

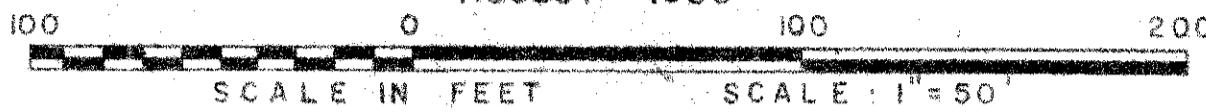
11-94

REPLAT OF PRADERA - PHASE ONE OF VIA VERDE - P.U.D.

PRADERA - PHASE ONE OF VIA VERDE - P.U.D. recorded in P.B. 38, Pgs. 125 & 126, Palm Beach County Records. IN PART OF SECTION 22, 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 AUGUST 1980



DESCRIPTION

Being a REPLAT OF ALL OF PRADERA - PHASE ONE OF VIA VERDE - P.U.D. lying in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, as recorded in Plat Book 38, Pages 125 & 126, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the centerlines of Jog Road and Verde Trail (Tract B) as shown on Sheet No. 2, VERDE TRAIL - PLAT NO. 1, P.U.D. as recorded in Plat Book 31, Pages 103 and 104, Public Records of Palm Beach County, Florida; thence S. 32° 25' 00" E. along the centerline of said Verde Trail, a distance of 610.71 feet; thence S. 57° 35' 00" W., a distance of 35.00 feet to a point on the Southwest Right of Way Line of Verde Trail and the POINT OF BEGINNING of this Description; thence S. 32° 25' 00" E., a distance of 9.29 feet to the beginning of a curve concave to the northeast having a radius of 1761.75 feet and a central angle of 16° 10' 13"; thence southeasterly along the arc of said curve, a distance of 497.21 feet; thence leaving said Right of Way Line of Verde Trail, S. 42° 52' 37" W., making an angle with the tangent to the last described curve, measured from southeast to southwest, of 91° 27' 50", a distance of 50.93 feet; thence S. 00° 10' 25" W., a distance of 935.30 feet to a point on the South Line of the Northwest Quarter of said Section 22, thence S. 88° 56' 43" W. along said South Line, a distance of 860.00 feet to a point, said point being N. 88° 56' 43" E., a distance of 879.02 feet from the Southwest Corner of the Northwest Quarter of said Section 22; thence N. 01° 03' 17" W. along a line being the East Line of Florida Power and Light Company Property, a distance of 735.00 feet; thence N. 88° 56' 43" E., a distance of 120.00 feet; thence N. 01° 03' 17" W., a distance of 100.00 feet to the beginning of a curve concave to the southwest having a radius of 137.11 feet and a central angle of 50° 10' 25"; thence northerly and northwesterly along the arc of said curve, a distance of 120.07 feet; thence N. 38° 46' 18" E. along a line radial to the last described curve, a distance of 25.00 feet; thence N. 37° 26' 56" E., a distance of 25.00 feet; thence S. 89° 29' 21" E., a distance of 30.96 feet; thence N. 52° 15' 00" E., a distance of 331.31 feet; thence N. 45° 47' 53" E., a distance of 141.63 feet; thence N. 56° 07' 00" E., a distance of 101.98 feet; thence N. 11° 51' 00" E., a distance of 34.90 feet to the Southwest Right of Way Line of said Verde Trail 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.
● denotes Permanent Reference Monument.
○ denotes Permanent Control Point.
A denotes Tract Letter
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.

LAND USE

Residential	9.11 Acres
Private Road	1.17 Acres
Tracts A, B & C (Roads & Parking)	2.29 Acres
Tracts D, E, F, G, H, J, K & L (Open Space)	9.53 Acres
Total Area	22.10 Acres
Total Units	71
Density	3.21 DU/Acre

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared FRANK WEED and GRACE M. WELLS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida 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 10th day of December, 1980.

