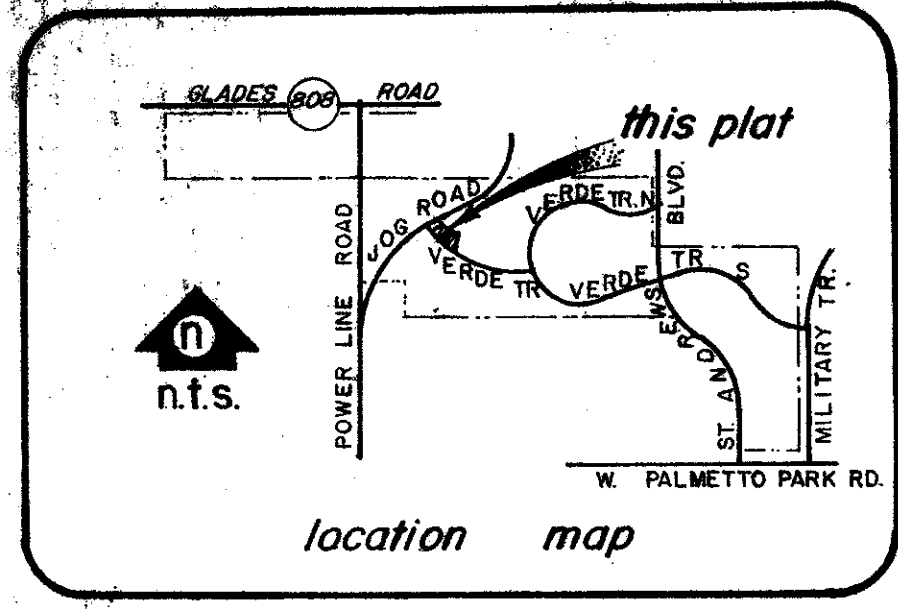


DRAWING NUMBER 51/60



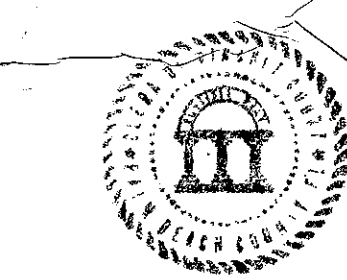
VIA VERDE PARCEL 12 A PART OF VIA VERDE P.U.D. BOCA PINES OF VERDE TRAIL BEING A PORTION OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

dennis r. poore, inc. surveyors-engineers-planners coral springs, florida

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 11:41 AM ON THE 23RD DAY OF MAY, 1984 AND DULY RECORDED IN PLAT BOOK 51, PAGES 60, 61, 62

JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
BY *Acquiline P. [Signature]*



SHEET 1 OF 3 SHEETS

description & dedication:

Know all men by these presents that **BOCA PINES OF VERDE TRAIL LTD., A FLORIDA LIMITED PARTNERSHIP**, owner of the land shown hereon being Section 22, Township 47 South, Range 42 East, Palm Beach County, shown hereon as "BOCA PINES OF VERDE TRAIL" being more particularly described as follows:

A parcel of land lying and being in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of said Section 22; thence South 89° 44' 44" West, along the North line of said Section 22, a distance of 472.69 feet to a point on the arc of a circular curve to the right, whose radius point bears North 52° 37' 43" West, and being the center line of Jog Road, as shown on the plat of VIA VERDE PLAT No 1, P.U.D. recorded in Plat Book 31, Pages 103 and 104, of the Public Records of Palm Beach County, Florida; thence Southerly and Westerly, along the arc of said curve, having a radius of 2255.65 feet, an arc distance of 1072.41 feet to the point of reverse curvature, and being said center line; thence Westerly and Southerly, along the arc of said curve, having a radius of 2253.88 feet, an arc distance of 214.12 feet and being said center line; thence South 30° 49' 53" East, a distance of 60.00 feet to the Point of Beginning of this description, and being on the arc of a circular curve to the right, whose radius point bears South 30° 49' 53" East, said curve being on the Southerly right-of-way line of said Jog Road; thence Northerly and Easterly, along the arc of said curve, having a radius of 2193.88 feet, an arc distance of 168.40 feet, and being along said right-of-way; thence South 26° 26' 00" East, and being radial to the last described circular curve, a distance of 151.69 feet; thence South 53° 30' 00" East, a distance of 248.88 feet; thence South 72° 00' 00" East a distance of 240.00 feet, the last three described courses coincident with the Southerly boundary of Tract "O" Water Management Tract, as shown on the plat of VISTA-VERDE, SECTION TWO OF VIA VERDE, P.U.D. recorded in Plat Book 38, Page 177 and 178, of the Public Records of Palm Beach County, Florida; thence South, a distance of 120.00 feet; thence South 24° 45' 00" West, a distance of 385.00 feet to a point on the arc of a circular curve to the right, whose radius point bears North 46° 20' 00" East, the last two described courses being coincident with the Westerly boundary of Tract "A", as shown on the said plat of VIA VERDE, PLAT No 1, P.U.D. thence Westerly and Northerly along the arc of said curve, having a radius of 1691.75 feet, an arc distance of 332.17 feet to the point of tangency; thence North 32° 25' 00" West, a distance of 534.17 feet; thence North 13° 22' 33" East, a distance of 35.84 feet to the Point of Beginning, the last three described courses being coincident with the Northerly and Easterly boundary of Tract B, as shown on the said plat of VIA VERDE, PLAT No 1, P.U.D.

