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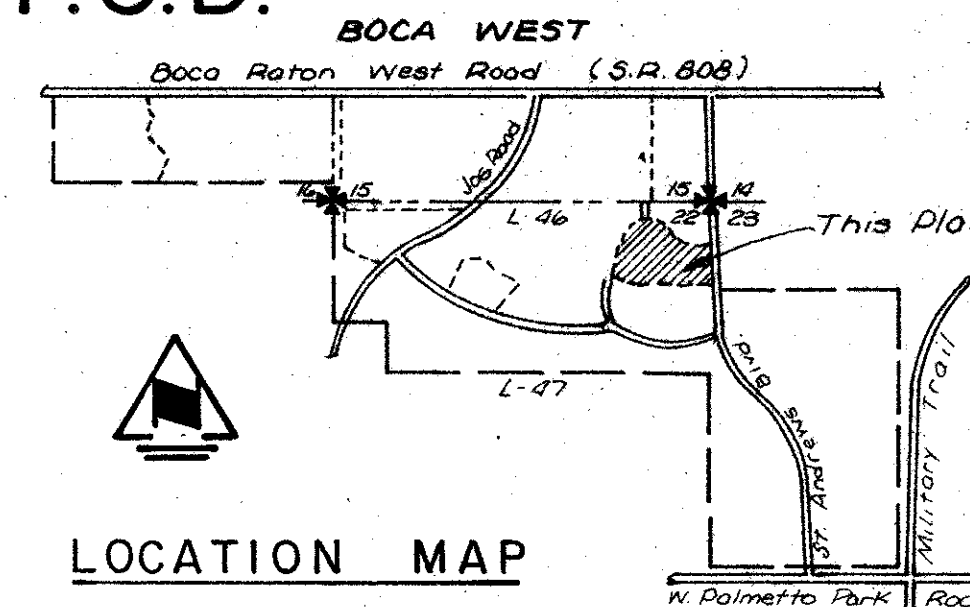
REPLAT PARCELS A & B OPEN DOOR ESTATES OF VIA VERDE P.U.D.

P.B. 33, PGS. 101 & 102
IN PART OF SECTION 22, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
IN SHEETS SHEET NO. 1

MICHAEL G. PURMORT & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
DEERFIELD BEACH, FLORIDA
APRIL 1982

PARCELS 23 & 26 VIA VERDE P.U.D.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:21 P.M.
this 27 day of JULY, 1982
and duly recorded in Plat Book No. 44
on page 123 & 124.
JOHN B. DUNKLE, Clerk Circuit Court
By: Lyle Shreffels D.C.

DESCRIPTION

Parcels A and B, OPEN DOOR ESTATES OF VIA VERDE, P.U.D., according to the Plat thereof, as recorded in Plat Book 33, Pages 101 and 102, of the Public Records of Palm Beach County, Florida.
Said lands situate, lying and being in Palm Beach County, Florida.

MORTGAGE CONSENT

STATE OF PENNSYLVANIA - COUNTY OF PHILADELPHIA
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 its Mortgage which is recorded in Official Record Book 2981, and Page 1452 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF the undersigned Corporation has caused these presents to be signed by its Mortgage Officer attested by its Asst. Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 1 day of June, 1982.

attested: Jay L. Tums By: William H. Warwick
Mortgage Officer

MORTGAGE CONSENT

STATE OF FLORIDA - COUNTY OF DADE
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 its Mortgage which is recorded in Official Record Book 3746, and Page 1419 of the Public Records of Palm Beach County, Florida, shall be subordinated 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 Asst. Cashier and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 26 day of MAY, 1982.

attested: Constance L. McNab By: Kenneth M. Neely
Asst. Cashier Vice President

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA - COUNTY OF PHILADELPHIA
BEFORE ME personally appeared William H. Warwick and Jay L. Tums, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Mortgage Officer and Asst. Secretary of PENN MUTUAL LIFE INSURANCE COMPANY 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 1 day of JUNE, 1982.

Ante Pierce
Notary Public

My commission expires: November 22, 1982

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF DADE
BEFORE ME personally appeared Kenneth M. Neely and Constance L. McNab, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Cashier of FLORIDA NATIONAL BANK OF FLORIDA 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 26 day of MAY, 1982.

Loabell M. Herrera
Notary Public

My commission expires: September 11, 1982

LAND USE

Residential - Parcels A and C	19.635 Acres
Open Space - Parcel B	13.576 Acres
Road Area - not included in this Plat	23.92 Acres
Total Area	37.14 Acres
Total Units	284 Units
Dwelling Units/Acre	7.52 Units

NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Boca West and 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 where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
Approval of landscaping on Utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

TITLE CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
I, Thomas Barba, Esquire, duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania Corporation and ARVIDA CORPORATION, a Delaware Corporation, and that the current taxes have been paid, that I find the property is encumbered by the mortgage shown hereon, that I find that all mortgages are shown and are true and correct, and there are no other encumbrances.

Attorney: Thomas Barba, Esquire
Dated: May 25, 1982

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 27 day of July, 1982.

By: Norman R. Gregory, Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Elizabeth Richard, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 27 day of July, 1982.

By: H.F. Kohler, County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that ADULT COMMUNITIES TOTAL SERVICES, INC., a Pennsylvania Corporation and ARVIDA CORPORATION, a Delaware Corporation, the owners of the land shown hereon, being in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as REPLAT PARCELS A & B OPEN DOOR ESTATES OF VIA VERDE P.U.D. 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 water, sewage, electrical, drainage, telephone, telecommunication, 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 construction and maintenance of the same. Parcels A & C as shown hereon are reserved for development purposes.
Parcel B as shown hereon is for the purposes of open space, drainage and buffer areas. The limited access easement as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
IN WITNESS WHEREOF, the above named Corporations have caused these presents to be signed by their Presidents and attested by their Secretaries and their Corporate Seals to be affixed hereto by and with the authority of their Boards of Directors, this 8th day of July, 1982.

Attest: Daniel J. Bartkon By: Richard S. Coons
Daniel Bartkon, Secretary Richard S. Coons, President
ARVIDA CORPORATION, a Delaware Corporation
Attest: Jeri Paller By: Larry C. Matzick
Jeri Paller, Asst. Secretary Larry C. Matzick, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared RICHARD S. COONS and DANIEL BARTKON, 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 ADULT COMMUNITIES TOTAL SERVICES, INC., a Penn. 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 12th day of June, 1982.

Mac McClure
Notary Public

My Commission expires: August 22, 1993

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Larry C. Matzick and Jeri Paller, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. 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 8th day of July, 1982.

Seatrice L. Williams
Notary Public

My Commission expires: February 13, 1986

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 as required by Law and further that the survey data complies with all the requirements of Chapter 977 - Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Michael G. Purmort F.S. 36
Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 Date: June 23, 1982

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OPEN DOOR EST. REPLAT PARCEL
A+B

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