

46/20

# TOWN SQUARE OF VIA VERDE - P.U.D.

TRACT 24 · VIA VERDE · P.U.D.  
A PLAT OF A PORTION OF SECTION 23, TWP. 47 S., RGE. 42 E.  
PALM BEACH COUNTY, FLORIDA

20

PREPARED BY:  
**MICHAEL G. PURMORT & ASSOCIATES, INC.**  
LAND SURVEYORS · PLANNERS  
1300 E. HILLSBORO BLVD., EXECUTIVE PLAZA, SUITE 202,  
DEERFIELD BEACH, FLORIDA, 33441

SHEET 1 OF 2

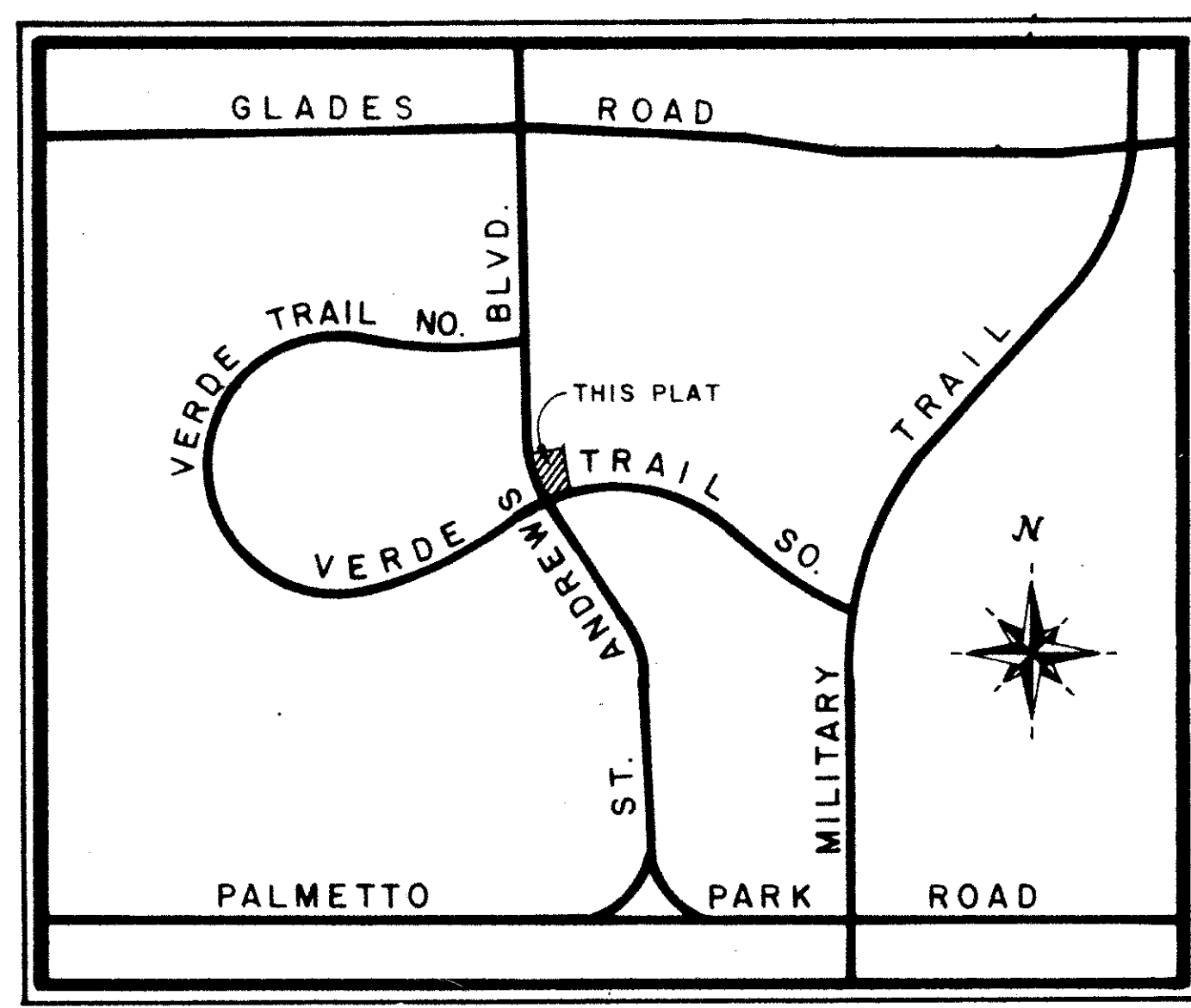
### DESCRIPTION:

