

A PART OF VIA VERDE, P.U.D.

THE VININGS II AT TOWN PLACE

BEING A PORTION OF
THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

179

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 1:54 PM THIS 26th
DAY OF October, 1987, A.D.,
AND DULY RECORDED IN PLAT BOOK
NO. 58 ON PAGES 179
AND 180
JOHN B. DUNKLE, CLERK
By: Jyle Shireffo, D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that The Vinings II at Town Place Limited Partnership, a Florida limited partnership, Owner of the land shown hereon, being a portion of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as The Vinings II at Town Place being more particularly described as follows:

A parcel of land lying in the Northwest one-quarter (N.W. 1/4), of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

COMMENCING at the Southeast corner of TOWN COLONY II, according to the Plat thereof, as recorded in Plat Book 54, Pages 40 and 41 of the Public Records of Palm Beach County, said corner also being located on the East line of the South-west one-quarter (S.W. 1/4) of said Section 23;

THENCE North 00°28'02" West, along the East line of said Southwest one-quarter (S.W. 1/4) and the East line of said TOWN COLONY II, 155.00 feet to the Northeast corner of said South-west one-quarter (S.W. 1/4) and the Southeast corner of said Northwest one-quarter (N.W. 1/4) of Section 23;

THENCE continuing North 00°28'02" West, along the East line of said Northwest one-quarter (N.W. 1/4) and the said East line of TOWN COLONY II, 866.65 feet to the Northeast corner of said TOWN COLONY II;

THENCE continuing North 00°28'02" West, along said East line of the Northwest one-quarter (N.W. 1/4), 397.17 feet to the intersection with a line drawn 85.00 feet southerly of and parallel with the North boundary of the South one-half (S. 1/2) of said Northwest one-quarter (N.W. 1/4) of Section 23 and the northerly line of a forty five foot (45') Drainage Easement (L.W.D.D. Canal L-46) as described in Official Record Book 3301, Page 489 of the Public Records of Palm Beach County;

THENCE South 89°14'47" West, along said line, 1,265.65 feet; to the POINT OF BEGINNING;

THENCE South 00° 45'13" East, 67.00 feet;

THENCE South 36°24'57" West, 100.42 feet;

THENCE South 00°45'13" East, 266.47 feet;

THENCE South 36°24'57" West, 57.76 feet;

THENCE South 89°14'47" West, 82.38 feet;

THENCE South 36°24'57" West, 175.94 feet;

THENCE South 00°45'13" East, 103.19 feet;

THENCE South 07°35'03" East, 40.06 feet, to the intersection with the northerly right-of-way line of Verde Trail South (70.00 feet wide) as shown on the Plat of VERDE TRAIL SOUTH OF VIA VERDE - P.U.D. according to the Plat thereof, as recorded in Plat Book 38, Page 130 of the Public Records of Palm Beach County, said point also being located in the arc of a curve concave to the Southwest and through which a radial line bears South 27°04'03" West.

THENCE northwesterly along the said northerly right-of-way line of Verde Trail South and along the arc of said curve, having a radius of 785.13 feet and a delta of 40°20'18", an arc distance of 552.06 feet, to a point through which a radial line bears South 13°16'15" East, said point also being the intersection with the Easterly line of TOWN SQUARE OF VIA VERDE - P.U.D. according to the Plat thereof, as recorded in Plat Book 46, Pages 20 and 21 of the Public Records of Palm Beach County, and the center line of L.W.D.D. Canal L-47 as recorded in Official Records Book 3301, Page 489, of the Public Records of Palm Beach County;

THENCE North 39°08'50" West, along said Easterly line, 222.89 feet to the beginning of a tangent curve concave to the Northeast;

THENCE northerly, continuing along said Easterly line and along the arc of said curve, having a radius of 603.04 feet and a delta of 38°24'00", an arc distance of 404.16 feet to a point of tangency;

THENCE North 00°44'50" West, continuing along said Easterly line 121.31 feet to the intersection with said line drawn 85.00 feet, southerly of and parallel with the North boundary of the South one-half (S. 1/2) of the Northwest one-quarter (N.W. 1/4);

THENCE North 89°14'47" East, along said line 1,084.89 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, and containing 13.866 acres, more or less. Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

