

PRADERA - PHASE ONE OF VIA VERDE - P.U.D.

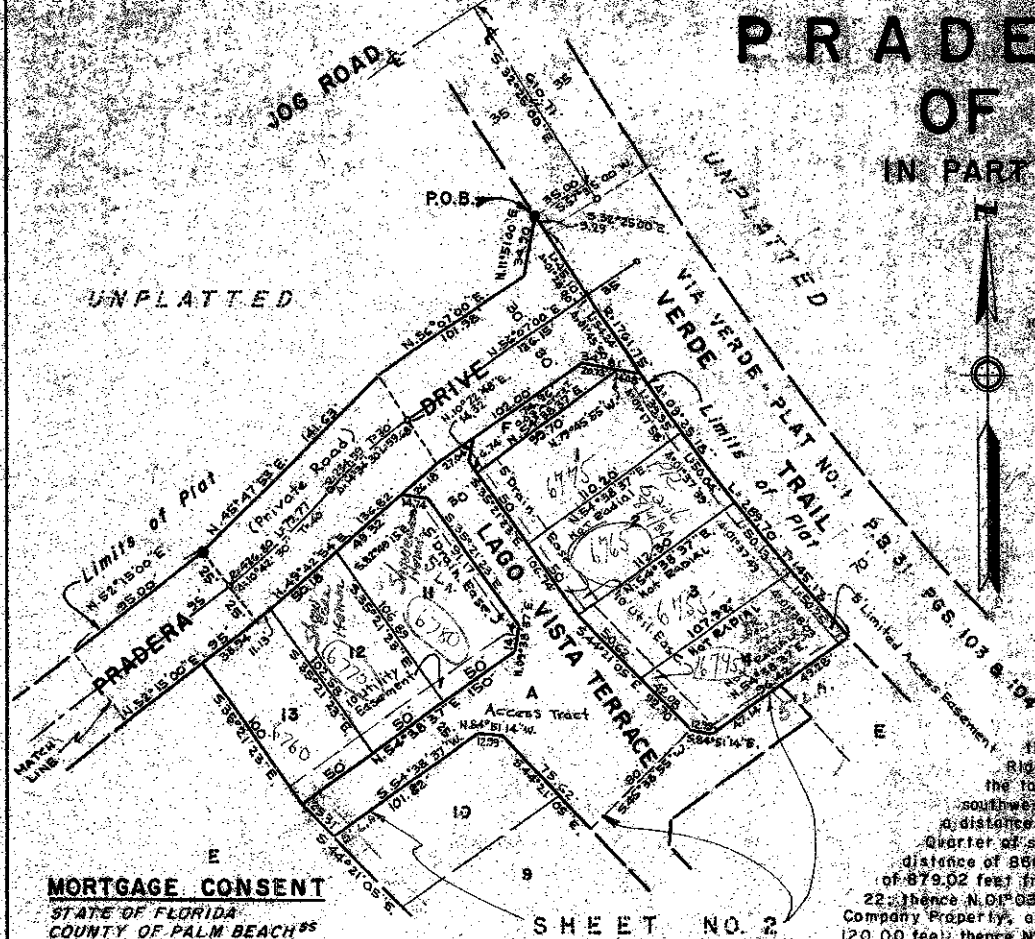
IN PART OF SECTION 22, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JULY 1979

SCALE IN FEET SCALE 1" = 50'



DESCRIPTION

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

Commencing at the intersection of the centerlines of Jog Road and Verde Trail (Tract B) as shown on Sheet No. 2, VERDE TRAIL - PLAT NO. 1, P.U.D. as recorded in Plat Book 31, Pages 103 and 104, Public Records of Palm Beach County, Florida; thence S. 32° 25' 00" E. along the centerline of said Verde Trail, a distance of 610.71 feet; thence S. 57° 35' 00" W., a distance of 35.00 feet to a point on the Southwest Right of Way Line of Verde Trail and the POINT OF BEGINNING of this Description; thence S. 32° 25' 00" E., a distance of 9.29 feet to the beginning of a curve concave to the northeast having a radius of 1761.75 feet and a central angle of 16° 10' 13"; thence southeasterly along the arc of said curve, a distance of 497.21 feet; thence leaving said RIGHT OF WAY LINE of Verde Trail, S. 42° 52' 37" W., making an angle with the tangent to the last described curve, measured from southeast to southwest, of 91° 27' 50", a distance of 50.93 feet; thence S. 00° 10' 25" W., a distance of 833.30 feet to a point on the South Line of the Northwest Quarter of said Section 22; thence S. 88° 56' 43" W. along said South Line, a distance of 850.00 feet to a point, said point being N. 88° 56' 43" E., a distance of 879.02 feet from the Southwest Corner of the Northwest Quarter of said Section 22; thence N. 01° 03' 17" W. along a line being the East Line of Florida Power and Light Company Property, a distance of 735.00 feet; thence N. 88° 56' 43" E., a distance of 120.00 feet; thence N. 01° 03' 17" W., a distance of 100.00 feet to the beginning of a curve concave to the southwest having a radius of 137.11 feet and a central angle of 50° 10' 25"; thence northerly and northwesterly along the arc of said curve, a distance of 120.07 feet; thence N. 38° 46' 18" E. along a line radial to the last described curve, a distance of 25.00 feet; thence N. 37° 26' 06" E., a distance of 25.00 feet; thence S. 89° 29' 21" E., a distance of 30.26 feet; thence N. 52° 15' 00" E., a distance of 331.31 feet; thence N. 45° 47' 53" E., a distance of 141.53 feet; thence N. 56° 07' 00" E., a distance of 101.98 feet; thence N. 1° 51' 00" E., a distance of 34.90 feet to the Southwest Right of Way Line of said Verde Trail and the POINT OF BEGINNING.

NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Via Verde.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 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.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.
- A denotes Tract Letter.

LAND USE

Residential	8.88	Acres
Private Road	1.17	Acres
Tracts A, B and C (Road & Parking)	2.58	Acres
Tracts D, E and F (Open Space)	9.38	Acres
Total Area	22.10	Acres
Total Units	71	
Dwelling Units / Acre	3.21	

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared JAMES R. NANTLEY and GRACE M. WELLS, 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 VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida 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 19 day of August, 1979.

Notary Public
My Commission expires:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID CHARDIN, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the property which is related to SHOWCASE DEVELOPMENT, LTD., a Florida Limited Partnership, ARVIDA CORPORATION, a Delaware Corporation, VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, and PRADERA HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation; that the current taxes have been paid; that I find the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

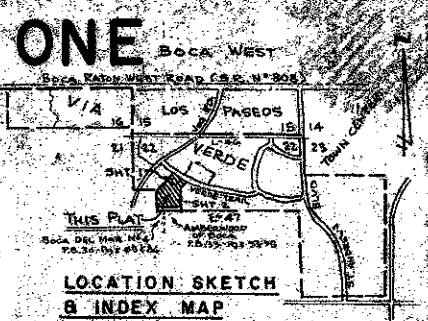
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 19, 1979, that they completed the survey of land 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; that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida; and that the survey data complies with requirements of Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.

Michael G. Purnmort, Professional Land Surveyor
Florida Registration No. 2720 - Date: 06/21/79



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that SHOWCASE DEVELOPMENT LTD., a Florida Limited Partnership, ARVIDA CORPORATION, a Delaware Corporation, VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, and PRADERA HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, the Owners of the land shown hereon as PRADERA PHASE ONE OF VIA VERDE P.U.D. lying in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described to the left under description:

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The non-exclusive use of the easements for the construction and maintenance of landscaping, sewer, sewage, electrical, drainage, telephone, telecommunication, gas and other public utility services, and 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 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.

Tract E as shown is for open space, drainage and for buffer areas and is hereby dedicated to the VIA VERDE HOMEOWNER'S ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association.

The Streets as shown are for private ingress and egress, drainage and utilities.

Tracts B, C, D, and F as shown are for ingress, egress, utilities, open space, drainage and for buffer areas and are hereby dedicated to the PRADERA HOMEOWNER'S ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named Owners have caused these presents to be signed and attested by their respective officers and their respective corporate seals to be affixed thereto by and with the authority of their Boards of Directors, this 19 day of August, 1979.

Attest: Patrick C. Hucker, Jr., Secretary for both
ARVIDA CORPORATION, a Delaware Corporation
Joan C. Stiers, Assistant Secretary
VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation
Grace M. Wells, Secretary
James R. Nantley, President

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH

BEFORE ME personally appeared PATRICK C. HUCKER, SR. and PATRICK C. HUCKER, JR., to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and Assistant Secretary of both SHOWCASE DEVELOPMENT LTD. and PRADERA HOMEOWNER'S ASSOCIATION, INC., and severally acknowledged to and before me that they executed such instrument as such officers of the above named corporations, and that the seal affixed to the foregoing instrument is the corporate seal of said corporations, and that said instrument is the free act and deed of said Owners.

WITNESS my hand and official seal this 19 day of August, 1979.

Notary Public
My Commission expires: Oct. 22, 1981

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STIERS, 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 ARVIDA CORPORATION, a Delaware 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 19 day of August, 1979.

Notary Public
My Commission expires:

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on August 19, 1979, the hereon Plat was prepared and delineated under my personal direction and 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

William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283 - Date: 07/16/79

0323-300

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

Note: See Preliminary Plat in P.O.B. file

APPROVALS
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for recording this 20th day of August, 1979.
Bill Gattler - Chairman
Attest: JOHN B. DUNKLE, Clerk
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for recording this 20th day of August, 1979.
Attest: [Signature]
County Engineer

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MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 this Mortgage which is recorded in Official Record Book 31, Page 103, Public Records of Palm Beach County, Florida, shall be subordinated 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 19 day of August, 1979.

CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, Corporation existing under the laws of the United States

George Etheridge, Vice President
Attest: Warren S. Baker, Assistant Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared GEORGE ETHERIDGE and MARIAN S. BAKER, 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 Secretary of CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, 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 19 day of August, 1979.

Notary Public
My Commission expires: