40-51

PLAT OF

POINCIANA PLACE PHASE II-B

A P.U.D.

A REPLAT OF A PART OF BLOCK 22, PALM BEACH FARMS Co. PLAT No. 3, PLAT BOOK 2, PG. 47

SECTIONS 21 & 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA.

O'BRIEN, SUITER & O'BRIEN, INC.

ENGINEERS & SURVEYORS

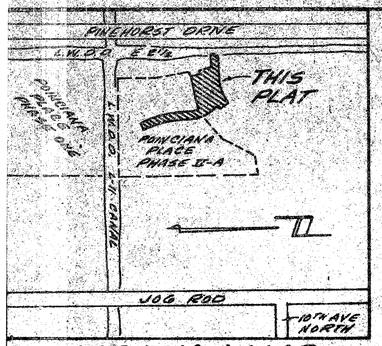
JANUARY 1980

SCALE: 1"=100'

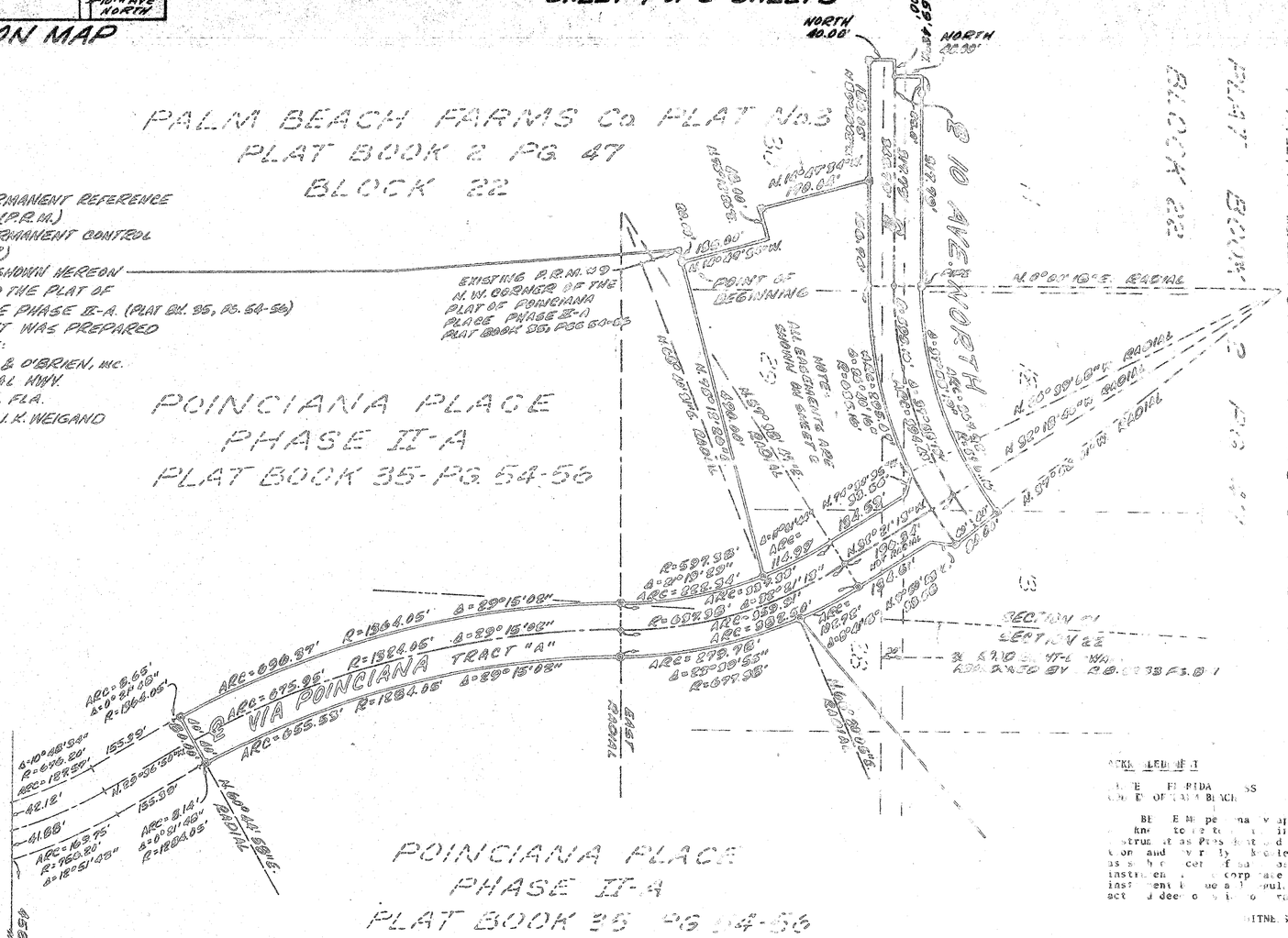
0 50' 100' 200' 300'

SHEET 1 OF 2 SHEETS

51



LOCATION MAP



NOTES:

1. "□" DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. "•" DENOTES PERMANENT CONTROL POINT (P.C.P.)
3. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF POINCIANA PLACE PHASE II-A. (PLAT BK. 35, PG. 54-56)
4. THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF: O'BRIEN, SUITER & O'BRIEN, INC. 8601 N. FEDERAL HWY. DELRAY BEACH, FLA. PREPARED BY: J.K. WEIGAND

DEDICATION

State of Florida
County of Palm Beach

Know all men by these presents that Poinciana Village, Inc., a Florida Corporation owner of the land shown hereon, being in Sections 21 and 22, Township 44 South, Range 42 East, Palm Beach County, Florida and being a replat of a portion of Block 22 of Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2 at page 47 of the Public Records of Palm Beach County, Florida, shown hereon as Poinciana Place Phase II-B being more particularly described as follows:

Commence at Permanent Reference Monument No. 9 at the Northwest corner of the Plat of Poinciana Place Phase II-A as shown on the Plat thereof recorded in Plat Book 35 at pages 54, 55 and 56 of the Public Records of Palm Beach County, Florida; thence N. [illegible] along the North line of said plat, 20.00 feet to the Point of Beginning; thence continue N. 89° 12' 16" E., 460.00 feet to a point of non-tangency; thence southerly along the arc of a curve concave easterly having a radius of 59°.18 feet, a central angle of 20° 19' 10" whose chord bears S. [illegible] 31' 34" E. 211.19 feet to a point of reverse curvature (P.R.C.); thence continue southerly along the arc of a curve concave easterly having a radius of 1394.05 feet and a central angle of [illegible] feet; thence S. 89° 44' 58" E., along a radial line, 30.00 feet; thence northerly along the arc of a curve concave easterly having a radius of 1364.05 feet and a central angle of [illegible] feet to a point of reverse curvature; thence [illegible] along the arc of a curve concave westerly having a radius of [illegible] feet and a central angle of [illegible] feet; thence [illegible] feet; thence [illegible] feet; thence