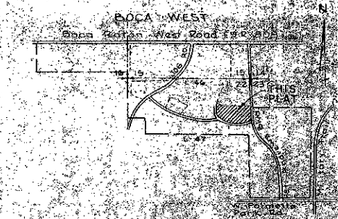
OPEN DOOR ESTATES SOUTH OF VIA VERDE - P.U.D.

IN PART OF SECTIONS 22 & 23, 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
MARCH 1979



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DESCRIPTION

A parcel of land lying in part of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast Corner of OPEN DOOR ESTATES OF VIA VERDE - P.U.D., as recorded in Plat Book 33, Pages 101 and 102, Public Records of Palm Beach County, Florida; thence North 89° 15' 10" East (for convenience all bearings shown hereon are relative to an assumed meridian) along the South Line of Lake Worth Drainage District L-46, a distance of 85.00 feet to the West Right-of-Way Line of St. Andrews Boulevard, as shown on VERDE TRAIL SOUTH AND ST. ANDREWS BOULEVARD OF VIA VERDE - P.U.D., as recorded in Plat Book 35, Pages 190, 191 and 192, of said Public Records; thence meandering the boundary of said plat by the following courses: South 00° 28' 57" East, a distance of 287.12 feet to the beginning of a curve concave to the east having a radius of 2351.83 feet and a central angle of 12° 25' 54"; thence southerly along the arc of said curve, a distance of 510.28 feet; thence South 31° 21' 46" West, making an angle with the tangent to the last described curve, measured from southeast to southwest, of 90° 15' 37", a distance of 34.31 feet; thence South 75° 38' 22" West, a distance of 426.96 feet to the beginning of a curve concave to the north having a radius of 2797.19 feet and a central angle of 12° 05' 38"; thence westerly along the arc of said curve, a distance of 590.43 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 715 feet and a central angle of 46° 29' 00", a distance of 580.07 feet to a point of compound curvature; thence northwesterly along the arc of a curve concave to the northeast having a radius of 1115 feet and a central angle of 13° 05' 28", a distance of 254.76 feet to the most easterly point of VERDE TRAIL OF VIA VERDE - P.U.D., as recorded in Plat Book 34, Page 161 of said Public Records; thence continue northwesterly and northerly along the extension of the same curve having a radius of 1115 feet and a central angle of 33° 24' 32" a distance of 650.15 feet; thence North 00° 43' 00" East along the tangent to said curve, a distance of 80.00 feet to the Southwest Corner of Parcel "B" of said OPEN DOOR ESTATES; thence along the South Line of said Parcel "B" by the following courses: South 75° 19' 05" East, a distance of 394.34 feet; thence North 89° 15' 10" East, a distance of 1350.00 feet to the Southeast Corner of Parcel "B" and the POINT OF BEGINNING.

MORTGAGE CONSENT

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

The undersigned hereby certifies 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 land described in said dedication by the owners thereof, and agrees that its Mortgage which is recorded in Official Record Book 2981, Page 1452 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 hereon by and by the authority of its Board of Directors, this 30th day of May, 1979.

ARVIDA CORPORATION, a Delaware Corporation

Attest: John C. Stykers — Assist. Secy. By: Norman A. Cortese — Norman A. Cortese, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared NORMAN A. CORTESE and JOHN C. STYKERS, 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 ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such 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 30 day of May, 1979

Grace M. Wells
Notary Public

My Commission expires: Oct. 30, 1981

LAND USE

Residential - Parcels A, B and C	19.12 Acres
Open Space - Parcels D, E, F, G and H	4.01 Acres
Drainage - Parcel J	13.69 Acres
Total Area	36.82 Acres
Total Units	320
Dwelling Units / Acre	8.69

NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Boca West and 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

Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

G denotes Parcel Letter

TITLE CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

I, Jules Pearlstine, 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 OPEN DOOR ESTATES, INC., a Pennsylvania Corporation and to VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation; that the current taxes have been paid; that I find the property is encumbered by the mortgage shown hereon; that I find that all mortgages are shown and are true and correct.

Attorney: Jules Pearlstine — May 10, 1979
Jules Pearlstine

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared JAMES MANTEY and GRACE WELLS, 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 VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such 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 1st day of June, 1979.

Beatrice S. Williams
Notary Public

My Commission expires: February 13, 1982

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 16 day of October, 1979.

By: Bill Bailey
Bill Bailey, Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 16 day of October, 1979.

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

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that OPEN DOOR ESTATES, INC., a Pennsylvania Corporation and VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, the owners of the land shown hereon, being in part of Sections 22 and 23, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as OPEN DOOR ESTATES SOUTH OF VIA VERDE, P.U.D., being more particularly described to the left under description.

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

The non-exclusive use of the easements for the construction and maintenance of water, sewage, electric, gas, drainage, telephone, telecommunication, gas and other public utility service, if any, under and across the areas shown hereon is hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for the construction and maintenance of the same.

Parcels D, E, F, G, H and J as shown hereon are for the purposes of open space, drainage and utility areas.

IN WITNESS WHEREOF, the above named Corporations have caused these presents to be signed by their Presidents and attested by their Secretaries and their Corporate Seals to be affixed hereto by and with the authority of their Boards of Directors, this 11th day of May, 1979.

OPEN DOOR ESTATES, INC., a Pennsylvania Corporation

Attest: Daniel J. Bartkon — Daniel Bartkon, Secretary — By: Richard S. Coons — Richard S. Coons, President

VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation

Attest: Grace M. Wells — Grace Wells, Secretary — By: James R. Mantey — James R. Mantey, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

BEFORE ME personally appeared RICHARD S. COONS and DANIEL BARTKON, 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 OPEN DOOR ESTATES, INC., a Pennsylvania Corporation, and severally acknowledged to and before me that they executed such 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 11th day of May, 1979.

Bertha Schwebel
Notary Public

My Commission expires: April 24, 1980

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 1979, he completed the survey of land as shown on the foregoing plat; that it is a representation of the lands therein described and platted; that Permanent Reference Monuments have been set as shown as required by law; and that the survey data complies with requirements of Chapter 177, Part 1, 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. 2712 - Date

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 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.

GEE & JENSON - Engineers - Architects

William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2788 - Date

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THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2015 Okeechobee Boulevard West Palm Beach, Florida

Open Door Estates So. Via Verde