

**PLAT NO. THREE - VIA VERDE P.U.D.**  
 IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA,  
 IN THREE SHEETS SHEET NO. 1

**92**

**DEDICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 KNOW ALL MEN BY THESE PRESENTS that ARVIDA/JMB PARTNERS, a Florida General Partnership and VIA VERDE HOMEOWNERS' ASSOCIATION, INC. a Florida Corporation Not For Profit, as per Official Record Book 5294, Page 789 of the Public Records of Palm Beach County, Florida, as owners of the land shown hereon, being in Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida shown hereon as PLAT NO. THREE - VIA VERDE P.U.D., being more particularly described as follows:

Commencing at Point "A", as shown on the Plat of 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 the Public Records of Palm Beach County, Florida, said point being the intersection of St. Andrews Boulevard and Verde Trail South; thence North 75°38'22" East, along the said centerline of Verde Trail South, a distance of 85.82 feet; thence South 149°21'32" East, a distance of 35.00 feet to the Point on the Southerly right-of-way line of Verde Trail South, as shown on the Plat of Plat No. 2, Verde Trail South of Via Verde - P.U.D., as recorded in Plat Book 38, page 130, of the Public Records of Palm Beach County, Florida, said point also being the Point of Beginning of this description; thence North 75°38'22" East along the said Southerly right-of-way line, a distance of 401.23 feet to a point on the Westerly line of the L.W.D.D. L-47 canal easement, as recorded in O.R. Book 3301, Page 485, of the Records of Palm Beach County, Florida; thence continuing North 75°38'22" East along said right-of-way line 62.95 feet to the beginning of a curve concave to the Southwest having a radius of 715.13 feet and a central angle of 05°41'08"; thence Easterly along the arc of said curve, a distance of 70.96 feet to a point on the Easterly line of said L.W.D.D. L-47 canal easement; thence South 39°08'50" East, a distance of 129.45 feet to the beginning of a curve concave to the Northwest, having a radius of 315.00 feet and a central angle of 128°59'57"; thence Southerly and Westerly along the arc of said curve, a distance of 709.21 feet; thence South 89°51'07" West along the tangent of said curve, a distance of 193.28 feet to the Easterly right-of-way line of said St. Andrews Boulevard, the last three courses being coincident with the Easterly and Southerly boundaries of said L.W.D.D. L-47 Canal easement; thence North 25°23'46" West, a distance of 121.04 feet to the beginning of a curve concave to the Northeast, having a radius of 2231.83 feet and a central angle of 09°28'39"; thence Northwesterly along the arc of said curve, a distance of 369.17 feet, the last two courses being coincident with the Easterly line of St. Andrews Boulevard; thence North 29°51'38" East, a distance of 35.83 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING:

