# PALMA VISTA WAY RECREATION TRACT NO. 1

A PORTION OF THE PONTE VERDE P.U.D.

A REPLAT OF RECREATION TRACT NO.1 & PART OF THE LANDSCAPE BUFFER TRACT, PONTE VERDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PSM

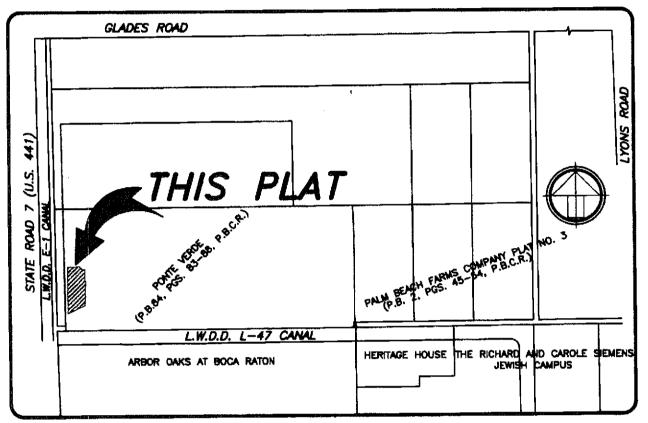
SURVEYING

PLANNING & ASSOCIATES CERTIFICATE OF AUTHORIZATION NO. LB6456 3410 N. Andrews Ave. Ext. Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754 OCTOBER, 2007

P.U.D. TABULAR	DATA:
PALMA VISTA WAY RECRE	EATION TRACT NO. 1
PETITION NO.	PDD97-5
TOTAL SITE AREA	0.543_ACRE
DEDICATION	0.010 ACRE
EXISTING ZONING	PUD/PDD

STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at 2.32 M., this \_\_\_\_\_ day of Francia, 2019 and duly recorded in Plat Book No.\_\_\_\_\_ on Pages \_\_\_\_\_ and \_\_\_\_\_.



LOCATION MAP

# COUNTY APPROVALS N.T.S.

#### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 174 DAY OF February, 2008; AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

#### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, LONG HELD 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 IN PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND PONTE VERDE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT: THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE NO MORTGAGES OF RECORD: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED:	1 4
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#### 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: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JUNE 16, 2009

MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 97-0359

ACCEPTANCE OF RESERVATIONS SURVEYOR COUNTY **ACKNOWLEDGEMENT** DEDICATION (PONTE VERDE **ACKNOWLEDGEMENT ACKNOWLEDGEMENT** ENGINEER PALMA VISTA AT PONT PALMA VISTA AT PONTE (NOTARY) (NOTARY) (NOTARY) VERDE\_HOA\_INC.) MASTER ASSOC., INC.) VERDE\_HOA\_INC.) S. E.A. SEAL SEAL.

DEDICATION AND RESERVATION: KNOW ALL MEN BY THESE PRESENTS THAT PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, A FLORIDA NON-PROFIT CORPORATION, AND PONTE VERDE MASTER ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS PALMA VISTA WAY RECREATION TRACT NO. 1, A PORTION OF PONTE VERDE P.U.D., A REPLAT OF RECREATION TRACT NO.1 AND PART OF THE LANDSCAPE BUFFER TRACT, PONTE VERDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID RECREATION TRACT 1; THENCE NORTH 89'37'02" EAST, ALONG THE NORTH LINE OF SAID RECREATION TRACT 1, A DISTANCE OF 66.11 FEET; THENCE, CONTINUING ALONG SAID NORTH LINE, SOUTH 45'38'15" EAST, 23.16 FEET; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 89'06'27" EAST, 13.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 83'00'08" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.83 FEET, A CENTRAL ANGLE OF 19'30'36", AN ARC DISTANCE OF 7.77 FEET TO THE NORTH LINE OF SAID LANDSCAPE BUFFER TRACT AND A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 21'38'38" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 07'00'37", AN ARC DISTANCE OF 8.56 FEET TO THE EAST LINE OF SAID LANDSCAPE BUFFER TRACT AND THE WEST LINE OF TRACT B, PALMA VISTA PLAT, AS RECORDED IN PLAT BOOK 89, PAGE 32 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG SAID EAST LINE OF SAID LANDSCAPE BUFFER TRACT AND ALONG SAID WEST LINE OF TRACT B, THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) SOUTH 00°53'32" EAST, 73.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16'50'49", AN ARC DISTANCE OF 14.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16'20'15", AN ARC DISTANCE OF 14.26 FEET TO THE POINT OF TANGENCY; (4) SOUTH 00°22'58" EAST, 80.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; (5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET. A CENTRAL ANGLE OF 23'21'05", AN ARC DISTANCE OF 8.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST; (6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 33'59'46", AN ARC DISTANCE OF 17.80 FEET; THENCE SOUTH 63'45'29" WEST, ALONG THE SOUTH LINE OF SAID RECREATION TRACT NO. 1, A DISTANCE OF 105.41 FEET TO THE WEST LINE OF SAID RECREATION TRACT NO. 1; THENCE NORTH 00'22'58" WEST, ALONG SAID WEST LINE, 265.00 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 23,637 SQUARE FEET (0.543 ACRE), MORE OR LESS, AND FURTHER DEDICATES AS FOLLOWS:

RECREATION TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2009.

DIRECTORS, FIIS DAT OF SELECTION	
WITNESS:	BY: PONTE VERDE MASTER ASSOCIATION, INC A FLORIDA CORPORATION NOT FOR PROF
(PRINTED NAME) WONTH GAZTAMING	BY: <u>amela Jeme</u>
WITNESS:	PRINTED NAME: PAME(A DEANE.  TITLE: MESIDENT
(PRINTED NAME) SOICENSON.	

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_\_ DAY OF \_\_DECEMBER , 2009.

BY: PALMA VISTA AT PONTE VERDE HOMEOWNERS

(PRINTED NAME) FURTH CATAMORE	ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR			
(PRINTED NAME) COLORO				

#### ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED + CUrvela Dear who is personally known

TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PROSIDED OF PONTE VERDE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

١	WITHESS MY HAND A	ND	OFFICIAL	SEAL	THIS		DAY	OF	
•	The state of the s	· 1	2009.			NOTA	DV [	101	ı

MY COMMISSION EXPIRES: 1- 5-1 COMMISSION NO: UUUO 10

COUNTY OF PALM BEACH

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ENGLISHED WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICTOR OF PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 \_\_\_\_\_ DAY OF <u>auton 1200</u>, 2009 NOTARY PUBLIC:

MY COMMISSION EXPIRES:	
• • • • • • • • • • • • • • • • • • •	
COMMISSION NO: DD 3	PRINTED NAME

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

COUNTY OF PALM BEACH

PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1 DAY OF March 2009. PALMA VISTA AT PONTE VERDE HOMEOWNERS WITNESS: ASSOCIATION, INC.

A FLORIDA CORPORATION, NOT FOR PROFIT (PRINTED NAME) Van Hiche (PRINTED NAME) BANKELANA (TITLE) ItOM Provide ! Joseph -(PRINTED NAME) 15 50 CONSON.

### ACKNOWLEDGEMENT STATE OF FLORIDA )

COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KNOWN TO ME. OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF PALMA VISTA AT PONTE VERDE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 \_\_\_\_ DAY OF \_\_\_\_\_ 2009. MY COMMISSION EXPIRES: \ ... (PRINTED NAME) COMMISSION NO: \_\_\_\_\_\_ NOTARY PUBLIC