

42/90

81 076037

PLAT OF
POINCIANA PLACE PHASE III-B
A P.U.D.

A REPLAT OF A PART OF BLOCK 22, PALM BEACH FARMS Co. PLAT No.3, PLAT BOOK 2, PG. 47
SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

O'BRIEN, SUITER & O'BRIEN, INC.

ENGINEERS & SURVEYORS

FEBRUARY 1981

SHEET 1 OF 2 SHEETS

90

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:33 p.m.
this 30 day of April
1981, and duly recorded in Plat Book No.
42 on page 90-19
JOHN B. DUNKLE, Clerk Circuit Court
By: *Shirley*

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3437 at page 1932 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice Pres. and attested to be its Att. Vice Pres. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of April, 1981.

ATTEST: GULFSTREAM BANK, N.A.

William R. Kauffman *Jan A. Nilges*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared before me
William R. Kauffman AND Jan A. Nilges

to me well known and known to be the individuals described in and who executed the foregoing instrument as Vice Pres. and Att. Vice Pres. of the GULFSTREAM FIRST BANK TRUST, N.A. 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 7th day of April, 1981.

James S. Skinn
Notary Public
1-24-1984

TITLE CERTIFICATION
State of Florida
County of Palm Beach

I, Truman A. Skinner, 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 Poinciana Village, Inc., that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct.

Date: 4/13/81 By: *Truman A. Skinner*
Truman A. Skinner, Atty.

COUNTY ENGINEER

This plat is hereby approved for record this
and day of April, 1981.

By: *H.F. Kahlert*
H.F. Kahlert, P.E.
County Engineer

0299-301

ATTEST: JOHN B. DUNKLE, Clerk
Board of County Commissioners

By: *Kathryn S. Miller*
Deputy Clerk

Poinciana Pl. Ph. III-B
42/90

(DEDICATION CONTINUED)

Know all men by these presents that the Poinciana Village, Inc., a Florida Corporation owner of the land shown hereon, do hereby dedicate as follows:

The L.W.D.D. Easement is hereby dedicated to Lake Worth Drainage District

The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The 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.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14 day of April, 1981.

ATTEST:

Leonard Silverstein *William Waterman*
Leonard Silverstein Secretary William Waterman President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared William Waterman and Leonard Silverstein 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 Poinciana Village, Inc., a nonprofit 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 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 14 day of April, 1981.

My Commission Expires:
NOTARY PUBLIC, State of Florida at Large.
Date: July 4, 1982

Judith A. Hauber
Notary Public

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed and that (P.C.P.'s) Permanent Control Points will be placed as required by law and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Daniel J. O'Brien
Daniel J. O'Brien
Registered Land Surveyor No. 1601
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this
28th day of April, 1981.

By: *Frank Foster, Jr.*
FRANK FOSTER, JR.
Chairman

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that Poinciana Village, Inc., a Florida Corporation owner of the land shown hereon, being in Section 21, Township 44 South, Range 42 East, Palm Beach County, Florida and being a replat of a portion of Block 22 of Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, page 47 of The Public Records of Palm Beach County, Florida, shown hereon as Poinciana Place Phase III-B being more particularly described as follows:

DESCRIPTION

Phase III-B

A parcel of land in Block 22 of Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, Page 47 of the Public Records of Palm Beach County, Florida, being described as follows:

Commence at Permanent Reference Monument (P.R.M.) No. 9 at the Northwest corner of the plat of Poinciana Place Phase II-A as shown on the plat thereof recorded in Plat Book 35 at Pages 54, 55 and 56 of the Public Records of Palm Beach County, Florida (for the purposes of the description all bearings are relative to the said plat of Poinciana Place); thence N. 75° 12' 26" E., along the North line of the aforesaid plat a distance of 20.00 feet; thence N. 14° 47' 34" W., a distance of 135.00 feet; thence N. 75° 12' 26" E., a distance of 48.00 feet; thence N. 14° 47' 34" W., a distance of 170.04 feet; thence N. 89° 59' 42" W., a distance of 186.05 feet; thence due North a distance of 40.00 feet; thence S. 9° 59' 42" E., a distance of 25.00 feet; thence due North a distance of 75.06 feet to the point of beginning; thence North a distance of 555.0 feet; thence S. 89° 59' 42" E., a distance of 517.50 feet; thence due both a distance of 438.70 feet; thence due West a distance of 57.50 feet; thence due South a distance of 150.00 feet; thence due West a distance of 290.00 feet; thence due North a distance of 33.72 feet; thence due West a distance of 170.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as shown hereon.

(CONTINUED ABOVE LEFT)

