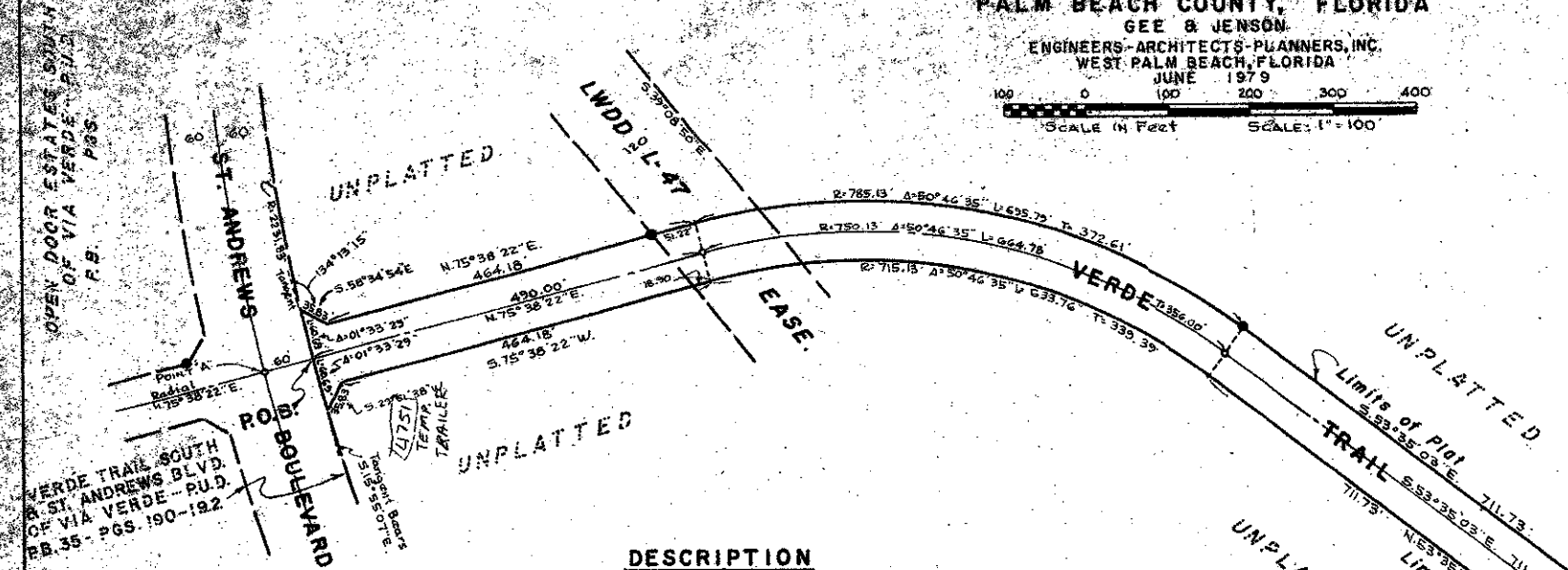
PALM BEACH COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1979

SCALE IN FEET SCALE: 1"=100'



130



LOCATION SKETCH

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM A. DRURY 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 ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed to 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 2nd day of August 1979.

