

47/62

PARKWALK - PLAT NO. 3

BEING THE EIGHTH PLAT OF LE CHALET (P.U.D.)

SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

AUGUST, 1983

LE CHALET P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
I	31	166 & 167	42.35	0	42.35	0	
II-A	31	176 & 177	24.87	57	67.22	57	0.847
II-B	31	217, 218, 219	40.56	103	107.78	160	1.484
IV-A	34	22 & 23	21.69	55	129.47	215	1.660
IV-B	37	57, 58, 59	105.66	175	234.936	390	1.660
V	44	77 & 78	12.215	0	247.151	390	1.577

PARKWALK DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	45	45, 46, 47, 48	68.00	92	263.415*	482	1.829
2	46	164, 165, 166	39.34	106	302.753	588	1.942
3			62.73	156	365.487	744	2.035

*Includes the Replatting of Tract "E" Plat No. IV-B

DESCRIPTION - PLAT NO. 3

A TRACT OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE NORTHWEST CORNER OF PARKWALK PLAT NO. 1, AS RECORDED IN PLAT BOOK 45, PAGE 45 THRU 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID TRACT BEING DESCRIBED AS FOLLOWS: THENCE WITH A BEARING OF SOUTH 01° 42' 54" WEST, ALONG THE WEST LINE OF PARKWALK PLAT NO. 1, A DISTANCE OF 608.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARKWALK DRIVE; AS RECORDED IN PARKWALK PLAT NO. 2, IN PLAT BOOK 46, PAGES 164-166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, A CHORD BEARING OF NORTH 85° 55' 44" WEST, A CENTRAL ANGLE OF 35° 09' 12", AND AN ARC LENGTH OF 496.97 FEET; THENCE WITH A BEARING OF SOUTH 76° 29' 39" WEST, A DISTANCE OF 522.94 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 04° 00' 00" WEST, A DISTANCE OF 260.06 FEET; THENCE WITH A BEARING OF NORTH 66° 30' 06" WEST, A DISTANCE OF 207.04 FEET; THENCE WITH A BEARING OF NORTH 01° 31' 41" EAST, A DISTANCE OF 329.56 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 28' 19" EAST, ALONG A LINE LYING 140.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 15, A DISTANCE OF 105.09 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET; A CENTRAL ANGLE OF 55° 04' 37", AND AN ARC LENGTH OF 134.58 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 17' 06" EAST, ALONG A LINE LYING 80.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 14, A DISTANCE OF 992.94 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 16.037 ACRES MORE OR LESS.

ALSO

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF PARKWALK PLAT NO. 1, AS RECORDED IN PLAT BOOK 45, PAGE 45 THRU 48, AND THE SOUTH RIGHT OF WAY LINE OF LE CHALET BOULEVARD PLAT NO. V, AS RECORDED IN PLAT BOOK 44, PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 01° 35' 01" WEST, ALONG THE WEST LINE OF PLAT NO. 1, PARALLEL A DISTANCE OF 670.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF L.W.D.D. LATERAL NO. 21, AS RECORDED IN O.R. BOOK 3416, PAGES 563-566 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 88° 24' 59" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF L.W.D.D. LATERAL NO. 21, A DISTANCE OF 1619.91 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 89° 09' 53" WEST, A DISTANCE OF 1795.82 FEET; THENCE WITH A BEARING OF NORTH 00° 50' 07" EAST, A DISTANCE OF 900.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE ABOVEDESCRIBED PLAT OF LE CHALET PLAT NO. V; THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 68° 10' 19" EAST, A RADIUS OF 2326.03 FEET, A CENTRAL ANGLE OF 8° 07' 06", AND AN ARC LENGTH OF 329.57 FEET; THENCE WITH A BEARING OF SOUTH 72° 14' 57" EAST, A DISTANCE OF 213.88 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5447.05 FEET, A CENTRAL ANGLE OF 31° 01' 12", AND AN ARC LENGTH OF 2949.04 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 46.697 ACRES MORE OR LESS.

