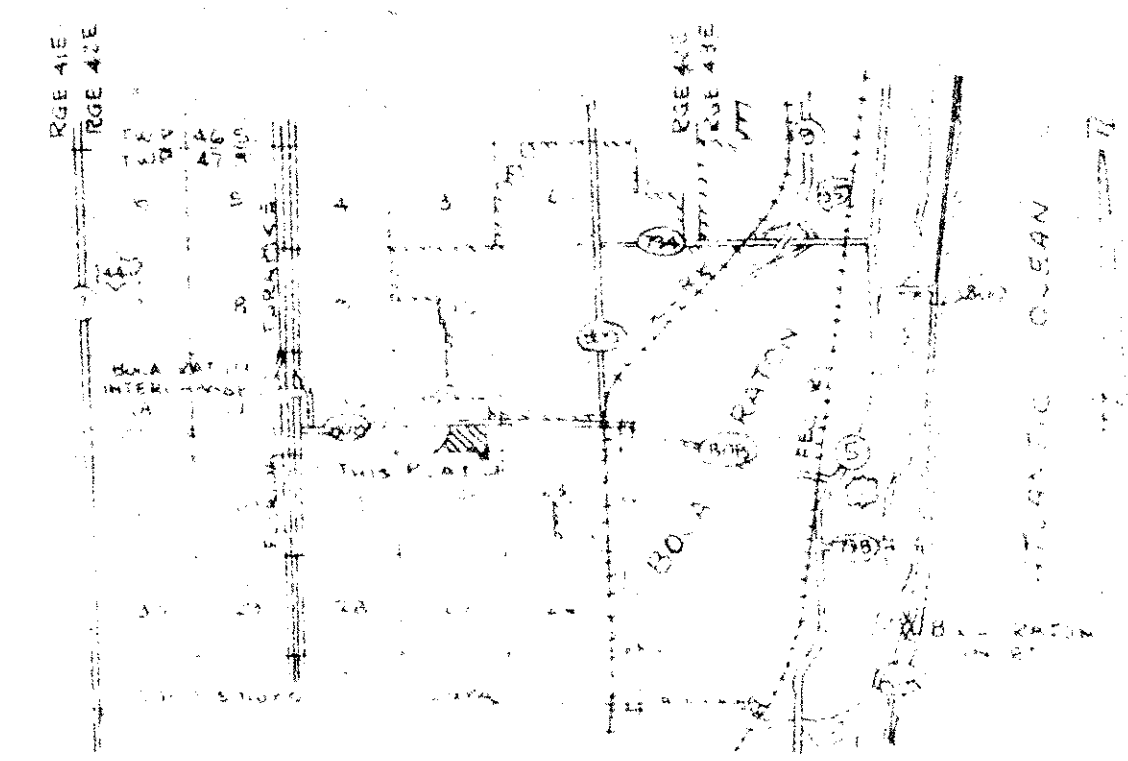


REPLAT OF LOS PASEOS OF VIA VERDE

P.U.D.
IN PART OF SECTION 15, TWP. 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE B JENSON
ENGINEERS ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1976

Being a REPLAT of All of LOS PASEOS OF VIA VERDE
as recorded in Plat Book 31, Pages 198 and 199, Public
Records of Palm Beach County, Florida



LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:38 A.M.
this 19th day of August, 1976,
and duly recorded in Plat Book No. 31
in pages 198 & 199.
JOHN B. DUNKLE, Clerk Circuit Court
By *Pete C. [unclear]*, D.C.

Being a REPLAT of All of LOS PASEOS OF VIA VERDE as recorded in Plat Book 31, Pages 198 and 199, Public Records of Palm Beach County, Florida, and being more particularly described as follows, to wit:

Beginning at the intersection of the South Line of Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida with the Easterly Right of Way Line of Jog Road (formerly Powerline Road as shown on the plat of ESTANCIA recorded in Plat Book 30, Pages 169 and 170, Public Records of Palm Beach County, Florida, said point being N 89°44'44"E, a distance of 2285.93 feet from the Southwest Corner of said Section 15, thence northeasterly and northerly along the Easterly Right of Way Line of said Jog Road, being the Easterly Limits of said ESTANCIA and being on the arc of a curve concave to the northwest having a radius of 2315.65 feet and a central angle of 35°37'49" and whose tangent at this point bears S 36°14'08"W, a distance of 1440.02 feet to the South Right of Way Line of Boca Raton West Road (State Road No 808) as recorded in Road Plat Book 4, Pages 5 through 14, inclusive, Public Records of Palm Beach County, Florida, thence N 89°-10'15"E along said Southerly Right of Way Line (being parallel with and 40 feet south of, the center line of said Boca Raton West Road) a distance of 874.31 feet, thence S 89°02'15"E along said Southerly Right of Way Line, a distance of 825.53 feet, thence S 00°28'18"E, a distance of 1333.58 feet to a point on the South Line of said Section 15, said point being S 89°44'44"W, a distance of 922.58 feet from the South-east Corner of said Section 15, thence S 89°44'44"W along said South Line of Section 15, a distance of 1760.86 feet to the Southeast Corner of the Southwest Quarter of Section 15, thence continue S 89°44'44"W, a distance of 397.51 feet to the POINT OF BEGINNING.

Containing 57.111 Acres, more or less
SUBJECT to existing Easements of Record

Total Area ----- 57.111 Acres
Open Space, Recreation & Buffer Strips ----- 19.270 Acres
Number of Dwelling Units ----- 123
Dwelling Units / Acre ----- 2.15

NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Boca West
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations
- There shall be no buildings or other structures placed on Utility Easements
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements
- Easements are for Public Utilities, unless otherwise noted.
- o denotes Permanent Control Point
- denotes Permanent Reference Monument
- Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent
- All areas designated by letters are Parcels
- Parcels A thru E inclusive, to include Bicycle Path

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of land shown hereon, being in Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as REPLAT OF LOS PASEOS OF VIA VERDE P.U.D., being more particularly described to the left have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. **STREETS** The 60 foot strip of land adjoining State Road No 808 as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the public for Road purposes.
All interior streets as shown are for private road purposes, utilities and drainage, and are hereby dedicated to Los Paseos Home Owners Association and are the perpetual maintenance obligation of said Association.
2. **PARCELS** A through H, inclusive and K through S, inclusive are recreation, open space and/or buffer areas and are dedicated to the Los Paseos Property Owners Association and are the perpetual maintenance obligation of said Association.
3. **EASEMENTS** The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
The areas indicated as Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
The 50 foot Bicycle Path and Planting Easement as shown is hereby dedicated in perpetuity for the purposes indicated and is the perpetual maintenance obligation of Los Paseos Home Owners Association.
IN WITNESS WHEREOF, the above named 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 on and with the authority of its Board of Directors, this 19th day of August, 1976.

ARVIDA CORPORATION, a Delaware Corporation
Attest *Joan C. Styers* by *Norman A. Cortese*
Joan C. Styers, Assistant Secretary Norman A. Cortese, Vice President

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I, H WILLIAM WALKER, JR. DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida, and that, in my opinion (1) appropiate record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1976 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.
William Walker, Jr.
H WILLIAM WALKER, JR. Dated JUNE 2, 1976

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record,
this 19th day of August, 1976

By *W.H. Medlen*
W.H. Medlen, Chairman

COUNTY ENGINEER
This plat is hereby found to meet all requisite
State and County Laws and Ordinances

By *H.F. Kahler*
H.F. Kahler, County Engineer

ATTEST JOHN B. DUNKLE, Clerk

By _____
Deputy Clerk

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
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 have been placed as required by law and furthermore, that Permanent Control Points will be set under the guidelines posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and Ordinance 73-4 of Palm Beach County, Florida.

William G. Wallasey, Jr.
Registered Land Surveyor
Florida Certificate No. 2283

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. WALLASEY, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida
0323-318

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. STYERS, 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 the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary, respectively, 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 26th day of May, A.D. 1976.

LOS PASEOS OF VIA VERDE

John M. [unclear]
Notary Public

My Commission expires Oct. 31, 1977

15/47/42

32/40