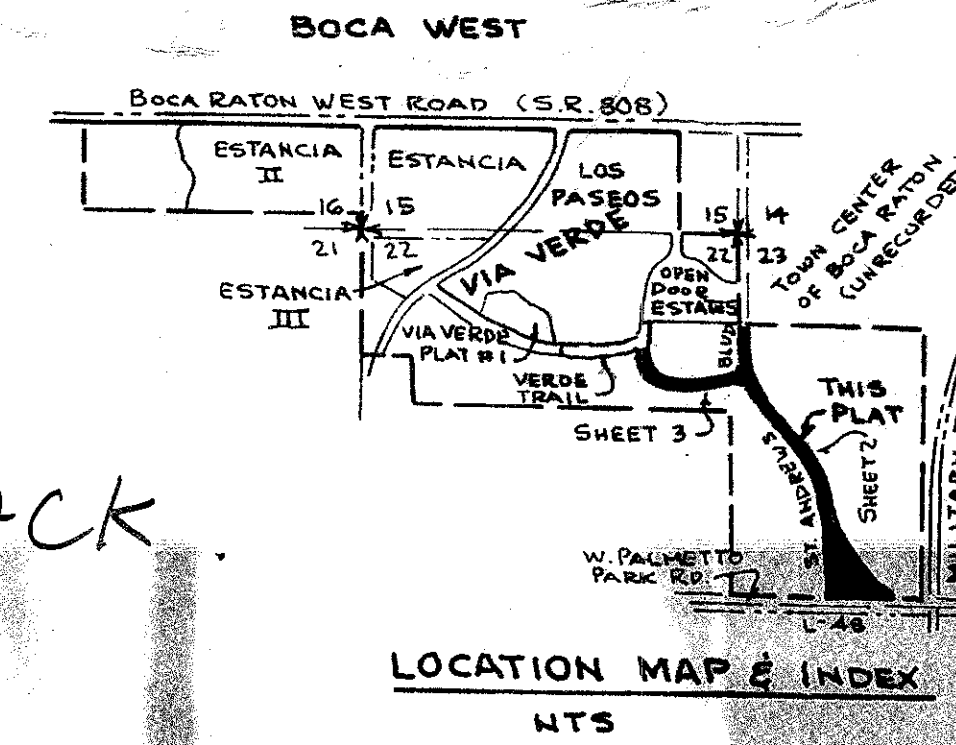


# VERDE TRAIL SOUTH AND ST. ANDREWS BOULEVARD OF VIA VERDE - P.U.D.

IN PART OF SECTIONS 22 & 23, TWP. 47 S., RGE. 42 E.  
PALM BEACH COUNTY, FLORIDA  
IN 3 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
DECEMBER 1977



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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:00 PM  
this 8 day of November, 1978,  
and duly recorded in Plat Book No. 35  
on page 190, 191 & 192.

JOHN B. DUNKLE, Clerk, Circuit Court  
By: *[Signature]* D.C.

## DESCRIPTION

A Parcel of land lying in part of Sections 22 and 23, Township 47 South, Range 42 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northeast Corner of said Section 22; thence S.00°28'57"E. along the East Line of Section 22, a distance of 1320.54 feet to a point on the North Line of Lake Worth Drainage District L-46 which bears N.89°15'10"E., said point being the POINT OF BEGINNING of the center line of a 120 foot strip of land, the said North Line being the Northerly Limits; thence continue S.00°28'57"E., a distance of 372.40 feet to the beginning of a curve concave to the northeast having a radius of 2291.83 feet and a central angle of 13°52'41"; thence southerly and southeasterly along the arc of said curve, a distance of 555.12 feet to a point, said point to be hereinafter referred to as POINT "A"; thence continue on the southeasterly extension of the same curve, through an angle of 11°02'08", a distance of 441.42 feet; thence S.25°23'46"E., a distance of 1266.45 feet to the end of said center line of 120 foot strip of land and the POINT OF BEGINNING of the following Metes and Bounds Parcel; thence N.64°36'14"E., a distance of 60 feet, thence S.22°23'46"E., a distance of 229.29 feet; thence S.25°23'46"E., a distance of 694.16 feet to the beginning of a curve concave to the northeast having a radius of 965.01 feet and a central angle of 50°40'38"; thence southeasterly and easterly along the arc of said curve, a distance of 853.54 feet to a point on the North Right of Way Line of Palmetto Park Road; thence N.89°54'32"W., making an angle with the tangent to the last described curve, measured from southeast to west, of 166°09'52", and being parallel with and 200 feet north of, the South Line of Section 23, a distance of 936.30 feet; thence N.44°50'42"E., a distance of 35.51 feet; thence N.00°24'04"W., a distance of 325.52 feet to the beginning of a curve concave to the southwest having a radius of 2271.33 feet and a central angle of 24°59'42"; thence northerly and northwesterly along the arc of said curve, a distance of 990.86 feet; thence N.64°36'14"E. along a line radial to the last described curve, a distance of 60 feet to the POINT OF BEGINNING of said Metes and Bounds Parcel.