Said lands situate, lying and being in Palm Beach County, Florida. Containing 5.067 acres more or less.

- The drainage easements shown hereon are dedicated in perpetuity to the BOCA PINES OF VERDE TRAIL TOWNHOME ASSOCIATION, INC., its successors and assigns and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Palm Beach County shall have the right, but not the obligation, to maintain that portion of the drainage system within BOCA PINES OF VERDE TRAIL which is associated with Verde Trail.
- The limited access easement as shown hereon is hereby dedicated to the Palm Beach County Board of County Commissioners for the purpose of control and jurisdiction over access rights.
- The utility easements as shown hereon are hereby dedicated in perpetuity for water, sanitary sewers, electrical, telephone, telecommunication and other public utility services, if any, under and across said easements is hereby granted to the respective holders their successors and assigns, of the rights, privileges and/or franchises for the construction and maintenance of the same.
- Parcel "A" as shown hereon is hereby dedicated for ingress-egress, to the BOCA PINES OF VERDE TRAIL TOWNHOME ASSOCIATION, INC., its successors or assigns, and is the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County or other public agency.
- Parcel "B" as shown hereon is hereby dedicated for recreation, to the BOCA PINES OF VERDE TRAIL TOWNHOME ASSOCIATION, INC., its successors or assigns, and is the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County or other public agency.
- Parcels "C&D" as shown hereon are hereby dedicated for open space and landscaping to the BOCA PINES OF VERDE TRAIL TOWNHOME ASSOCIATION, INC., its successors or assigns, and is the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County or other public agency.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner this 30th day of AUGUST, 1984.

BOCA PINES OF VERDE TRAIL, INC., a corporation of the State of Florida as general partner of BOCA PINES OF VERDE TRAIL, LTD., a Florida limited partnership.

Witness
[Signature]
Witness
[Signature]

By: *[Signature]*
John B. Weiss, President-Secretary
BOCA PINES OF VERDE TRAIL, INC.

OWNER CORP NOTARY (OWNER) MORTGAGEE NOTARY (MORTGAGEE)

owner's acknowledgement

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

BEFORE ME personally appeared JOHN B. WEISS, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President and Secretary of Boca Pines of Verde Trail, Inc., a Florida corporation, as general partner of Boca Pines of Verde Trail Ltd., Florida limited partnership, and he acknowledged to and before me that he 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 seal this 30th day of AUGUST, 1984

My commission expires: 11-21-87
[Signature]
Notary Public, State of Florida

mortgagee's consent

STATE OF MARYLAND }
COUNTY OF BALTIMORE } SS

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrances upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage, lien or other encumbrance which is recorded in Official Record Book 4323, at Page 1260 of the public records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, said national banking association has caused these presents to be signed by its Vice-President and attested to by its Assistant-Secretary and its seal to be affixed hereon and with the authority of its Board of Directors this 6th day of September, 1984 A.D.

EQUITABLE BANK, N.A., a national banking association
By: *[Signature]*
Rodger S. Nesbitt, V.P.

ATTEST:
[Signature]
William E. Eyring, Jr., Asst. Secy.

mortgagee's acknowledgement

STATE OF MARYLAND }
COUNTY OF BALTIMORE } SS

BEFORE ME personally appeared Rodger S. Nesbitt and William E. Eyring, Jr. to me well known, and known to me to be the individuals in and who executed the foregoing instrument as Vice-President and Assistant Secretary of the EQUITABLE BANK, NATIONAL ASSOCIATION, a national banking association, and severally acknowledged to and before me that they executed such instrument as such officers of said EQUITABLE BANK, N.A. and that the seal affixed to the foregoing instrument is the seal of said EQUITABLE BANK, N.A. and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said EQUITABLE BANK, N.A.

WITNESS my hand and official seal this 6th day of September, 1984 A.D.

My commission expires: 7-1-86
[Signature]
Notary Public, State of Maryland

approval-palm beach county, florida.

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21 day of May, 1984 A.D.

By: *[Signature]*
KENNETH M. ADAMS
Chairman, Palm Beach County
Board of County Commissioners.

PALM BEACH COUNTY ENGINEER

This plat is hereby approved for record this 21 day of MAY, 1984 A.D.

By: *[Signature]*
HERBERT F. KAHLERT
County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*
Deputy Clerk

title certificate

STATE OF FLORIDA }
COUNTY OF DADE } SS

I, STUART K. HOFFMAN, a duly licensed attorney in the State of Florida, of SCHWARTZ AND NASH, P.A., a Florida professional association, do hereby certify that We have examined the title to the hereon described property; that We find the title to the property is vested in BOCA PINES OF VERDE TRAIL, LTD., a Florida limited partnership; that the taxes for 1983 and prior years have been paid; that the property is encumbered by the mortgages shown hereon; and that We find that all mortgages shown are true and correct and that the property is subject to certain deed restrictions requiring approval of ARVIDA CORPORATION before the property may be subdivided.

By: *[Signature]* date April 14, 1984
STUART K. HOFFMAN, Esq.

surveyor's certificate

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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and furthermore, that Permanent Control Points (P.C.P.'s) will be set in accordance with the law after construction is complete 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.

By: *[Signature]* date 10-3-84
DENNIS R. POORE
Registered Professional Surveyor
State of Florida

BOCA PINES OF VERDE TRAIL
0323-003 51/60
COUNTY CLERK SURVEYOR

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

60