

38-33

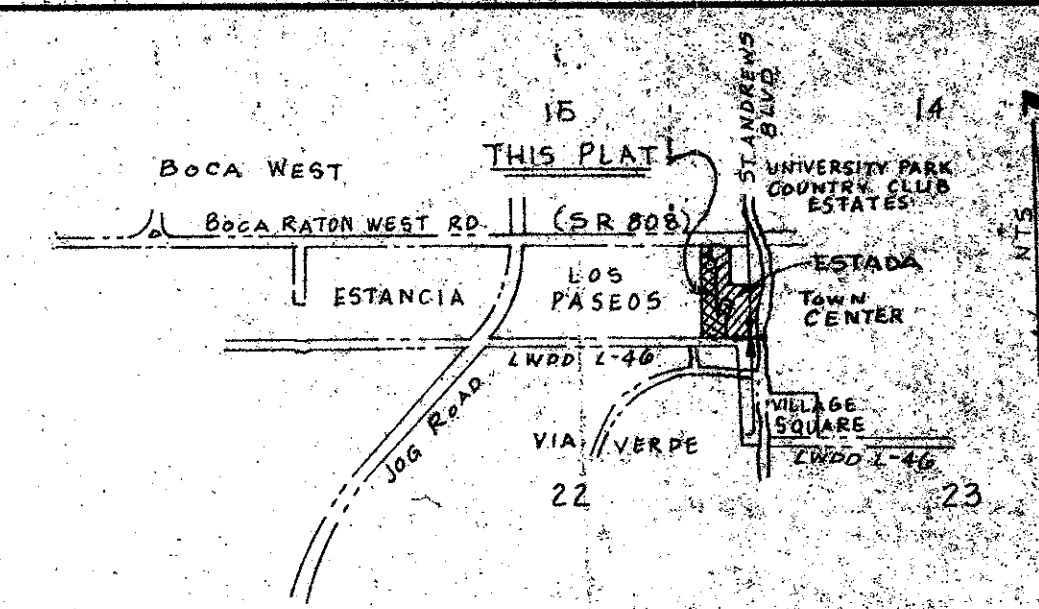
REPLAT OF PARCELS "J" & "G" ESTADA OF LOS PASEOS - P.U.D.

IN PART OF SECTION 15, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.,
WEST PALM BEACH, FLORIDA
JUNE 1979

Being a Replat of part of ESTADA OF LOS PASEOS-P.U.D., recorded
in Plat Book 37, Pages 110 and 111, Public Records of Palm Beach County, Florida.



LOCATION SKETCH

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 13 day of September, 1979
and duly recorded in Plat Book No. 37
on page 38 & 39
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]*, D.C.

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 2960 Page 191 of the Public Records of Palm Beach County, Florida shall be subordinated to the Dedication shown hereon
IN WITNESS WHEREOF, the undersigned 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 8th day of August, 1979.

ARVIDA CORPORATION, a Delaware Corporation

By: *[Signature]*
Vice President
Attest: *[Signature]*
Assistant Secretary

NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Via Verde.
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.
● denotes Permanent Reference Monument.
○ denotes Permanent Control Point
⊙ denotes number of curve for location and curve data.

LAND USE

Residential Area	5.48 AC.
Open Space Parcels K, L & M	2.74 AC.
Drives	1.28 AC.
TOTAL	9.50 AC.
Units	76
Density	8 DU/AC

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that MAPLE LEAF DEVELOPMENTS, a Florida Partnership, the owner of the land shown hereon, being in part of Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as REPLAT OF PARCELS "J" & "G", ESTADA OF LOS PASEOS-P.U.D., being more particularly described as follows:

Being all of Parcels "J" and "G", ESTADA OF LOS PASEOS-P.U.D., Palm Beach County, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 37, Pages 110 and 111.

have caused the same to be surveyed and platted as shown hereon and hereby dedicates as follows:

Easements are for the perpetual use, construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunications, gas and other public utility services, if any, under the surface of the area reserved herein for such utility services, are hereby granted to the respective holders, their assigns and successors, of the several rights, privileges and/or franchises for the construction and maintenance of the same.

The Streets as shown hereon are for private street or driveway purposes, utilities and drainage, and are hereby dedicated to the ESTADA HOME OWNERS ASSOCIATION INC. and are the perpetual maintenance obligation of said Association.

Parcels K, L and M as shown are for recreation, bike paths, drainage, open space and/or buffer areas and are dedicated to the ESTADA HOME OWNERS ASSOCIATION INC. and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the undersigned individuals for MAPLE LEAF DEVELOPMENTS, a Florida Partnership, do hereunto set their hands and seals, this 10th day of August, 1979.

Witnesses:
[Signatures]
Witness
[Signatures]
Witness
[Signatures]
Witness
By: *[Signature]*
Joel Teitbaum - President-General Development Corp.
By: *[Signature]*
David Gostfrand - President-Davro Incorporated
By: *[Signature]*
Abraham J Green - Pres. Sparkling Investments Limited

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF DADE
I HEREBY CERTIFY, that on this day person ally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, ABRAHAM J. GREEN, President of Sparkling Investments Limited, a corporation, and he acknowledged before me that he executed the hereon dedication as an Officer of MAPLE LEAF DEVELOPMENTS, a Florida Partnership.
WITNESS my hand and official seal in the Province of Ontario, Canada, this 10 day of August, 1979.

STATE OF FLORIDA - COUNTY OF DADE
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, JOEL TEITBAUM, President of General Development Corp. and DAVID GOSTFRAND, President of Davro, Incorporated, and they acknowledged before me that they executed the hereon dedication as such Officers of MAPLE LEAF DEVELOPMENTS, a Florida Partnership.
WITNESS my hand and official seal, this 10 day of August, 1979.

[Signature]
Notary Public
My Commission expires: March 28, 1983
[Signature]
Notary Public
My Commission expires: March 28, 1983

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The foregoing instrument was acknowledged before me this 11th day of August, 1979, by NORMAN A. CORTESE and WILLIAM J. DRURY, Vice President and Assistant Secretary, respectively, of ARVIDA CORPORATION, a Delaware Corporation, on behalf of said Corporation.

[Signature]
Notary Public
My Commission expires: October 31, 1981

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JEFFREY DEUTSCH, 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 land described and shown hereon is vested in MAPLE LEAF DEVELOPMENTS, a Florida Partnership, and (2) that all taxes assessed and levied upon said land prior to 1979 have been paid, and (3) that the property is encumbered by the mortgage shown hereon and that I find all mortgages are shown and are true and correct

[Signature]
Jeffrey Deutsch - Dated: 8/9/79

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 11 day of September, 1979.

By: *[Signature]*
Bill Bailey - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 11 day of September, 1979.

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

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 8-10-1979, they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that Permanent Reference Monuments have been set as shown as required by law, and that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.
MICHAEL G. PURMORT AND ASSOCIATES, INC.

Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 - Date: 8-10-79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on June 8, 1979, the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.
[Signature]
William G. Wallace, Jr. - Professional Land Surveyor
Florida Registration No. 2283 - Date: August 16, 1979

THIS INSTRUMENT PREPARED
BY WILLIAM G. WALLACE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida