

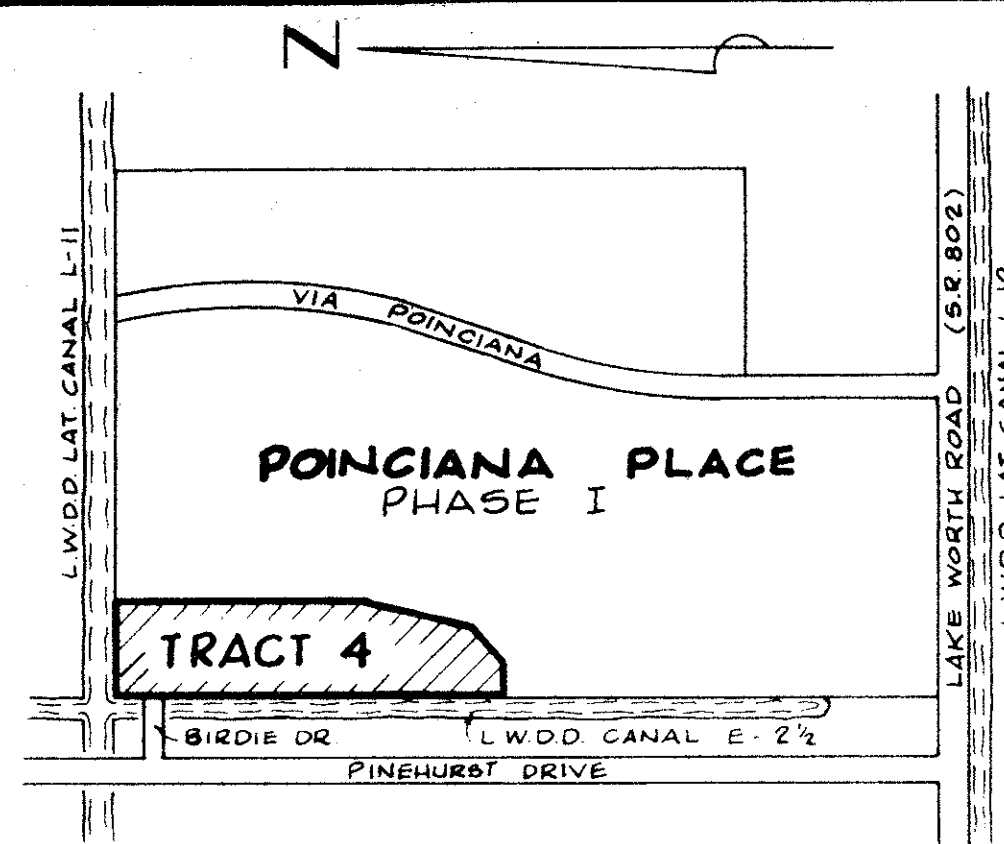
A REPLAT OF TRACTS 4 AND B OF POINCIANA PLACE PHASE ONE

This instrument prepared by:
Lee Starkey in the Office of
Adair & Brady, Inc.
1958 South Congress Avenue
West Palm Beach, Florida 33406

NOTE:
THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO BUILDING OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 7:52 AM this 11 day of May, 1978, and duly recorded in Plat Book No. 34 on page 160
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]* S.C.



LOCATION MAP

A PLANNED UNIT DEVELOPMENT IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 30, PAGES 91 & 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

KNOW ALL MEN BY THESE PRESENTS that Poinciana Village, Inc., a Florida corporation, on behalf of itself and as Attorney-in-fact for Poinciana Place Condominium Association III, Inc., and all condominium parcel owners of Poinciana Place Condominiums "A" and "B", pursuant to the Declaration of Condominium recorded in O.R.B. 2772, Page 1060 and O.R.B. 2821, Page 521, Public Records of Palm Beach County, Florida, the owner of land shown hereon, being Section 21, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Poinciana Place, Replat of Tract 4, being more particularly described as follows:

BEGINNING at the Northwest corner of the Plat of Poinciana Place, Phase I and Tract 4, as recorded in Plat Book 30, Pages 91 and 92, Public Records of Palm Beach County, Florida; Thence South 89° 58' 13" East (an assumed bearing, and all other bearings relative thereto), along the North line of said plat, said line also being the southerly right-of-way line of the Lake Worth Drainage District (L.W.D.D.) Lateral Canal L-11, 300.00 feet; thence South 785.00 feet; thence South 139° 30' 00" West, 329.34 feet; thence South 52° 02' 56" West, 181.50 feet; thence West, 80.00 feet, to a point on the West line of said plat of Poinciana Place, Phase I, said line also being the East right-of-way line of a Lake Worth Drainage District (L.W.D.D.) Equalizer Canal, E-2; thence North, along said line, 1217.01 feet to the POINT OF BEGINNING. Containing 7.718 acres, more or less.

- have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
- Streets: That Tract B for private road purposes as shown is hereby dedicated to the Poinciana Place Condominium Association III, Inc., a non-profit corporation, and is the perpetual maintenance obligation of said association.
 - Easements:
 - Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
 - Drainage Maintenance Easement - The drainage maintenance easement as shown is dedicated in perpetuity to the Lake Worth Drainage District for the purpose of maintaining L.W.D.D. Canal E-2 1/2; provided, however, that Poinciana Village, Inc., its successors and assigns, hereby reserves the right to maintain, construct and use all existing and proposed improvements located within the drainage maintenance easement.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its *[Signature]* and attested by its *[Signature]* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of Sept., 1977.

POINCIANA VILLAGE, INC.
Attest: *[Signature]*

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared *Alan Eisenstein* and *David Friedman*, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *President* and *Secy.* of Poinciana Village, Inc., a non-profit 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.

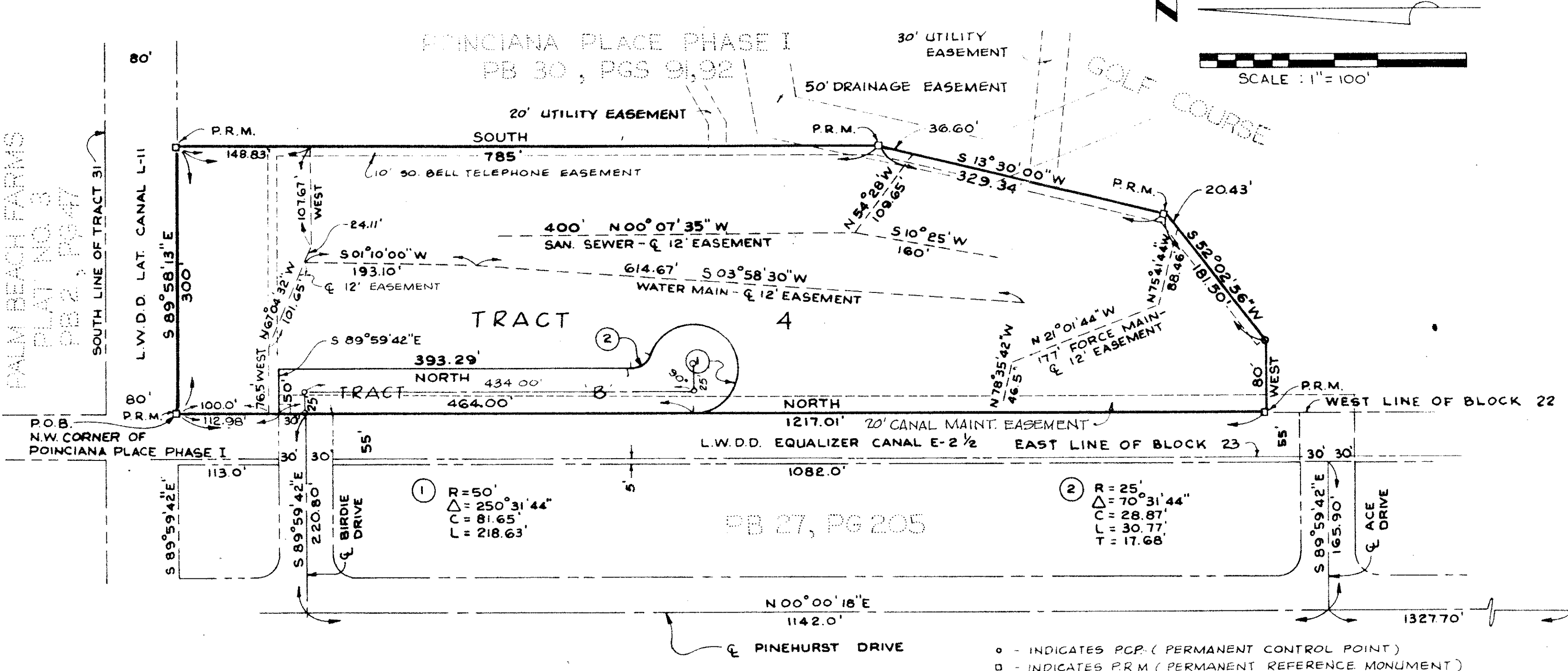
WITNESS my hand and official seal this 14th day of Sept., 1977
[Signature]
Notary Public