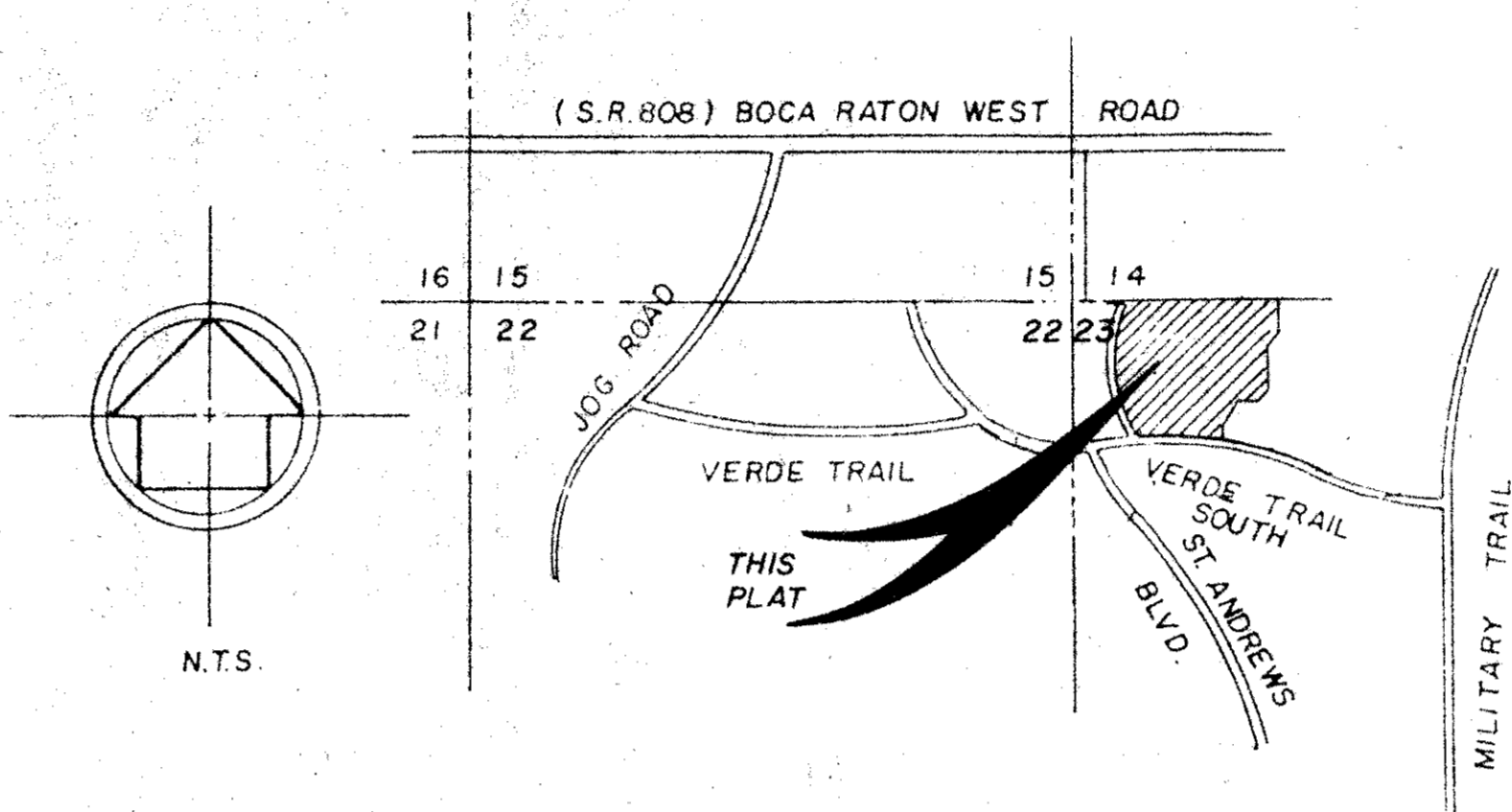
- Parcel "A" as shown hereon is hereby reserved unto the developer, its successors and or assigns, for residential purposes without recourse to Palm Beach County.
- The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, and cable television.
 - Drainage easements as shown hereon are hereby dedicated for the construction and maintenance of drainage facilities and are the perpetual maintenance obligation of the Owner, its successors and assigns without recourse to Palm Beach County.
 - The Lake Maintenance Easements are hereby dedicated for lake maintenance purposes and shall be maintained by the Owner, its successors and assigns without recourse to Palm Beach County.
 - The area indicated as limited access easements, as shown, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- Parcel L-1 is hereby dedicated for water management and drainage purposes and shall be maintained by the Via Verde Homeowners' Association, Inc., a Florida corporation, not for profit, its successors and assigns without recourse to Palm Beach County.
- Parcel R-1 is reserved for Ingress - Egress, utility, drainage and other proper purposes and is the perpetual maintenance obligation of the Owner, its successors and assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed this 16th day of October, 1987.