TOGETHERWITH Verde Trail South Portion. Commencing at POINT "A" as referenced above; thence S.75°38'22"W. along a radial line to a previously described curve, a distance of 60 feet to the POINT OF BEGINNING of the center line of a 70 foot strip, being bound on the east by a previously described Right of Way; thence continue S.75°38'22"W., a distance of 451.20 feet to the beginning of a curve concave to the north having a radius of 2832.19 feet and a central angle of 12°05'38"; thence westerly along the arc of said curve, a distance of 597.81 feet to a point of compound curvature; thence westerly and northwesterly along the arc of a curve concave to the northeast having a radius of 750 feet and a central angle of 46°29'00", a distance of 608.46 feet to a point of compound curvature; thence northwesterly along the arc of a curve concave to the northeast having a radius of 1150 feet and a central angle of 13°05'28", a distance of 262.76 feet, more or less, to the center line of Verde Trail North as shown on VERDE TRAIL OF VIA VERDE, P.U.D. as recorded in Plat Book 34, Page 161, Public Records of Palm Beach County, Florida and the POINT OF TERMINATION of the center line of 70 foot strip.

TOGETHERWITH the fillets of land lying within the limits of the long chord of a 25 foot radius of intersecting Rights of Way of POINT "A" as referenced above.

SUBJECT to Lake Worth Drainage District Easements.

Total Area	19.55 Acres, more or less.
Parcel "A"	3.92 Acres, more or less.
Road R/W	15.63 Acres, more or less.

## MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certify that it is the holder of a mortgage upon the hereon described property and does hereby join in and consents to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its Mortgage which is recorded in Official Record Book , Page , Public Records of Palm Beach County, Florida shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, the undersigned Corporation, as Trustee for ESHLEMAN TRUST NO. 3, has caused these presents to be signed by its *[Signature]* and attested by its *[Signature]* and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of October, 1978.

FIRST BANK AND TRUST CO. OF BOCA RATON, a Florida Corporation  
as TRUSTEE for ESHLEMAN TRUST NO. 3

Attest: *[Signature]* By: *[Signature]*

## ACKNOWLEDGMENT

STATE OF FLORIDA-COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 16th day of October, 1978 by CARMINE M. FIGLILIO and Sally J. Ware, respectively, of FIRST BANK AND TRUST CO. OF BOCA RATON, a Florida Corporation, as TRUSTEE for ESHLEMAN TRUST NO. 3 on behalf of said Corporation

My Commission expires: Rockelle B. Guadagno Notary Public



Job No. 77-83

## NOTES

- denotes Permanent Reference Monument.
  - o denotes Permanent Control Point.
- All bearings shown hereon are based on an assumed meridian.

SEE BACK

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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) apparent 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 1978 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

*[Signature]*  
H. WILLIAM WALKER, JR. - Attorney at Law Licensed in Florida  
Date: 10-4-78

## APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 7th day of November, 1978.

By: *[Signature]*  
Peggy B. Evatt - Chairman

ATTEST: JOHN B. DUNKLE - Clerk

By: *[Signature]*  
Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record, this 7 day of Nov, 1978.

By: *[Signature]*  
H.F. Kahler, County Engineer

288 20/47/42

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, the owner of all land shown and described hereon and on the Master Plan of "VIA VERDE", a Planned Unit Development, on file in the Planning, Zoning and Building Department of Palm Beach County, Florida, has caused the land shown hereon to be surveyed and platted as shown, to be known as VERDE TRAIL SOUTH AND ST. ANDREWS BOULEVARD OF VIA VERDE - P.U.D.

The Streets as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.

The Limited Access Easement as shown is dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

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 29th day of June, 1978.

ARVIDA CORPORATION, a Delaware Corporation  
Attest: *[Signature]* By: *[Signature]*  
William J. Drury, Assistant Secretary Norman A. Cortese, Vice President

## DEDICATION

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM J. DRURY, 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 Vice President and Assistant Secretary, respectively, of said Corporation, and 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 29th day of June, 1978.

*[Signature]*  
Notary Public

My Commission expires: October 31, 1981

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

*[Signature]*  
William G. Wallace, Jr.  
Professional Land Surveyor  
Florida Registration No. 2283  
Date: Oct. 23, 1978

This instrument was prepared by:  
WILLIAM G. WALLACE, JR.  
2019 Okeechobee Boulevard  
West Palm Beach, Florida

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