TITLE CERTIFICATION

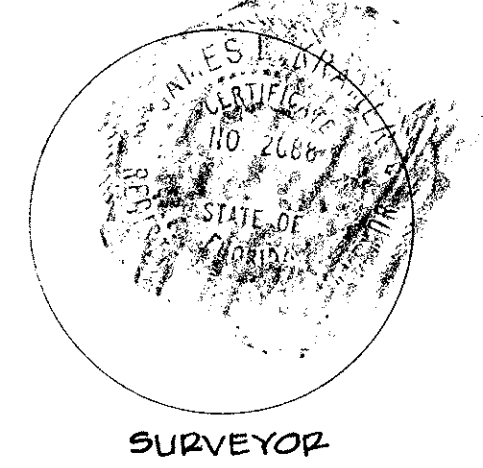
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

I, HERMAN ISIS, 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 Poinciana Village, Inc., that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct.

[Signature]
Notary Public



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 (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law 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.



Registered Surveyor No. 10206
State of Florida

MORTGAGEES CONSENT

The undersigned hereby certifies that it is the holder of a mortgage 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 its mortgage which is recorded in Official Record Book 2730 at page 1562 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 *[Signature]* and attested to by its *[Signature]* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 11 day of Oct., 1977.

ACKNOWLEDGMENT

BEFORE ME personally appeared before me *[Signature]* and *[Signature]*, 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 the First Federal Savings and Loan Assoc. of Delray Beach, a 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 11 day of Oct., 1977.
[Signature]
Notary Public

MORTGAGEE'S CONSENT

The undersigned hereby certifies that it is the holder of a mortgage 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 its mortgage which is recorded in Official Record Book 2823 at page 972 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 *[Signature]* and attested to by its *[Signature]* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 29 day of SEPT., 1977.

Walter E. Heller Co., SE, a corporation of the State of Florida

Attest: *[Signature]* Ass't. Sec'y.

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH : 0299-305

BEFORE ME personally appeared *H.S. Gruber* and *Martha J. Athy*, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *President* and *Asst. Sec'y.* of the Walter E. Heller Co., SE, a 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.

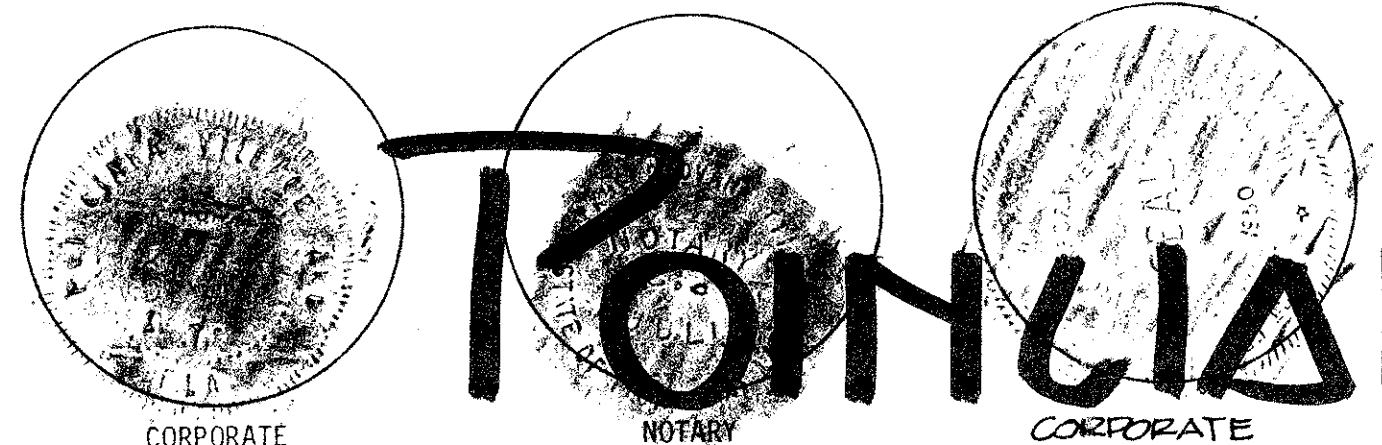
WITNESS my hand and official seal this 29th day of Sept., 1977.
[Signature]
Notary Public

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 23 day of MAY, 1978.
By *[Signature]*
PEGGY B. EVATT, Chairman

Notary Public
[Signature]
COUNTY ENGINEER
By *[Signature]*
Herbert Kahler, County Engineer
ATTEST: JOHN B. DUNKLE, CLERK

BOARD OF COUNTY COMMISSIONERS
By *[Signature]*
Deputy Clerk



POINCIANA PLACE #1

21/44/42 is hereby approved for record on APRIL 23, 1978.
34
160
ADAIR & BRADY, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
LAKE WORTH WEST PALM BEACH ORLANDO