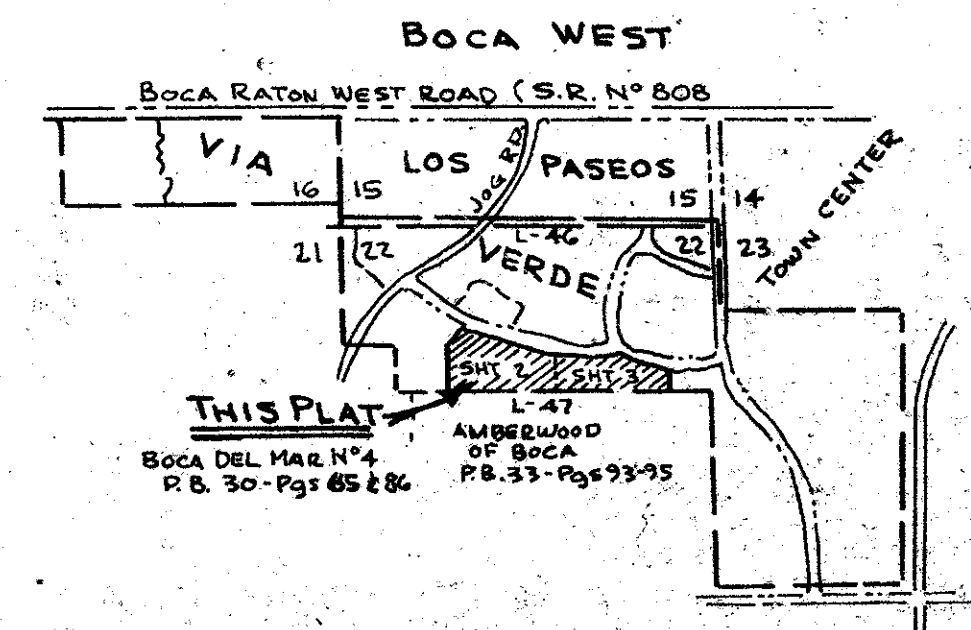


39-59

L'AMBIANCE OF VIA VERDE - P.U.D.

IN PART OF SECTION 22, TWP. 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

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



59

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 1:27
this 21 day of February, 1980
and duly recorded in Plat Book No. 3
on page 59.

JOHN B. DUNKLE, Clerk Circuit Court
By: _____

LOCATION SKETCH & INDEX MAP

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that VIA VERDE DEVELOPERS, a General Partnership under the laws of Florida, owners of the land shown hereon, being in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as L'AMBIANCE OF VIA VERDE - P.U.D. being more particularly described to the left under Description has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

Parcels A, B, C and F are for open space, recreation, utilities and drainage; the Streets, Parcels G, H and J are for Private ingress, egress, landscape, utilities and drainage; all are hereby dedicated to L'AMBIANCE HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

Parcels D and E are for open space-recreation, landscape and drainage and are hereby dedicated to the VIA VERDE HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

The utility, drainage and maintenance easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named General Partnership has caused these presents to be signed by GORDON DECKELBAUM, Trustee, a General Partner, and he does hereunto set his hand and seal, this 5th day of DECEMBER, 1979.

VIA VERDE DEVELOPERS, a General Partnership under the laws of Florida

Witness
Richard V. ...
Witness

By: Gordon Deckelbaum, Trustee, a General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared GORDON DECKELBAUM, Trustee, a General Partner, of VIA VERDE DEVELOPERS, a General Partnership under the laws of Florida, to me well-known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 5th day of DECEMBER, 1979.

Notary Public

My Commission expires:

TITLE CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

I, JEFFREY A. DEUTCH, 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 VIA VERDE DEVELOPERS, a General Partnership under the laws of the State of Florida; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

0323-800

Jeffrey A. Deutch
Jeffrey A. Deutch, Attorney at Law
licensed in Florida, Date 11/15/79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 12-11-79, 1979, they completed the survey of land as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that Permanent Reference Monuments have been set as required by law; that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida; and that the survey did comply with requirements of Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
Michael G. Purnmort, Professional Land Surveyor
Florida Registration No. 2720 - Date Dec. 11, 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Sept. 1979, the hereon Plat was prepared and delineated under my responsible direction and supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON Engineers - Architects - Planners, Inc.
L'AMBIANCE
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283 - Date 12-11-79