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

Commencing at the Northwest corner of said Section 23; thence South 00°28'57" East, along the West line of said Section 23, a distance of 1405.54 feet, to a point on the centerline of St. Andrews Boulevard, as recorded in Plat Book 35, Pages 190, 191 and 192, of the Public Records of Palm Beach County, Florida; said point also being on the South line of L.W.D.D. L-46 Agreement, as recorded in O.R. Book 2184, Page 573, of the Public Records of Palm Beach County, Florida; thence North 89° 1'10" East, along said South line, a distance of 60.00 feet to a point on the East right-of-way of said St. Andrews Boulevard and the Point of Beginning of this description; thence continuing North 89°15'10" East, along said South line of the L.W.D.D. L-46 Agreement, a distance of 275.00 feet, to a point on the centerline of the L.W.D.D. L-47 Easement, as recorded in O.R. Book 3301, Page 485, of the Public Records of Palm Beach County, Florida; thence South 00°44'50" East, along said centerline a distance of 121.31 feet, to the Point of Curvature of a Circular Curve to the left, having a radius of 603.04 feet; thence along the arc of said curve, an arc distance of 404.16 feet, to the Point of Tangency; thence South 39°08'50" East, a distance of 222.89 feet to a point on the arc of a Circular Curve to the right, whose radius point bears South 13°16'15" East from the last described point, said point being on the North right-of-way line of Verde Trail South, as recorded in Plat Book 38, Page 130, of the Public Records of Palm Beach County, Florida, the last three described courses being coincident with the centerline of said L.W.D.D. L-47 Easement; thence Westerly, along the arc of said curve, having a radius of 785.13 feet, an arc distance of 14.93 feet, to the Point of Tangency; thence South 75°38'22" West, continuing along said North right-of-way of Verde Trail South, a distance of 464.18 feet; thence North 58°36'44" West, a distance of 35.81 feet, to a point on a Circular Curve to the right, whose radius point bears North 7°11'51" East, from the last described point, said point being on the East right-of-way of said St. Andrews Boulevard; thence Northerly along the arc of said curve, having a radius of 2231.83 feet, an arc distance of 479.90 feet, to the Point of Tangency on the East right-of-way of said St. Andrews Boulevard; thence North 00°28'57" West, along said right-of-way, a distance of 287.68 feet, to the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 6.010 acres, more or less.



LOCATION MAP

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

I, JERI A. POLLER, 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 the ARVIDA CORPORATION, a Delaware Corporation; that the current taxes have been paid and that the property is free of encumbrances.

June 15, 1983  
DATE  
Jeri A. Poller  
JERI A. POLLER, ATTORNEY AT LAW

### NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Boca West and Via Verde.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on utility or drainage easements.
- No structures, trees or shrubs shall be placed on drainage easements.
- Approval of landscaping on utility easements other than water and sewer shall be with approval of all utilities occupying same.
- O denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

### APPROVAL

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 12 day of July, 1983.

*Peggy B. Burt*  
Peggy B. Burt - Chairperson

Attest: JOHN B. DUNKLE, Clerk

By: *Elizabeth Richards*  
Elizabeth Richards  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 12 day of July, 1983.

By: *H. F. Kahlert*  
H. F. Kahlert - County Engineer

### DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation licensed to do business in the State of Florida, owner of the land shown hereon, being part of the land 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 TOWN SQUARE OF VIA VERDE - P.U.D.

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

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 14th day of June, 1983.

ARVIDA CORPORATION, a Delaware Corporation.

By: *Norman A. Cortese*  
Norman A. Cortese, Vice President

Attest: *Jeri Poller*  
Jeri A. Poller, Assistant Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH )  
This Plat was filed for record on 6/15/83  
this 15 day of June, 1983.  
and duly recorded in Plat Book  
No. 46 on Page 2021  
JOHN B. DUNKLE, Clerk Circuit Court  
By *[Signature]*, D.C.

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

BEFORE ME personally appeared NORMAN A. CORTESE and JERI A. POLLER, 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 Vice President, and Assistant Secretary, respectively, of said Corporation, and 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 14th day of June 1983.

*Debra J. Sullivan*  
Debra J. Sullivan  
NOTARY PUBLIC

My commission expires: 2/12/86

### SURVEYOR'S CERTIFICATE

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 (P.R.M.'s) Permanent Reference Monuments to the best of my knowledge and belief and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

*M.G. Purmort* 6/13/83  
MICHAEL G. PURMORT  
Professional Land Surveyor  
Florida Certificate No. 2720

0323-306

This instrument was prepared by:  
MICHAEL G. PURMORT  
1300 East Hillsboro Boulevard, Suite 202  
Deerfield Beach, Florida 33441



TOWN SQUARE OF VIA VERDE PUD