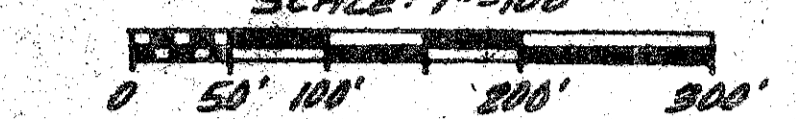


40-51

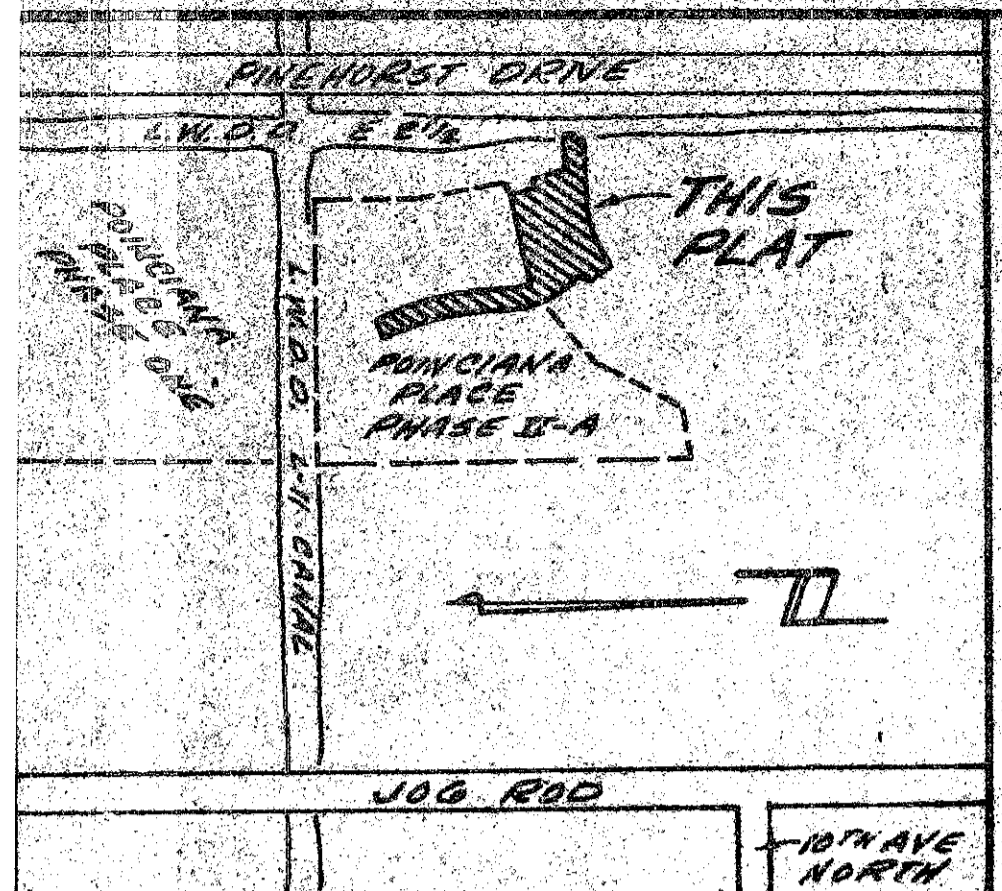
51

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'



SHEET 1 OF 2 SHEETS



LOCATION MAP

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 Northeast 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. 75° 12' 10" E. along the North line of said plat, 36.00 feet to the Point of Beginning; thence continue by a curve concave westerly having a radius of 57.38 feet, a central angle of 11° 19' 21" whose chord bears S. 11° 19' 21" E. 12.25 feet to a point of tangency; thence southerly along the arc of a curve concave southerly, along the arc of a curve concave southerly having a radius of 1184.05 feet and a central angle of 11° 19' 21" East; thence S. 89° 40' 39" E. along a radial line, 10.00 feet; thence southerly, along the arc of a curve concave southerly having a radius of 1184.05 feet and a central angle of 11° 19' 21" East; thence S. 89° 40' 39" E. along a radial line, 10.00 feet; thence southerly, along the arc of a curve concave southerly having a radius of 1184.05 feet and a central angle of 11° 19' 21" East; thence S. 89° 40' 39" E. along a radial line, 10.00 feet; thence southerly, along the arc of a curve concave southerly having a radius of 1184.05 feet and a central angle of 11° 19' 21" East; thence S. 89° 40' 39" E. along a radial line, 10.00 feet to the Point of Beginning.

