

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
		60, 61, 62					
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	47	62, 63 & 64	62.73	156	365.487	744	2.035
4		57, 80	146	146	423.287	890	2.102

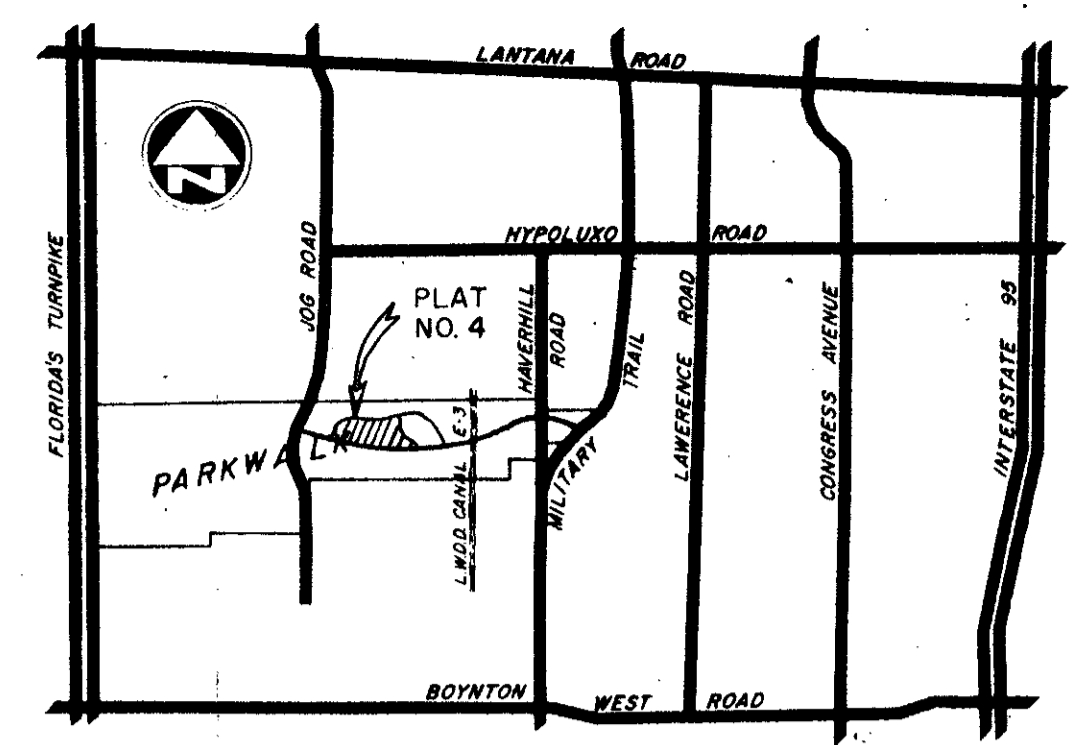
*Includes the Replatting of Tract "E" Plat No. IV-B

PARKWALK - PLAT NO. 4

A PORTION OF A (P.U.D.)

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

PALM BEACH COUNTY, FLORIDA - MAY, 1984



LOCATION SKETCH

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }
 This Plat was filed for record at 3:20 P.M.
 this 20th day of March
 1985, and duly recorded in Plat Book No.
 50 on pages 157, 158, 160 & 161
 JOHN B. DUNKLE, Clerk Circuit Court
 by Jacqueline A. Steves, D.C.

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS.

DECEMBER 19, 1984 at 7:00 P.M.
 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 HEREON DESCRIBED PROPERTY; THAT AS OF ~~1984~~ ¹⁹⁸⁵ 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 1983 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 ENCUMBRANCES OF RECORD.

DATE: JANUARY 3, 1985
~~SEPTEMBER 22, 1984~~

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
 By: Robert M. Gunster

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29
 DAY OF JANUARY A.D., 1985

BY: Kenneth H. Adams
 KENNETH H. ADAMS, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE, CLERK

BY: Richard H. Compton
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30
 DAY OF JANUARY A.D., 1985

BY: H.F. Kahlert
 H.F. KAHLERT, 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. 14th 1984

Joseph M. Tucker
 JOSEPH M. TUCKER
 FLORIDA CERTIFICATE NO. 3285

50/158 0270-002

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

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. 4 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 STREETS SHOWN HEREON AS PARKWALK DRIVE AND MOORING CIRCLE ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC OR ROAD RIGHT - OF - WAY PURPOSES.
- TRACTS "A-1" THROUGH "A-9" AS SHOWN HEREON ARE HEREBY DEDICATED OR PRIVATE ROAD PURPOSES TO THE MOORINGS AT PARKWALK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALMBEACH COUNTY. TRACTS "A-1" THROUGH "A-9" ARE ALSO DRAINAGE AND UTILIT EASEMENTS.
- TRACTS "B-1" THROUGH "B-9" AS SHOWN HEREON ARE HEREBY DEDICATED OR LANDSCAPING PURPOSES TO THE MOORINGS AT PARKWALK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALMBEACH COUNTY.
- TRACTS "C-1" AND "C-2" (LIFT STATION EASEMENTS) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- WATER MANAGEMENT TRACT "D" (LAKES) AS SHOWN HEREON ARE HEREBY DEDICATED FOR LAKE AND WATER RETENTION PURPOSES TO THE PARKWALK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALMBEACH COUNTY. TRACT "D" (LAKES) ARE ALSO DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "E" AS SHOWN HEREON IS HEREBY DEDICATED FOR A BICYCLE AND EQUESTRIAN PATH TO THE PARKWALK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

MORTGAGEE'S CONSENT

STATE OF VIRGINIA }
 CITY OF NORFOLK } SS.