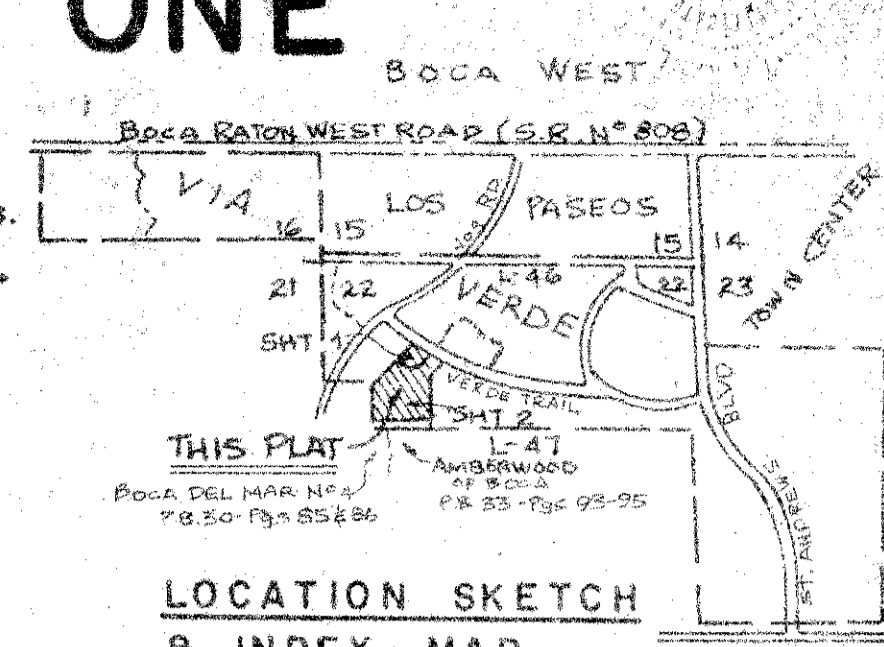
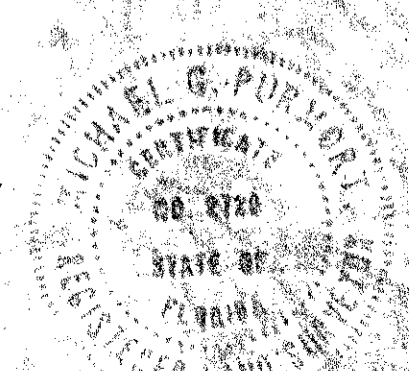
Mary J. O'Hagan
Notary Public
My Commission expires: 10/28/82

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DAVID C. HARDIN, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the property which is vested to SHOWCASE DEVELOPMENT, LTD., a Florida Limited Partnership, ARVIDA CORPORATION, a Delaware Corporation; VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation; and PRADERA HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation; that the current taxes have been paid; that I find the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.
David C. Hardin - Attorney at Law
licensed in Florida Date: 11/2/80

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 12-05-1980, that they completed the survey of the lands 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 data complies with requirements of Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.
MICHAEL G. PURMORT AND ASSOCIATES, INC.
Michael G. Purnort, Professional Land Surveyor
Florida Registration No. 2720 - Date: 12-05-80



APPROVALS
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 23rd day of December, 1980.
By: Dennis Kohler - Chairman
Attest: JOHN B. DUNKLE - Clerk
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record, this 23rd day of December, 1980.
By: H.F. Kohler - County Engineer

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 29th day of December, 1980 and duly recorded in Plat Book No. 41 on pages 94-95
JOHN B. DUNKLE, Clerk Circuit Court

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that SHOWCASE DEVELOPMENT LTD., a Florida Limited Partnership; ARVIDA CORPORATION, a Delaware Corporation; VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation; and PRADERA HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, the Owners of the land shown hereon as REPLAT OF PRADERA - PHASE ONE OF VIA VERDE - P.U.D., lying in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
The non-exclusive use of the easements for the construction and maintenance of landscaping, water, sewage, electrical, telephone, telecommunications, 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.
The Limited Access Easements shown are dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
Tract E as shown is for open space, drainage and/or buffer areas and is hereby dedicated to the VIA VERDE HOMEOWNER'S ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association.
The Streets as shown are for private ingress and egress, drainage and utilities, and Tracts A, B and C as shown are for ingress, egress, utilities, open space, drainage and/or buffer areas and Tracts D, F, G, H, J, K & L are open space and/or buffer areas and all are hereby dedicated to the PRADERA HOMEOWNER'S ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. Also, Tract D to be used for Canal purposes by LWDD.
IN WITNESS WHEREOF, the above named Owners have caused these presents to be signed and attested by their respective officers and their respective corporate seals to be affixed hereto by and with the authority of their Board of Directors, this 12th day of December, 1980.

SHOWCASE DEVELOPMENT, LTD. a Florida Limited Partnership, by SHOWCASE HOMES INC., its General Partner and PRADERA HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation
Attest: Patrick C. Hucker, Jr. - Secretary for both ARVIDA CORPORATION and PRADERA HOMEOWNER'S ASSOCIATION, INC.
By: Patrick C. Hucker, Sr. - President for both ARVIDA CORPORATION and PRADERA HOMEOWNER'S ASSOCIATION, INC.
Attest: Joan C. Styers - Assistant Secretary
By: Norman A. Cortese - Vice President
Attest: Grace M. Wells - Secretary
By: Frank Weed - President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared PATRICK C. HUCKER, SR and PATRICK C. HUCKER, JR., to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of both SHOWCASE DEVELOPMENT LTD. and PRADERA HOMEOWNER'S ASSOCIATION, INC. and severally acknowledged to and before me that they executed such instrument as such officers of said Corporations and that the seals affixed to the foregoing instrument are the seals of said Corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporations.
WITNESS my hand and official seal this 5th day of September, 1980.
My Commission expires: Sept. 16, 1983

