

DRAWING NUMBER 54/25

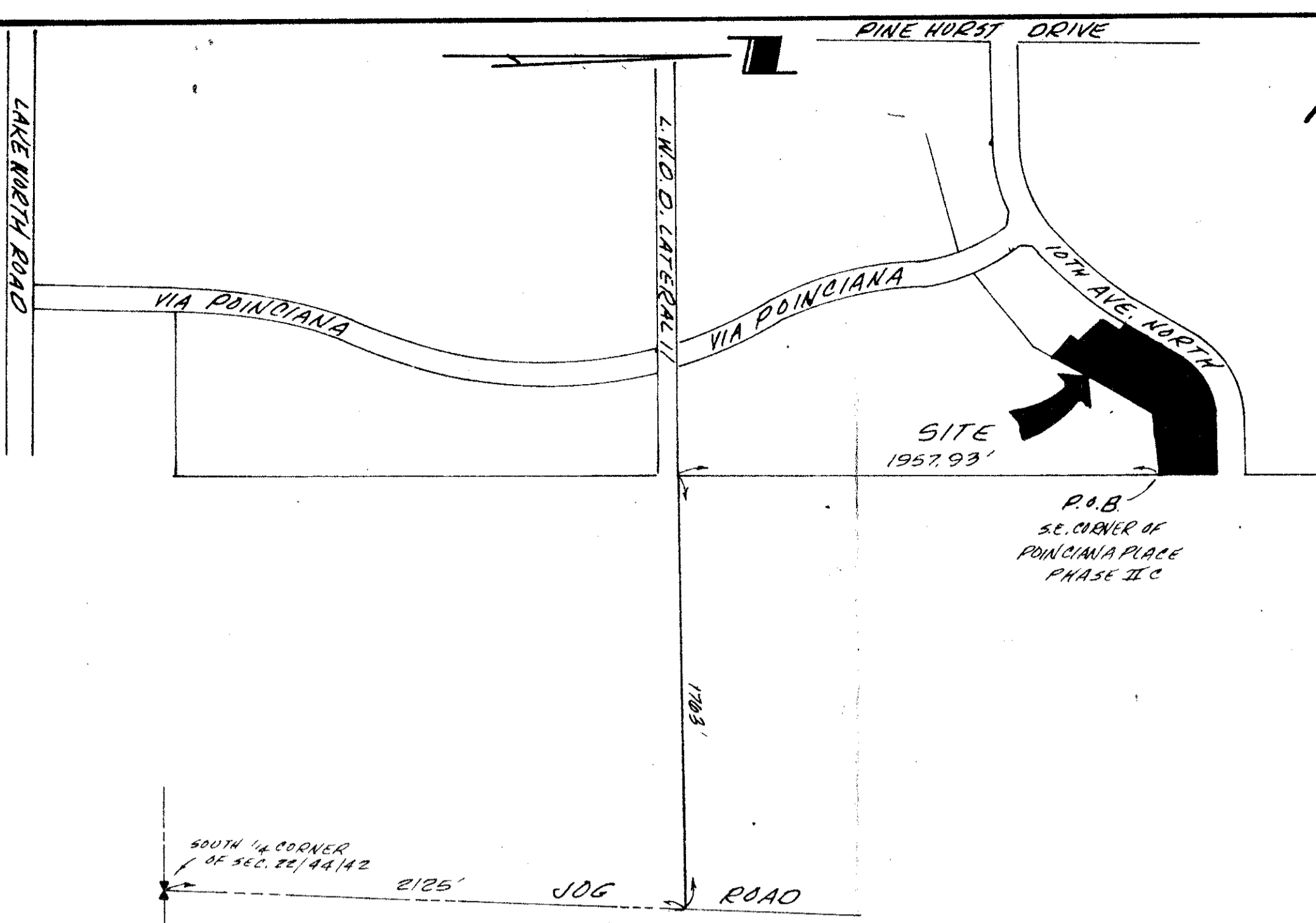
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REPLAT OF PART OF POINCIANA PLACE PHASE II-C (A.P.U.D.) SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS



LOCATION MAP SCALE: 1"=500'

DESCRIPTION That part of the plat of Poinciana Place Phase II-C, Palm Beach County, Florida, according to the plat thereof recorded in Plat Book 41 at pages 147, 148 and 149 of the Public Records of Palm Beach County, Florida described as follows:

Begin at Permanent Reference Monument No. 18 at the Northeast corner of the Plat of Poinciana Place Phase II-A as recorded in Plat Book 35 at pages 54, 55, and 56 of the Public Records of Palm Beach County, Florida. (for the purposes of this description all bearings are relative to the said Plat of Poinciana Place); thence North, along the Northerly prolongation of the East line of the said Plat of Poinciana Place Phase II-A, a distance of 255.00 feet; thence West, a distance of 158.79 feet to a curve concave Southeasterly with a radius of 395.08 feet and a central angle of 59°46'41", thence Southwesterly, along the arc of said curve, 412.20 feet; thence S.30°13'19"W., a distance of 221.15 feet; thence S.59°46'41"E., a distance of 37.50 feet; thence S.30°13'19"W., a distance of 14.77 feet to a curve concave Northwesterly with a radius of 1451.25 feet and a central angle of 3°53'42"; thence Southwesterly, along the arc of said curve, a distance of 98.66 feet; thence S.49°00'06"E., a distance of 144.87 feet; thence S.40°02'46"W., a distance of 28.60 feet; thence S.49°57'14"E., a distance of 100.00 feet to the Northerly line of said Plat of Poinciana Place Phase II-A; thence N.30°02'46"E., along said Northerly line, 464.46 feet; thence N.83°37'54"E., along said Northerly line, 240.48 feet to the said Point of Beginning.

Containing 4.79 Acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that POINCIANA VILLAGE, INC. owner of the lands shown hereon as replat of part of Poinciana Place Phase II-C lying in Section 22, Township 44 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:

- 1. Limited Access Easements
2. Utility Easements
3. Drainage Easements
4. Tracts

In witness whereof, the above named corporation has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto by and with the authority of its Boards of Directors.

THIS 10th DAY OF July, 1986.

ATTEST: LEONARD SILVERSTEIN, SECRETARY BY: WILLIAM J. WATERMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared William J. Waterman and Leonard Silverstein 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 Poinciana Village, Inc., and severally acknowledged to and before me that they executed said instrument as such officers of said corporation, and that the seal affixed to this 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 10th DAY OF July, 1986

MY COMMISSION EXPIRES: 1/30/88

BY: Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 owners thereof and agrees that its mortgage which is recorded in Official Record Book 4337, Page 881 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

In witness whereof the said 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 hereto by and with the authority of its board of directors.

THIS 10th DAY OF July, 1986.

BARNETT BANK OF SOUTH FLORIDA A NATIONAL BANKING ASSOCIATION

BY: Arthur B. Berman, Vice President

ATTEST: Lyndon Ferguson, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Arthur Berman and Lyndon Ferguson to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Barnett Bank of South Florida, a National Banking Association, and severally acknowledged to and before me that the executed said 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 10th DAY OF July, 1986.

MY COMMISSION EXPIRES: February 11, 1989

BY: Notary Public

P.U.D. DATA

TOTAL AREA OF THIS PLAT: 4.79 ACRES
TOTAL UNITS PROPOSED: 104
DENSITY: 21.7 UNITS PER ACRE
RECREATION AREA: 1.00 ACRE (21% OF SITE)

NOTES:

- 1. 'B' indicates Permanent Reference Monuments (P.R.M.)
2. The bearings are relative to the plat of Poinciana Place Phase II-A, (PLAT BOOK 35, PAGES 54-56).
3. Easement Notes:
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.
D. Where drainage and utility easements cross, the drainage has preference.
4. This instrument was prepared by: Daniel J. O'Brien in the office of O'Brien, Suiter & O'Brien, Inc., 2601 N. Federal Highway, Delray Beach, Florida.
5. Building setbacks are as per approved site plan.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 22 day of July, 1986.

BY: Karen T. Marcus, Chair

ATTEST: JOHN B. DUNKLE, Clerk

BY: Patricia Weaver, Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 22 day of July, 1986.

H. F. Kahler, P.E., County Engineer

Stamp: SUBDIVISION * Poinciana Place, BOOK 51, FLOOD ZONE B, QUAD * 33, SE, PUD NAME, ZIP CODE 33461

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 owners thereof and agrees that its mortgage which is recorded in Official Record Book 4337, Page 838 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

In witness whereof the said 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 hereto by and with the authority of its board of directors.

THIS 10th DAY OF July, 1986.

BARNETT BANK OF SOUTH FLORIDA A NATIONAL BANKING ASSOCIATION

BY: Arthur B. Berman, Vice President

ATTEST: Lyndon Ferguson, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Arthur Berman and Lyndon Ferguson to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Barnett Bank of South Florida, a National Banking Association, and severally acknowledged to and before me that the executed said 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 10th DAY OF July, 1986.

MY COMMISSION EXPIRES: February 11, 1989

BY: Notary Public

TITLE CERTIFICATION

I, Gerald K. Schwartz, a 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 Poinciana Village, Inc. that the current taxes have been paid, that the property is encumbered by the mortgages shown hereon and that all mortgages are shown and are true and correct.

July 10, 1986 DATE: Gerald K. Schwartz, Attorney

SURVEYORS 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 Permanent Reference Monuments (P.R.M.) have been placed as required by law, 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.

Daniel J. O'Brien, Land Surveyor No. 1601, State of Florida

Stamps: Poinciana Village, Inc., Notary Public, Board of County Commissioners, County Engineer, Barnett Bank, Notary Public, Surveyors

0299-302 O'BRIEN, SUITER & O'BRIEN, INC. ENGINEERS, SURVEYORS, LAND PLANNERS 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

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