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

DESCRIPTION

A parcel of land lying in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast Corner of PRADERA - PHASE ONE OF VIA VERDE - P.U.D. as recorded in Plat Book 38, Pages 125 and 126, Public Records of Palm Beach County, Florida, said point being on the South Line of the Northwest Quarter of said Section 22 and is N. 88° 56' 43" E., a distance of 1739.02 feet from the Southwest Corner of the said Northwest Quarter; thence N. 00° 10' 25" E. along the East Line of said Plat, a distance of 935.30 feet; thence N. 42° 52' 37" E., a distance of 50.93 feet to the intersection of said East Line of said Plat with the Southwest Right of Way Line of Verde Trail as shown on Sheet No. 2, VERDE TRAIL - PLAT NO. 1 - P.U.D. as recorded in Plat Book 31, Page 103 and 104 of said Public Records, said intersection being on the arc of a curve concave to the northeast having a radius of 1761.75 feet and a central angle of 32° 56' 09" and whose tangent at this point bears N. 48° 35' 13" W.; thence southeasterly and easterly along the arc of said curve and said Right of Way Line, a distance of 1012.72 feet to the West Line of the Northeast Quarter of said Section 22; thence continue along the easterly extension of the same curve, through a central angle of 08° 33' 38", a distance of 263.22 feet to the Southwest Corner of VERDE TRAIL OF VIA VERDE - P.U.D. as recorded in Plat Book 34, Page 161 of said Public Records; thence continue along the easterly extension of the same curve, through a central angle of 21° 45' 03", a distance of 668.80 feet; thence S. 72° 15' 48" E., making an angle with the tangent to the last described curve, measured from northeast to southeast, of 39° 34' 15", a distance of 31.85 feet to the intersection of the Southwest Right of Way Line of Verde Trail South 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 of said Public Records, said point being on the arc of a curve concave to the northeast having a radius of 1185 feet and a central angle of 13° 05' 28" and whose tangent at this point bears N. 32° 41' 32" W.; thence southeasterly along the arc of said curve, a distance of 279.75 feet to a point of compound curvature; thence southeasterly and easterly along the arc of a curve concave to the northeast having a radius of 785 feet and a central angle of 46° 29' 00"; a distance of 636.86 feet to a point of compound curvature; thence easterly along the arc of a curve concave to the north having a radius of 2867.19 feet and a central angle of 05° 46' 49", a distance of 289.26 feet; thence leaving said Right of Way Line of Verde Trail South, S. 01° 03' 17" E., making an angle with the tangent to the last described curve, measured from east to south, of 96° 59' 32", a distance of 189.86 feet to a point on the South Line of the Northeast Quarter of said Section 22; thence S. 88° 56' 43" W., a distance of 1988.88 feet to the Southeast Corner of the Northwest Quarter of said Section 22; thence continue S. 88° 56' 43" W., a distance of 940.88 feet to the Southeast Corner of said PRADERA - PHASE ONE OF VIA VERDE - P.U.D. and the POINT OF BEGINNING.

NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout VIA VERDE.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 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.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

LAND USE

Residential	14.05 Acres
Private Road	0.93 Acres
Parcels A, B, C, D, E & F (Open Space)	10.94 Acres
Parcels G, H & J (Access & Parking)	7.46 Acres
Total Area	33.38 Acres
Total Units	142
Dwelling Units /Acre	4.25

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF DADE

The undersigned hereby certifies that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents to the Dedication of the land described in said dedication by the owners thereof and agrees that its Mortgage which is recorded in Official Record Book 3100, Page 117, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be signed and attested to by the undersigned officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27 day of NOVEMBER, 1979.

AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, a Corporation under the laws of the State of Florida

By: Edward J. Riley
Vice President Edward J. Riley

Attest: Kent M. Telford
Assistant Secretary Kent M. Telford

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME personally appeared EDWARD J. RILEY and KENT M. TELFORD to me well known and known to me to be the individuals described in and who executed the foregoing mortgage as VICE PRESIDENT and ASST. SECRETARY of AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, and severally acknowledged to and before me that they executed such mortgage 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 27 day of NOVEMBER, 1979.

Notary Public

My Commission expires: MAY 5, 1982

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 19 day of February, 1980.

By: Dennis P. Koehler, Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 19 day of Feb., 1980.

By: H.F. Kahler, County Engineer