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

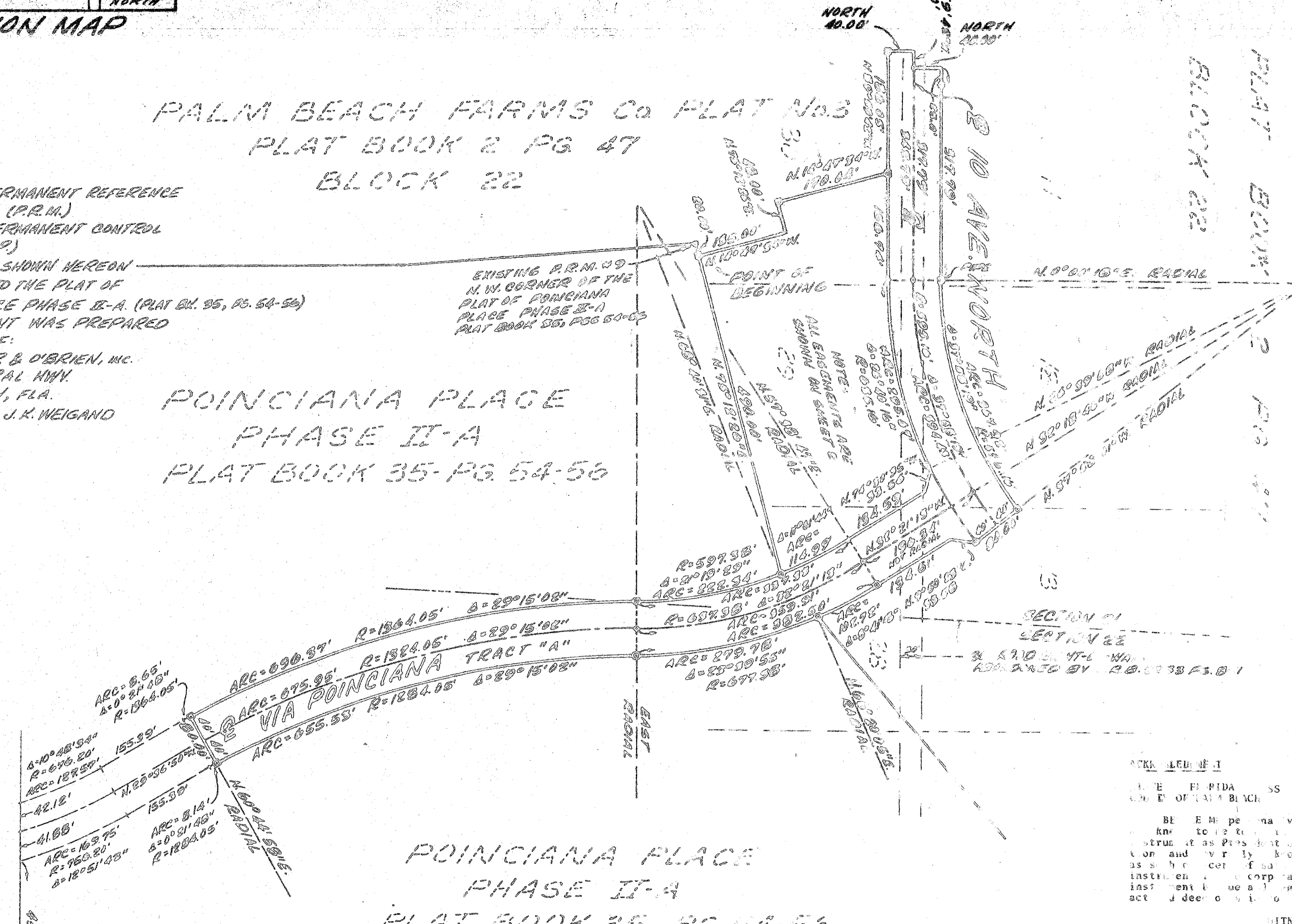
Tract "A" is hereby dedicated for private road purposes and POINCIANA VILLAGE MASTER ASSOCIATION, INC. with the right to grant non-exclusive easements for ingress and egress to others than said Tract "A" and reserves the right unto itself, its successors, assigns, mortgagees, and lessees, and franchisees to use any portion of said Tract "A" for the installation, maintenance and franchise of drainage easements, public utilities, including but not limited to water, sewer, gas, electric, telephone, and cable television, and any other purposes which may lawfully be required for the use of said Tract "A" for ingress and egress, and the POINCIANA VILLAGE MASTER ASSOCIATION, INC. further reserves the right to dedicate and Tract "A" to the County of Palm Beach, provided, however, that no such dedication shall become effective unless the same is accepted by the Board of County Commissioners of Palm Beach County, or the governing body of any municipality or taxing district having jurisdiction over the land encompassed by this plat, Tract "A" is the perpetual maintenance obligation of Poinciana Village Master Association, Inc. Street as shown hereon (10th Avenue North) is hereby dedicated to the use of the Board of County Commissioners of Palm Beach County, Florida for perpetual use as a public thoroughfare for proper purposes. The utility easements and drainage easements as shown are hereby dedicated to the use of the Board of County Commissioners of Palm Beach County, Florida for the installation, maintenance and franchise of the construction and maintenance of utility lines and services. The initial access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights. WITH THESE PRESENTS the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23rd day of April, 1980.

PALM BEACH FARMS CO PLAT No. 3  
 PLAT BOOK 2 PG 47  
 BLOCK 22

NOTES:

1. "P" DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. "C" 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.  
 6601 N. FEDERAL HWY  
 DELRAY BEACH, FLA.  
 PREPARED BY: J.K. WEIGAND

POINCIANA PLACE  
 PHASE II-A  
 PLAT BOOK 35 PG 54-56



POINCIANA PLACE  
 PHASE II-A  
 PLAT BOOK 35 PG 54-56

TITLE CERTIFICATION

State of Florida  
 County of Palm Beach

I, THOMAS A. SHUMAKER, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in Poinciana Village, Inc., that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct.

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 have been placed and that (P.C.P.'s) Permanent Control Points will be 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.

*[Signature]*  
 Registered Surveyor No. 1801  
 State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the foregoing instrument and that he executed the foregoing instrument as a free act and deed.

WITNESSED my hand and official seal this 23rd day of April, 1980.

ATTEST:

*[Signature]*  
 Secretary

Poinciana Village, Inc.,  
 a corporation of the State of Florida

0299-303  
 11/92

COMMISSIONER

COUNTY ENGINEER

This plat is hereby approved for record this

23rd day of July, 1980

By: *[Signature]*  
 County Engineer

JOHN B. DUNKLE, Clerk  
 Board of County Commissioners

By: *[Signature]*  
 Deputy Clerk

APPROVED BY:  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

The plat hereby approved for record this

23rd day of July, 1980

By: *[Signature]*  
 JOHN B. DUNKLE, Clerk

By: *[Signature]*  
 Deputy Clerk

Date: APR 18 1980