ACKNOWLEDGEMENT

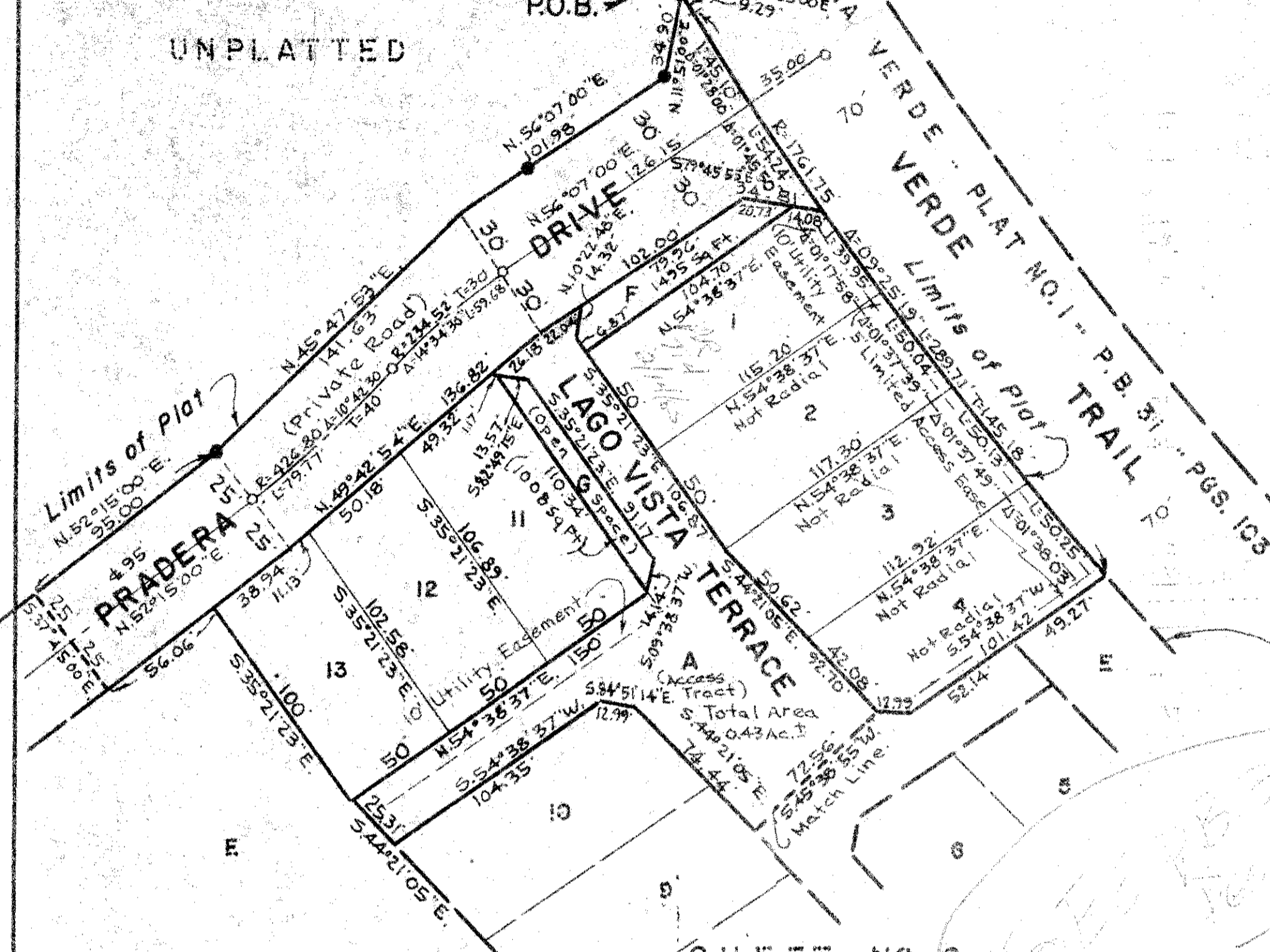
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, to me well known and known to me to be the individuals described in and who executed the above dedication as Vice President and Assistant Secretary of ARVIDA CORPORATION, a Delaware Corporation, 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 10th day of December, 1980.
My Commission expires: October 31, 1981

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 12-05-1980, the hereon Plat was prepared and delineated under my 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.
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2203 - Date: Dec. 12, 1980

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

SEE SHEET NUMBER 2 FOR ADDITIONAL MORTGAGE CONSENT & ACKNOWLEDGEMENT



MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 3146, Page 1507, Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.
IN WITNESS WHEREOF, the undersigned corporation has caused the presents to be signed by its Vice President and attested by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 6th day of November, 1980.
CHASE FEDERAL SAVING & LOAN ASSOCIATION
a Corporation existing under the laws of the United States

George Etheridge, Vice President
Marian S. Baker, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GEORGE ETHERIDGE and MARIAN S. BAKER, to me well known, and known to me to be the individuals described in and who executed the foregoing mortgage as Vice President and Assistant Secretary of CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, 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 6th day of November, 1980.

Notary Public
My Commission expires: 10/28/82