Travis M. Walker
Notary Public

My Commission expires: October 31, 1981

DESCRIPTION

A Parcel of land lying in part of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at Point "A" as shown on Sheet No. 3, VERDE TRAIL SOUTH AND ST. ANDREWS BOULEVARD OF VIA VERDE - P.U.D. as recorded in Plat Book 35, Pages 190, 191 and 192, Public Records of Palm Beach County, Florida; thence N.75°38'22"E. along the Easterly Extension of the center line of Verde Trail South, being radial to a curve to be described, a distance of 60.00 feet to the Easterly Right of Way Line of St. Andrews Boulevard and the POINT OF BEGINNING of this Description, said point being on the arc of a curve concave to the northeast having a radius of 2231.83 feet and a central angle of 01°33'29"; thence northwesterly along the arc of said curve and said Right of Way Line, a distance of 60.69 feet; thence S.58°34'54"E., making an angle with the tangent to the last described curve, measured from north to east, of 134°13'15", a distance of 35.83 feet; thence N.75°38'22"E., a distance of 464.18 feet to the beginning of a curve concave to the south having a radius of 785.13 feet and a central angle of 50°46'35"; thence northeasterly, easterly and southeasterly along the arc of said curve, a distance of 695.79 feet; thence S.53°35'03"E. along the tangent to said curve, a distance of 711.73 feet to the beginning of a curve concave to the northeast having a radius of 864.65 feet and a central angle of 36°53'00"; thence southeasterly and easterly along the arc of said curve, a distance of 556.60 feet; thence N.89°31'57"E. along the tangent to said curve, a distance of 277.39 feet, more or less, to a point on the West Line of LWDD E-3 as now laid out and in use; thence S.00°28'03"E. along said West Line of LWDD E-3, a distance of 70.00 feet; thence S.89°31'57"W., a distance of 277.39 feet, more or less, to the beginning of a concentric curve concave to the northeast having a radius of 934.65 feet and a central angle of 36°53'00"; thence westerly and northwesterly along the arc of said curve, a distance of 601.67 feet; thence N.53°35'03"W., a distance of 711.73 feet to the beginning of a concentric curve concave to the south having a radius of 715.13 feet and a central angle of 50°46'35"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 633.76 feet; thence S.75°38'22"W. along the tangent to said curve, a distance of 464.18 feet; thence S.29°51'38"W., a distance of 35.83 feet to a point on the said Easterly Right of Way Line of St. Andrews Boulevard; thence northwesterly along said Easterly Right of Way Line, being on the arc of a curve concave to the northeast having a radius of 2231.83 feet and a central angle of 01°33'29", and a distance of 60.69 feet to the POINT OF BEGINNING.

Containing 4.39 Acres, more or less.

SUBJECT to LAKE WORTH DRAINAGE DISTRICT L-47 EASEMENT.

NOTES

- denotes Permanent Reference Monument.
 - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, the 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 and platted as shown, to be known as PLAT NO. 2 - VERDE TRAIL SOUTH OF VIA VERDE - P.U.D.
Verde Trail South as shown is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
IN WITNESS WHEREOF, the above named 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 2nd day of August, 1979.

ARVIDA CORPORATION, a Delaware Corporation

By: Norman A. Cortese, Vice President

Attest: William A. Drury, Assistant Secretary

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, H. WILLIAM WALKER, JR., a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in ARVIDA CORPORATION, a Delaware Corporation; that the current taxes have been paid and that I find the property is free of encumbrances.
H. William Walker, Jr.
Attorney at Law
Licensed in Florida
Date: August 15, 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Michael B. Runnels, do hereby certify that on the 13th day of November, 1979, I have completed the survey of lands as shown hereon, that said lands are correct representations of the land shown hereon as described and platted, that Permanent Reference Monuments have been set as required by law, and that Permanent Control Points will be set as shown, the guarantees listed with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with requirements of Part 4, Chapter 62B, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.
MICHAEL B. RUNNELS AND ASSOCIATES, INC.
Michael B. Runnels, Professional Land Surveyor
Florida Registration No. 0729, City of Palm Beach

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, GEE & JENSON, do hereby certify that on the 13th day of November, 1979, we have completed the survey of lands as shown hereon, that said lands are correct representations of the land shown hereon as described and platted, that Permanent Reference Monuments have been set as required by law, and that Permanent Control Points will be set as shown, the guarantees listed with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with requirements of Part 4, Chapter 62B, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.
GEE & JENSON, ENGINEERS-ARCHITECTS-PLANNERS, INC.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 13 day of November, 1979.
By: Bill Bailey - Chairman
Attest: JOHN B. DUNKLE

By: [Signature] Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 13 day of November, 1979.
By: [Signature] County Engineer

Verde

0323-311

THIS INSTRUMENT PREPARED BY WILLIAM A. WALKER, JR. 1015 OCEAN BLVD. SUITE 100 PALM BEACH, FLORIDA 33480