THE VININGS II AT TOWN PLACE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP
BY: C T S B DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS SOLE GENERAL PARTNER
By: James J. Billik
James J. Billik
President

Attest:
Andy Chaikovsky
Assistant Secretary

PREPARED BY:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA, 33069
BY: FREDERICK E. CONROD, III, P.L.S. No. 2816
MAY 1987



LOCATION MAP
(NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME personally appeared James J. Billik and Andy Chaikovsky, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of C T S B Development Corporation, a Florida corporation, as a sole General Partner of The Vinings II at Town Place Limited Partnership, a Florida limited partnership and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of said corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 16th day of October, 1987.
My commission expires: 2/3/90
Diana Hoguen
Notary Public, State of Florida

TITLE CERTIFICATE

I, JEFFREY A. DEUTCH, P.A., 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 Vinings II at Town Place Limited Partnership, a Florida limited partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: 10-16-87
By: Jeffrey A. Deutch
Jeffrey A. Deutch, P.A.

P.U.D. TABULATION

GROSS AREA	13.866 Ac.
TOTAL No. OF UNITS	252
DENSITY	18.17 UNITS / Ac.

MORTGAGEE'S CONSENT

STATE OF GEORGIA } S.S.
COUNTY OF DeKalb }
The undersigned hereby certifies that it is the holder of two mortgages upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that each of its mortgages, which are recorded in Official Record Book 5426 at Page 79 and Official Records Book 5426 at Page 166, both of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 26th day of October, 1987.

CITICORP REAL ESTATE, INC. a Delaware Corporation
ATTEST: [Signature]
Henry G. August 30, 1987
BY: Charles B. Clark
Charles B. Clark
Vice President

ACKNOWLEDGEMENT

STATE OF GEORGIA } S.S.
COUNTY OF DeKalb }
BEFORE ME personally appeared Charles B. Clark and Henry G. August, Jr. to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President respectively of Citicorp Real Estate, Inc.

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 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 26th day of October, A.D., 1987.
My commission expires: [Signature]
Judith Connell
Notary Public, State of Georgia

APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5th day of JANUARY, A.D., 1988.

Attest: JOHN B. DUNKLE, CLERK
By: Carol A. Roberts
CAROL A. ROBERTS, CHAIR
BY: Jim J. Eldridge
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 5th day of JANUARY, A.D., 1988.

By: Herbert Kahler, Jr.
HERBERT KAHLERT, JR.
Palm Beach County Engineer

SURVEYOR'S CERTIFICATE

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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and Permanent Control Points (P.C.P.'s) 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, ordinances of Palm Beach County, Florida and Minimum Technical Standards Chapter 21 HH-6, Florida Administrative Code.

Date: August 12, 1987
Judith Connell
Frederick E. Conrod, III
Professional Land Surveyor
Florida Registration No. 2816

CTS B DEVELOPMENT CORPORATION	ACKNOWLEDGEMENT (DEDICATION)	CITICORP REAL ESTATE, INC.	ACKNOWLEDGEMENT (MORTGAGE)	COUNTY ENGINEER	SURVEYOR
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THE VININGS II AT TOWN PLACE

58/179

SUBDIVISION - The Vinings II at Town Place
BOOK 58 PAGE 179
FLOOD ZONE No. 1
QUAD # 53
SE PUD
PUD NAME
YAZ 695

58/179