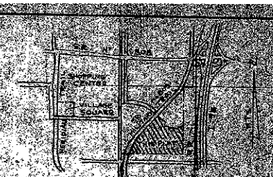
CEDAR GROVE-P.U.D

IN PART OF SECTION 23, 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
JUNE 1980



LOCATION SKETCH

39

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This map was filed for record at 2:[illegible] PM this 27 day of [illegible] 1980 and duly recorded in Map Book 39 page [illegible] of the Public Records of Palm Beach County, Florida.
[illegible]
By [illegible] D.C.

DESCRIPTION

A Parcel of land lying in part of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:-

Commencing at the Northeast Corner of said Section 23; thence S.00°35'30"E., along the East Line of said Section 23, a distance of 1583.84 feet; thence S.89°30'16"W., a distance of 247.50 feet to the Southeast Corner of ARVIDA AUTO MARINE PLAZA as recorded in Plat Book 38, Pages 165 and 166, Public Records of Palm Beach County, Florida, said corner being the POINT OF BEGINNING of this Description; thence S.00°35'30"E., along a line parallel with and 247.50 feet west of, the East Line of said Section 23, a distance of 350.00 feet; thence S.89°31'25"W., parallel with and 200 feet north of, the South Line of the Northeast Quarter of said Section 23, a distance of 2249.39 feet to a point on the Easterly Right-of-Way Line of Military Trail (State Road No. 809) as now laid out and in use, said point being on the arc of a curve concave to the southeast having a radius of 1849.86 feet and a central angle of 48°50'12" and whose tangent at this point bears S.05°40'25"W.; thence northerly and northeasterly along the arc of said curve and said Right of Way Line, a distance of 1576.75 feet; thence N.54°30'37"E. along the tangent to said curve, a distance of 264.67 feet to the West Corner of said ARVIDA AUTO MARINE PLAZA; thence meandering the boundary of said Plat by the following courses: S.35°29'23"E., a distance of 440.00 feet; thence S.04°50'46"E., a distance of 72.74 feet; thence S.40°36'05"W. a distance of 92.20 feet; thence S.16°41'57"E., a distance of 104.40 feet; thence S.48°48'51"E. a distance of 106.30 feet; thence N.83°59'28"E., a distance of 203.36 feet to a point on a curve concave to the north having a radius of 400 feet and a central angle of 83°42'12" and whose tangent at this point bears N.61°46'15"W.; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 584.36 feet; thence N.89°24'30"E., making an angle with the tangent to the last described curve, measured from northeast to east, of 54°52'57", a distance of 224.64 feet to the Southeast Corner of said ARVIDA AUTO MARINE PLAZA and the POINT OF BEGINNING.

Containing 49.46 Acres, more or less.

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

Easements are for Public Utilities, unless otherwise noted.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, licensed to do business in Florida, the owner of the land shown hereon, being in Palm Beach County, Florida, being more particularly described in the Plat of CEDAR GROVE P.U.D., lying in part of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described in the text and/or on the attached exhibits, all of which have been surveyed and platted as shown and do hereby dedicate as follows:

The Limited Access Easement as shown is hereby dedicated to the State of Florida for the use and benefit of the Commission of Palm Beach County, Florida for the purpose of control and supervision of ingress and egress.

Parcel B and Drainage Easements are for drainage and other proper purposes and are dedicated to the CEDAR GROVE PROPERTY OWNERS ASSOCIATION, INC. and are the perpetual maintenance responsibility of said Association.

The non-exclusive use of the easements for the construction and maintenance of drainage, sewage, electrical, telephone, telecommunications, gas and other public utility service, if any, under and across the areas shown hereon is hereby granted to the respective utility holders, their successors and assigns, of the several rights, privileges and/or franchises for the construction and maintenance of the same.

PARCEL C _____ is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for street and other proper purposes.

IN WITNESS WHEREOF, the above named 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 29th day of August, 1980.

ARVIDA CORPORATION, a Delaware Corporation

Attest: Joan C. Styers, Joan C. Styers, Assistant Secretary

By: Norman A. Cortese, Norman A. Cortese, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, 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 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 August, 1980.

Beatrice Williams
Notary Public, State of Florida at Large

My Commission expires: February 13, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 9-24-80, 1980, that they completed the survey of lands 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 shown as required by law, and that permanent control points will be set under the guarantees posted with Palm Beach County, Florida for the required improvements, and that the survey has been made in compliance with requirements of part 1, Chapter 177, Florida Statutes.

MICHAEL G. PURMORT AND ASSOCIATES, INC.

Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2780, Date 9-24-80

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 9-24-80, 1980, the hereon plat was prepared and delineated under my supervision from a field survey of the lands hereon described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON, Engineers - Architects - Planners, Inc.

William G. Wallace, Jr., Professional Engineer
Florida Registration No. 2281, Date 9-24-80

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 1980 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

H. William Walker, Jr., Attorney at Law licensed in Florida
Date 7/30/80

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 25th day of November, 1980.

By: Dennis P. Koehler, Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: _____ Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 25 day of November, 1980.

By: H. F. Kahler, H. F. Kahler, County Engineer

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

CEDAR GROVE
11/39

H1-39