THE UNDERSIGNED HEREBY CERTIFIES 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 CORPORATION
 A VIRGINIA CORPORATION

BY: Thomas C. Leffew
 THOMAS C. LEFFEWE, VICE PRESIDENT
 WITNESS: James A. ...

ACKNOWLEDGEMENT

STATE OF VIRGINIA }
 CITY OF NORFOLK } SS.

BEFORE ME, PERSONALLY APPEARED THOMAS C. LEFFEWE, 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 30th DAY OF November, 1984.

MY COMMISSION EXPIRES: 3/24/1985
 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 HEREON 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 HEREON 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

BY: Alberto Vadia, Jr.
 ALBERTO VADIA, JR., PRESIDENT
 WITNESS: Jorge Tadia
 BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION
 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 13th DAY OF December, 1984.

NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXPIRES MAY 20, 1985
 SIGNED THRU GEN. INS. UNDERWRITERS
 NOTARY PUBLIC, STATE OF FLORIDA
 COUNTY OF DADE

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:
 SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, HIS
17th DAY OF September, 1984
 BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER
MARCUS C. HUTCHINSON, VICE PRESIDENT
 WITNESS: Robert D. Kow
Charisa McWilliam

ACKNOWLEDGEMENT

STATE OF ILLINOIS }
 COUNTY OF COOK } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 1984, BY MARCUS C. HUTCHINSON, 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: 8-20-86
 NOTARY PUBLIC, STATE OF ILLINOIS

PARKWALK DESCRIPTION - PLAT 4

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTH-EAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PLAT NO. 2, PARKWALK, AS RECORDED IN PLAT BOOK 46, PAGES 164, 165 AND 166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID POINT BEING THE NORTHWEST CORNER OF PARKWALK DRIVE; THENCE WITH THE FOLLOWING BEARING AND DISTANCE ALONG THE WESTERLY PLAT LINE OF THE ABOVE DESCRIBED PLAT OF PARKWALK PLAT NO. 2; SOUTH 13° 30' 21" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 76° 29' 39" WEST A DISTANCE OF 301.65 FEET; THENCE SOUTH 13° 30' 21" EAST, A DISTANCE OF 599.04 FEET; THENCE SOUTH 47° 00' 00" EAST, A DISTANCE OF 415.83 FEET; THENCE SOUTH 30° 00' 00" EAST, A DISTANCE OF 296.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LE CHALET BLVD., AS RECORDED IN PLAT NO. 5 LE CHALET (P.U.D.) IN PLAT BOOK 44, PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH 1° 14' 14" WEST, A CENTRAL ANGLE OF 18° 59' 13", A RADIUS OF 5367.05 FEET, AND AN ARC LENGTH OF 1778.56 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 72° 14' 57" WEST, A DISTANCE OF 213.88 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2246.03 FEET, A CENTRAL ANGLE OF 30° 45' 59", AND AN ARC LENGTH OF 1206.06 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 41° 29' 00" WEST, A DISTANCE OF 75.00 FEET; THENCE WITH A BEARING OF SOUTH 86° 29' 00" EAST, A DISTANCE OF 35.36 FEET; THENCE WITH A BEARING OF NORTH 48° 31' 00" EAST, A DISTANCE OF 135.00 FEET; THENCE WITH A BEARING OF NORTH 53° 30' 17" EAST, A DISTANCE OF 115.43 FEET; THENCE WITH A BEARING OF NORTH 48° 31' 00" EAST, A DISTANCE OF 259.21 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 72° 56' 07", AND AN ARC LENGTH OF 687.40 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A RADIUS OF 1760.00 FEET, A CENTRAL ANGLE OF 44° 57' 28", AND AN ARC LENGTH OF 1381.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 76° 29' 39" EAST, A DISTANCE OF 301.65 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 57.8 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, FLORIDA.
- 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.

DRAWING NUMBER 50/158

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

ROSSI AND MALAVASI ENGINEERS, INC.
 WEST PALM BEACH, FLORIDA

PARKWALK PLAT NO. 4
 IN 4 SHEETS SHEET NO. 1

Date	MAY, 1984	Designed	R. ANDERSON	Scale	1" = 50'
Drawn	D. FREDERICK	Job No.	1005-84	Sheet	1 of 4
Checked		File No.			