

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DAVID C. HARDIN, a duly licensed Attorney in the State Florida, do hereby certify that I have examined the title to the property which is vested to SHOWCASE DEVELOPMENT, LTD., a Florida Limited Partnership;

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.

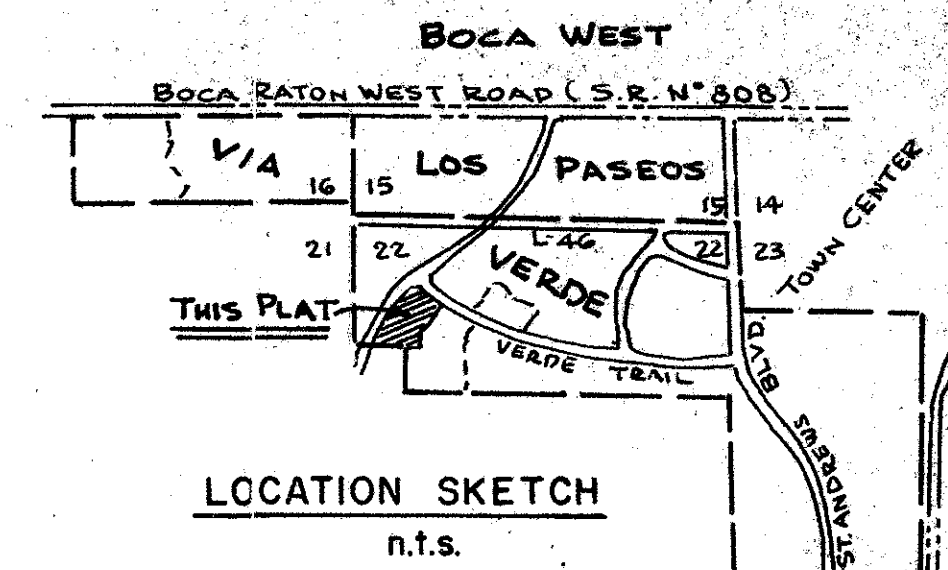
David C. Hardin - Attorney at Law
licensed in Florida - Date: 3/18/81

PRADERA - PHASE TWO 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
NOVEMBER 1980



137

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 1:54 PM
this 11 day of June, 1981
and duly recorded in Plat Book No. 42
on page 137 + 138.
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

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:

Beginning of the intersection of the Southeastly Right of Way Line of Jog Road with the Southwesterly Right of Way Line of Verde Trail as shown on Sheet No. 2, VIA VERDE-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.78°12'33"E. along the Southwesterly Right of Way Line of Verde Trail, a distance of 35.84 feet; thence S.32°25'00"E., a distance of 524.88 feet to a Permanent Reference Monument marking the North Corner of REPLAT OF PRADERA - PHASE ONE OF VIA VERDE - P.U.D. as recorded in Plat Book 41, Pages 94 and 95 of said Public Records; thence meandering the boundary of said REPLAT by the following courses: S.11°51'00"W., a distance of 34.90 feet; thence S.56°07'00"W., a distance of 101.98 feet; thence S.45°47'53"W., a distance of 141.63 feet; thence S.52°15'00"W., a distance of 331.31 feet; thence N.89°29'21"W., a distance of 30.96 feet; thence S.37°26'56"W., a distance of 25.00 feet; thence S.38°46'18"W. along a line radial to a curve to be described, a distance of 25.00 feet to a point on a curve concave to the southwest having a radius of 137.11 feet and a central angle of 50°10'25"; thence southeasterly and southerly along the arc of said curve, a distance of 120.01 feet; thence S.01°03'17"E., a distance of 100.00 feet; thence S.88°56'43"W., a distance of 120.00 feet to the Northwest Corner of Lot 71 of said REPLAT; thence, leaving said REPLAT boundary, continue S.88°56'43"W. along the North Line of Florida Power and Light Company's Parcel, a distance of 585.66 feet to a point on the Southeastly Right of Way Line of said Jog Road, said point being on the arc of a curve concave to the southeast having a radius of 1826.47 feet and a central angle of 11°01'05" and whose tangent at this point bears S.19°05'37"W.; thence northeasterly along the arc of said curve, being the Southeast Right of Way Line of said Jog Road, a distance of 351.23 feet; thence N.30°06'42"E. along the tangent to said curve, a distance of 72.18 feet to the beginning of a curve concave to the southeast having a radius of 2193.88 feet and a central angle of 25°53'11"; thence northeasterly along the arc of said curve and said Southeast Right of Way Line, a distance of 991.20 feet to 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.

- denotes Permanent Reference Monument.
o denotes Permanent Control Point.
M denotes Tract Letter.

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.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that SHOWCASE DEVELOPMENT LTD., a Florida Limited Partnership by SHOWCASE HOMES INC., its General Partner, the owners of

the land shown hereon as PRADERA-PHASE TWO OF VIA VERDE-P.U.D., lying in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, and 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, water, 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 holders, their successors and assigns, of the several rights, privileges and/or franchises for the construction and maintenance of the same.

The Limited 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.

The Street as shown is for private ingress and egress, drainage and utilities, and Tracts M, N, P and Q are for private ingress and egress, drainage and utilities and Tracts R, S, T, U, V, W, X, Y, Z, AA and BB are for utilities, drainage, open space and/or buffer areas and all are hereby dedicated to PRADERA HOMEOWNERS 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 hereto by and with the authority of their Board of Directors, this 5th day of February, 1981.

SHOWCASE DEVELOPMENT, LTD. a Florida Limited Partnership by SHOWCASE HOMES INC., its General Partner

Attest: Patrick C. Hucker, Jr. - Secretary; Patrick C. Hucker, Sr. - President

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned does hereby certify 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 its Mortgage, which is recorded in Official Record Book 3443, pages 612-619, Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the undersigned 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 hereon by and with the authority of its Board of Directors, this 5th day of February, 1981.

ARVIDA CORPORATION, a Delaware Corporation

Attest: Joan C. Styers, Assistant Secretary; John W. Temple, Group Vice President

LAND USE

Table with 2 columns: Land Use Type and Acres. Residential: 9.85 Acres; Private Road: 0.66 Acres; Traits M, N, P & Q: 1.98 Acres; Traits R, S, T, U, V, W, X, Y, Z, AA & BB: 2.31 Acres; Total Area: 14.80 Acres; Total Units: 76; Density: 5.14 D.U./Ac.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

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 President and Secretary of --- SHOWCASE DEVELOPMENT LTD., a Florida Limited Partnership, and --- severally acknowledged to and before me that they executed such instrument as such officers of said Corporation and that the seals affixed to the foregoing instrument are the seals of the said Corporation and that they were 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 5th day of FEBRUARY, 1981.

My Commission expires: Sept. 16, 1983; Notary Public

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3-25-81, 1981, that they completed the survey of the 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 required by law; that Permanent Control Points will be set under 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. Purmort, Professional Land Surveyor
Florida Registration No. 2720 - Date: 3-25-81

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for recording this 26th day of May, 1981.

By: Frank Foster - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for recording this 26th day of May, 1981.

By: H.F. Kasper - County Engineer

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3-25-81, the hereon Plat was prepared and delineated under my 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, Inc.

Jack H. Casler - Professional Land Surveyor
Florida Registration No. 2731 - Date: 3-25-81

PRADERA PHASE II
VIA VERDE P.U.D.

THIS INSTRUMENT PREPARED BY MICHAEL G. WALLACE, JR.
2011 Okechabee Boulevard
West Palm Beach, Florida

42/137

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