TOTAL IS 62.734 ACRES, MORE OR LESS.

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
- THE WEST LINE OF SECTION 14 IS ASSUMED TO BEAR S01°36'09"W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS PARKWALK, PLAT NO. 1 (BEING THE EIGHTH PLAT OF LE CHALET P.U.D.) LYING AND BEING IN SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE HOUSING TRACT SHOWN HEREON AS HOUSING TRACT "A" IS HEREBY RESERVED UNTO SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DWELLING UNITS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE TRACTS SHOWN HEREON AS TRACTS "B" & "C" ARE HEREBY RESERVED UNTO SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND/OR PARKING AREAS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" AS SHOWN HEREON IS HEREBY RESERVED UNTO SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND/OR RECREATIONAL PURPOSES.
- TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO THE COVES AT PARKWALK CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

- UTILITY AND DRAINAGE EASEMENTS- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- LIMITED ACCESS EASEMENTS- 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.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Chorise M. Williams
WITNESS

Theresa C. Hutchinsin
WITNESS

SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THIS 13th DAY OF DECEMBER 1983, BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER

BY: *Marcus C. Hutchinsin*
MARCUS C. HUTCHINSIN, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF DECEMBER 1983, BY MARCUS C. HUTCHINSIN, VICE PRESIDENT OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP

MY COMMISSION EXPIRES: 8/1/86 *Maria A. Linder*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF VIRGINIA }
CITY OF NORFOLK } SS.

THE UNDERSIGNED HEREBY CERTIFIED THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3477 AT PAGE 1853 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: FOURTH COMMERCE PROPERTIES CORP. A VIRGINIA CORPORATION

Thomas C. Leffew
WITNESS
Thomas C. Leffew
WITNESS
BY: *Thomas C. Leffew*
THOMAS C. LEFFEW, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF VIRGINIA }
CITY OF NORFOLK } SS.

BEFORE ME, PERSONALLY APPEARED THOMAS C. LEFFEW, AS VICE PRESIDENT OF FOURTH COMMERCE PROPERTIES CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF December, 1983.

MY COMMISSION EXPIRES: April 25, 1987 *Quincy P. Jett*
NOTARY PUBLIC, STATE OF VIRGINIA
CITY OF NORFOLK

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF DADE } SS.

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3636, AT PAGE 1366, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HERON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3636, AT PAGE 1390, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HERON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: BOYNTON LAKES, INC., A FLORIDA CORPORATION

Alberto Vadia, Jr.
WITNESS
Alberto Vadia, Jr.
WITNESS
BY: *Alberto Vadia, Jr.*
ALBERTO VADIA, JR., PRESIDENT

BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION

Alberto Vadia, Jr.
WITNESS
Alberto Vadia, Jr.
WITNESS
BY: *Alberto Vadia, Jr.*
ALBERTO VADIA, JR., PRESIDENT

