

OPEN DOOR ESTATES OF VIA VERDE

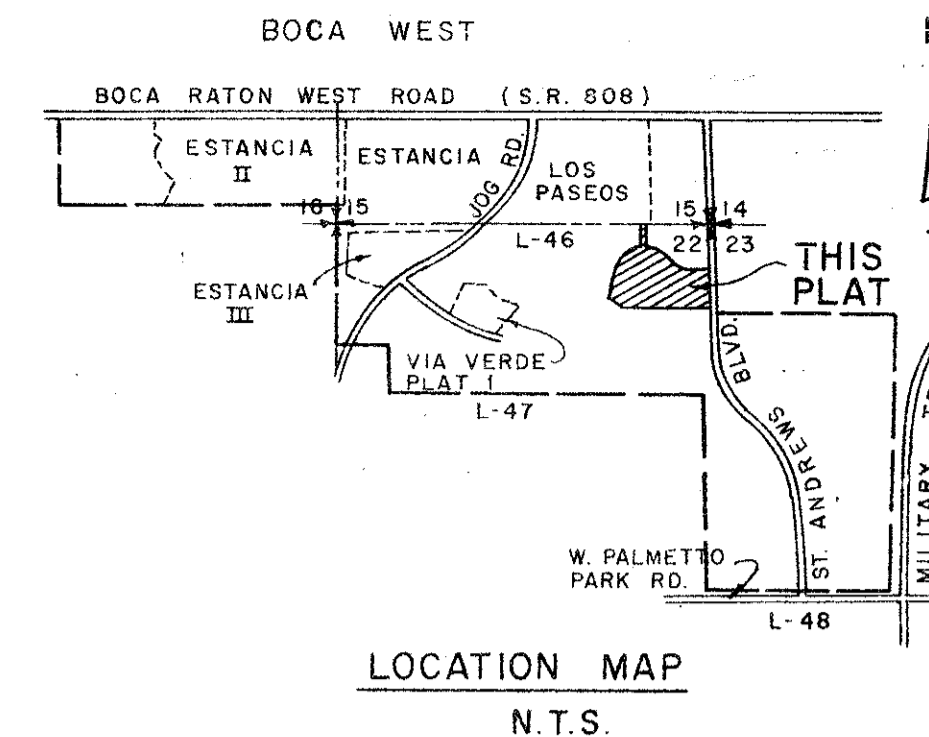
P.U.D.

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
MAY 1977



101

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This Plat was filed for record on this 12th day of July, 1977, and duly recorded in Plat Book No. 33 on page 101 & 102.
JOHN B. DUNKLE, Clerk Circuit Court
By: *John B. Dunkle*, D.C.

DESCRIPTION

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

Commencing at the Northeast Corner of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida; thence S.89°44'44"W. along the North Line of said Section 22, a distance of 922.58 feet to the Southeast Corner of REPLAT OF LOS PASEOS OF VIA VERDE as recorded in Plat Book 32, Pages 40 and 41, Public Records of Palm Beach County, Florida; thence continue S.89°44'44"W., a distance of 25 feet to the East Right of Way Line of El Paseo Road and the POINT OF BEGINNING OF OPEN DOOR ESTATES OF VIA VERDE; thence S.00°26'47"E., a distance of 321.05 feet; thence S.39°52'04"E., a distance of 31.75 feet to a point on a curve concave to the southwest having a radius of 850 feet and a central angle of 31°42'32" and whose tangent at this point bears N.79°17'22"W.; thence easterly and southeasterly along the arc of said curve, a distance of 470.41 feet to a point of reverse curvature; thence southeasterly and easterly along the arc of a curve concave to the northeast having a radius of 315 feet and a central angle of 42°54'07", a distance of 235.87 feet; thence N.89°31'03"E. along the tangent to said curve, a distance of 214.56 feet; thence N.44°31'03"E., a distance of 35.36 feet to a point on the West Right of Way Line of St. Andrews Blvd.; thence S.00°28'57"E. along said West Right of Way Line, a distance of 120.00 feet; thence N.45°28'57"W., a distance of 35.36 feet; thence S.89°31'03"W., parallel with, and 70 feet south of, a previously described course, a distance of 60.00 feet; thence S.00°28'57"E. along the West Line of Lake Worth Drainage District L-46 as now laid out and in use, a distance of 698.95 feet; thence S.89°15'10"W., a distance of 1350.00 feet; thence N.75°19'05"W., a distance of 394.34 feet; thence N.89°17'00"W., a distance of 70.00 feet; thence N.00°43'00"E., a distance of 150.00 feet to the beginning of a curve concave to the southeast having a radius of 850.00 feet and a central angle of 92°43'25"; thence northerly, northeasterly and easterly along the arc of said curve, a distance of 1375.58 feet; thence N.46°29'49"E., making an angle with the tangent to the last described curve, measured from west to northeast, of 133°03'24", a distance of 36.53 feet; thence N.00°26'47"W. along a line parallel with and 60 feet west of, a previously described course, a distance of 306.72 feet to the North Line of said Section 22; thence N.89°44'44"E. along said North Line, a distance of 60 feet to the POINT OF BEGINNING.

SUBJECT to existing rights of way, easements, restrictions and reservations of record.

NOTES

- denotes Permanent Reference Monument
- denotes Permanent Control Point

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.

All bearings shown hereon are based on an assumed meridian used throughout Boca West and Via Verde.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

Utility Easements cover all Tracts shown hereon for Private Road Purposes.

Residential Area (Parcel A)	17.967 Acres
Open Space (Parcel B)	15.244 Acres
Road Area	4.550 Acres
Total Area in Plat	37.761 Acres
Number of Dwelling Units	284 Units
Dwelling Units / Acre	7.52 Units

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida, and that in my opinion, (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1977 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

H. William Walker, Jr.
H. WILLIAM WALKER, JR., Attorney at Law licensed in Florida
Date: 6-7-77

COUNTY APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 22 day of August, 1977.

By: *Lake Lytal*
Lake Lytal

ATTEST: JOHN B. DUNKLE, Clerk

By: *John B. Dunkle*
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record, this 30 day of August, 1977

By: *John B. Dunkle*
County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, owner of all land shown and described hereon and 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, subdivided and platted as shown, to be known as OPEN DOOR ESTATES OF VIA VERDE - P.U.D.. The non-exclusive use of the easements for the construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunication, 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 Streets as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes. Tract B as shown hereon is for the purpose of Open Space, Drainage and Buffer Area.

IN WITNESS WHEREOF, the said 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 12th day of July, 1977.

ARVIDA CORPORATION
Attest *William J. Drury* Assistant Secretary By: *Norman A. Cortese* Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM J. DRURY, 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 12th day of July, 1977.

Grace M. Weiss
Notary Public

My Commission expires: October 31, 1977

SURVEYOR'S CERTIFICATION

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 Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177 Part 1 Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

0323-315 *William G. Wallace, Jr.*
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

This instrument was prepared by:
WILLIAM G. WALLACE, JR.
2000 Okeechobee Boulevard
West Palm Beach, Florida

OPEN DOOR ESTATES OF VIA VERDE

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