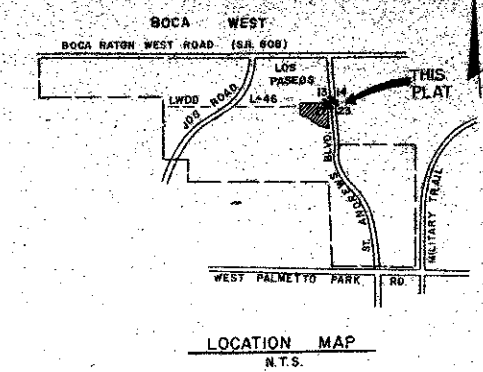


46/154

PARCEL 25

TOWN COLONY OF VIA VERDE P. U. D.
IN PART OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1983



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:30 P.M. this 1st day of NOVEMBER 1983, and duly recorded in Plat Book No. 24 on Page 154-155
JOHN B. DUNKLE
Clerk Circuit Court
By: [Signature]

154

DESCRIPTION

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

Commencing at the Northeast Corner of said Section 22; thence South 89°44'44" West along the North Line of said Section 22, a distance of 2.86 feet to a point on the Westerly Right-of-Way Line of St. Andrews Boulevard (a 120 foot right-of-way) as now laid out and in use, said point being the POINT OF BEGINNING of this description; thence South 07°46'15" West along said Westerly Right-of-Way Line, a distance of 56.55 feet to a point on the North Line of LAKE WORTH DRAINAGE DISTRICT CANAL L-46, recorded in Official Record Book 2368, Pages 120 and 121 of the Public Records of Palm Beach County, Florida; thence departing said Westerly Right-of-Way Line, South 89°44'44" West along the said North Line of LAKE WORTH DRAINAGE DISTRICT CANAL L-46, a distance of 85.88 feet; thence South 07°46'15" West along the Westerly Line of said LAKE WORTH DRAINAGE DISTRICT CANAL L-46, a distance of 118.25 feet to the beginning of a curve concave to the Southeast having a radius of 3009.79 feet and a central angle of 08°15'12"; thence Southerly along the arc of said curve, a distance of 433.55 feet; thence South 00°28'57" East along the tangent of said curve, a distance of 32.57 feet to a point on the North Right-of-Way Line of VERDE TRAIL NORTH; of OPEN DOOR ESTATES OF VIA VERDE - P.U.D., recorded in Plat Book 33, Pages 101 and 102 of said Public Records; thence South 89°31'03" West along said Right-of-Way Line, a distance of 154.56 feet to the beginning of a curve concave to the Northeast having a radius of 315.00 feet and a central angle of 42°54'07"; thence Westerly and Northwesterly along the arc of said curve and Northwesterly Right-of-Way Line, a distance of 235.87 feet to a point of reverse curve concave to the Southwest having a radius of 850.00 feet and a central angle of 31°42'32"; thence Northwesterly along the arc of said curve and Northerly Right-of-Way Line, a distance of 470.41 feet; the tangent to said curve bears North 79°17'22" West of this point; thence North 39°52'04" West, a distance of 31.75 feet to a point on the Easterly Right-of-Way Line of EL PASEOS ROAD of the said plat of VERDE TRAIL NORTH; thence North 00°26'47" West along said Easterly Right-of-Way Line, a distance of 321.05 feet to a point on the said North Line of Section 22; thence North 89°44'44" East along said North Line, a distance of 944.72 feet to the POINT OF BEGINNING.

LAND USE

172 UNITS ----- 7.76 ACRES
PARCEL A ----- 0.33 ACRES
RIGHT-OF-WAY ----- 1.77 ACRES
DRAINAGE EASEMENT (L.W.D.D. L-46) ----- 1.77 ACRES
TOTAL ----- 9.86 ACRES
DENSITY 17.4 UNITS/ACRE

NOTES

- o denotes Permanent Reference Monument.
o denotes Permanent Control Point.
All bearings shown hereon are relative to an assumed meridian. The North Line of Section 22 is assumed to bear N.89°44'44" E.
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
No building 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 only with the approval of all utilities occupying same.
Easements are for Ingress, Egress, Utilities and Drainage unless otherwise noted.
Where Utility and Drainage Easements cross, Drainage Easements take precedence.

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 CROW TOWN COLONY ASSOCIATES, LTD., a Florida Limited Partnership; that the current taxes have been paid; and that I find that there are no other encumbrances of record.
Jeffrey A. Deutch, Attorney at Law
Licensed in the State of Florida
Date: 9/28/83

MORTGAGE CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK
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 4006, Page 0071, 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 30th day of September, 1983.
CHASE MANHATTAN BANK, N.A. a Corporation existing under the laws of the United States.
By: Philip J. Reynolds, Vice President
Attest: Mark T. DeRiemer, Asst. Treas.

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME personally appeared Philip J. Reynolds and Mark T. DeRiemer 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 Treasurer of THE CHASE MANHATTAN BANK, N.A., 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 30th day of September, 1983.
Notary Public Ralph Powell, My Commission expires March 30, 1985

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that CROW TOWN COLONY ASSOCIATES, LTD., a Florida Limited Partnership, licensed to do business in the State of Florida owner of the land shown hereon, being in section 22, Township 47 South, range 42 East, Palm beach County, Florida, shown hereon as TOWN COLONY and more particularly; described under DESCRIPTION shown hereon, have cause the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: TOWN COLONY ROAD as shown hereon is a private road Right-of-Way for ingress, egress, utilities and drainage and is hereby dedicated to CROW TOWN COLONY ASSOCIATES, LTD., and is the perpetual maintenance obligation of said Partnership its successors and assigns without recourse to Palm Beach County. The Utility, Access and Drainage Easements as shown hereon are hereby dedicated in perpetuity for construction and maintenance of Utility, Access and Drainage. The Limited Access Easement as shown is 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 Partnership has caused these presents to be signed by their officer this 30 day of September, 1983.

CROW TOWN COLONY ASSOCIATES, LTD., a Florida Limited Partnership.

Witness: [Signatures]
BY: Robert Speicher, General Partner

DEDICATION ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared ROBERT SPEICHER 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 30th day of September, 1983.
My commission expires:
Notary Public State of Florida at Large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Oct. 6, 1983, they completed the survey of 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, and that permanent control points will be set under the guarantee posted with Palm Beach County, Florida for the required improvements, and that the survey data complies with requirements of Part 1, Chapter 177, Florida Statutes, as Amended.
MICHAEL G. PURMORT AND ASSOCIATES, INC. 0323-307
Michael G. Purnort, Professional Land Surveyor
Florida Registration No. 2720, Date: 10-09-83

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 10-6-83, 1983 the hereon plat was prepared and delineated under my 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.
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896, Date: 10-09-83

THIS INSTRUMENT PREPARED BY
STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

TOWN COLONY OF VIA VERDE