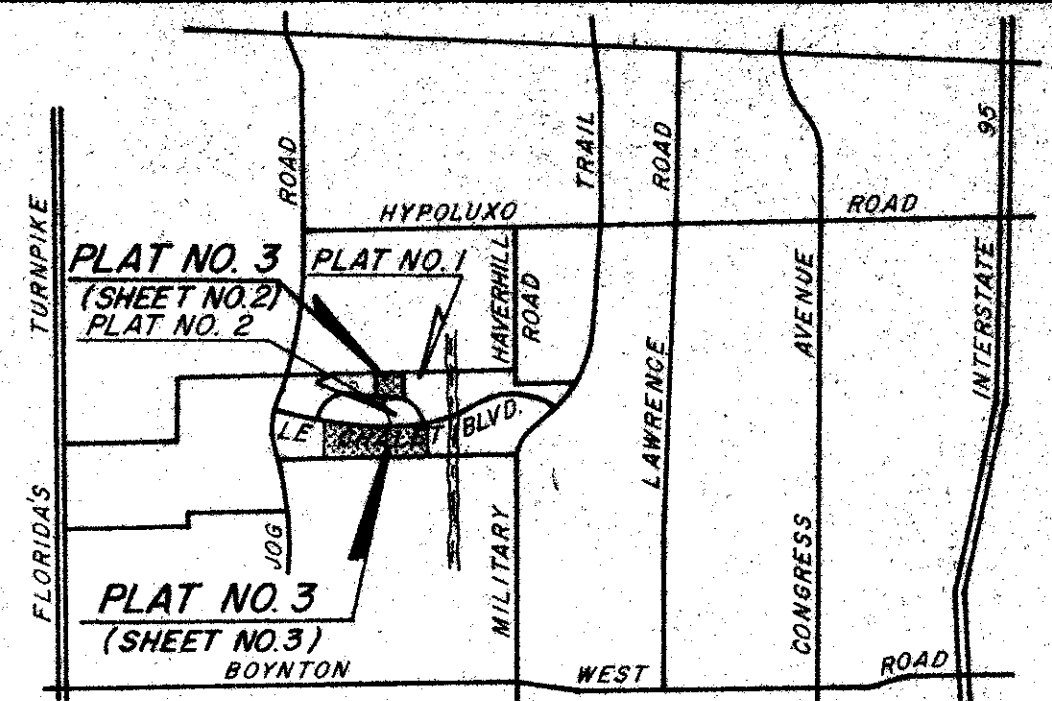
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS.

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR., AS PRESIDENT OF BOYNTON LAKES, INC., A FLORIDA CORPORATION AND BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF December, 1983.

MY COMMISSION EXPIRES: 7/15/86 *Joseph M. Tucker*
NOTARY PUBLIC, STATE OF FLORIDA
COUNTY OF DADE



KEY MAP AND VICINITY SKETCH

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS.

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT AS OF DECEMBER 13, 1983, AT 7:00 P.M., APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THAT THE REAL ESTATE TAXES FOR THE YEAR 1982 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGE ENCUMBRANCES OF RECORD.

DATE: DECEMBER 20, 1983 GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: *Robert M. Graham*

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF January, A.D., 1984.

BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

ATTEST:
JOHN BY DUNKLE, CLERK
By: *Elizabeth Richardson*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF January, A.D., 1984.

BY: *H.F. Kahrent*
H.F. KAHERNT, COUNTY ENGINEER

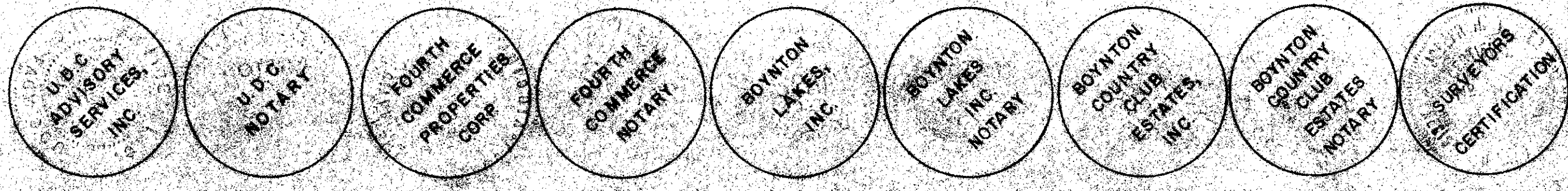
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS.

I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: Dec. 19, 1983 *Joseph M. Tucker*
JOSEPH M. TUCKER
FLORIDA CERTIFICATE NO. 9385

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA, 33401 TELEPHONE: 737-6546



ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		PARKWALK PLAT NO. 3 IN 3 SHEETS SHEET NO. 1	
Date	AUGUST, 1983	Designed	R. ANDERSON
Drawn	J. McELROY	Scale	1" = 100'
Checked		Job No.	4217-83
Approved		File No.	S-1291-00
		Sheet	1 of 3