A portion of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

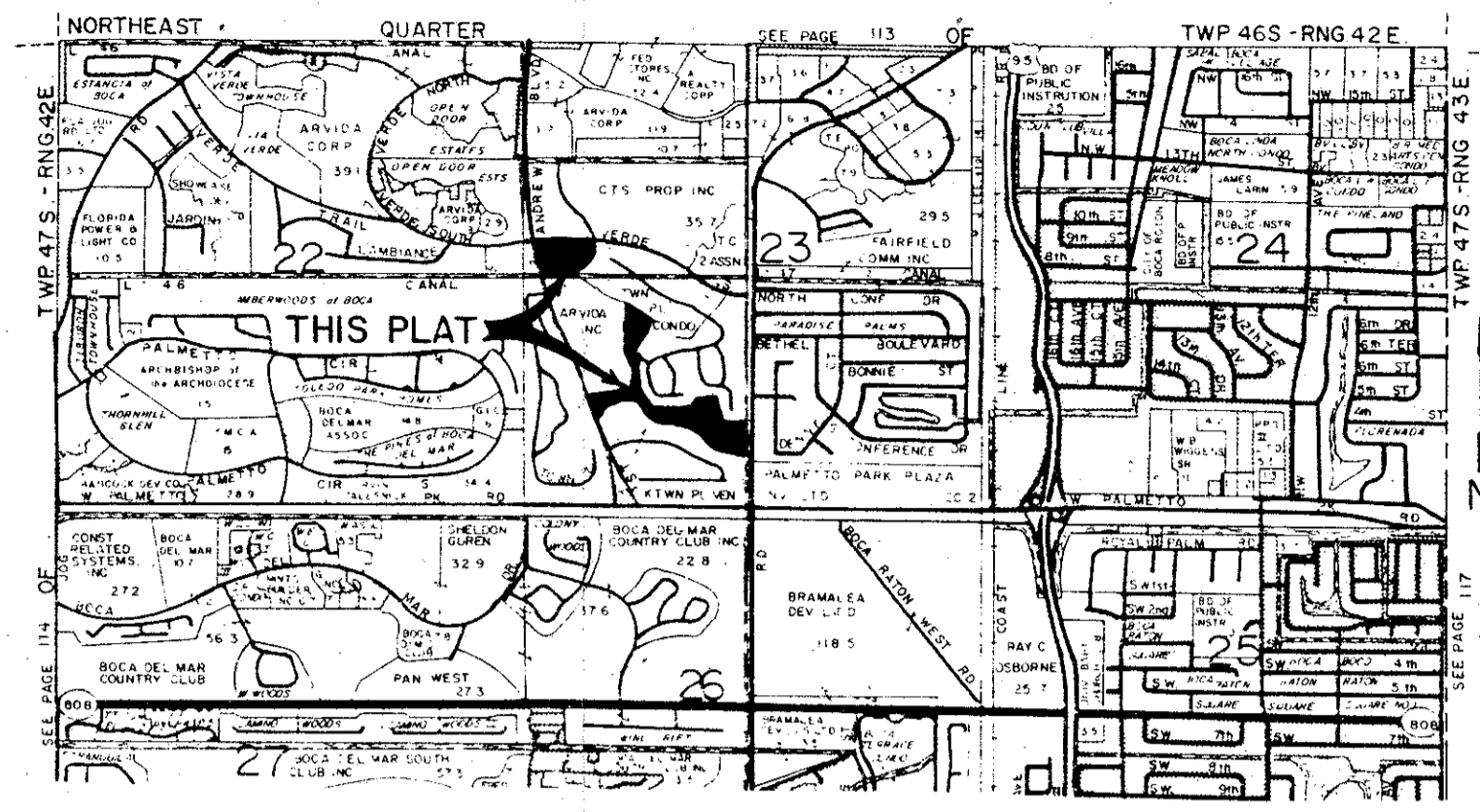
Beginning at the Southwest corner of TOWN SWIM AND RACQUET CLUB, as recorded in Plat Book 47, Pages 60 and 61 of the Public Records of Palm Beach County, Florida, said point being on the Easterly Right-of-Way of ST. ANDREWS BOULEVARD, as recorded in Plat Book 35, Pages 190, 191 and 192 of the Public Records of Palm Beach County, Florida; thence North 66°06'06" East, a distance of 54.65 feet; thence North 88°07'55" East, a distance of 504.14 feet; thence North 25°25'00" East, a distance of 225.00 feet; thence North 20°13'57" West, a distance of 539.03 feet, the last four described courses being coincident with the boundary of said TOWN SWIM AND RACQUET CLUB, said point being further described as being on the Southerly boundary of TOWN PLACE, PHASE I OF VIA VERDE - P.U.D., as recorded in Plat Book 42, Pages 75, 76 and 77 of the Public Records of Palm Beach County, Florida; thence South 53°35'03" East, a distance of 402.46 feet; thence South 81°11'24" East, a distance of 26.42 feet, the last two described courses being coincident with said Southerly boundary, said point being further described as being on the boundary of WIMBLETON VILLAS OF VIA VERDE - P.U.D., as recorded in Plat Book 50, Pages 138 thru 140 of the Public Records of Palm Beach County, Florida; thence South 21°18'20" West, a distance of 269.03 feet; thence South 23°19'53" West, a distance of 166.49 feet; thence South 38°45'20" East, a distance of 59.83 feet; thence South 03°25'50" East, a distance of 113.56 feet; thence South 29°30'00" East, a distance of 210.30 feet; thence North 88°53'32" East, a distance of 99.30 feet; thence North 81°08'45" East, a distance of 77.95 feet; thence North 86°30'00" East, a distance of 92.15 feet; thence North 59°15'00" East, a distance of 23.62 feet; thence North 72°52'45" East, a distance of 63.66 feet; thence North 59°15'00" East, a distance of 144.00 feet; thence South 30°45'00" East, a distance of 5.00 feet; thence South 59°15'00" East, a distance of 111.93 feet; thence South 69°51'20" East, a distance of 54.33 feet; thence South 59°15'00" East, a distance of 119.59 feet; thence South 00°28'03" East, a distance of 111.64 feet; thence North 89°31'57" East, a distance of 105.00 feet; thence South 00°28'03" East, a distance of 36.20 feet; thence North 89°31'57" East, a distance of 164.00 feet to a point on the West line of the LWDD E-3 CANAL, the last nineteen described courses being coincident with said boundary of WIMBLETON VILLAS; thence South 00°28'03" East, along said West line, a distance of 76.26 feet to the Northeast Corner of THE COACH HOUSES OF TOWN PLACE, as recorded in Plat Book 48, Pages 40 and 41 of the Public Records of Palm Beach County, Florida; thence South 67°26'49" West, a distance of 325.83 feet to the Point of Curvature of a circular curve to the right; thence Southerly, Westerly and Northerly, along the arc of said curve, having a radius of 178.65 feet, an arc distance of 244.18 feet to the Point of Reverse Curvature of a circular curve; thence Northwesterly, along the arc of said curve, having a radius of 525.00 feet, an arc distance of 542.99 feet to the Point of Reverse Curvature of a circular curve; thence Westerly and Northerly, along the arc of said curve, having a radius of 235.25 feet, an arc distance of 262.78 feet to the Point of Tangency; thence North 29°30'00" West, a distance of 117.38 feet to the Point of Curvature of a circular curve to the left; thence Northwesterly, along the arc of a said curve, having a radius of 149.00 feet, an arc distance of 157.81 feet to the Point of Tangency; thence South 89°49'00" West, a distance of 132.89 feet; thence South 55°56'10" West, a distance of 159.53 feet; thence South 69°43'59" West, a distance of 87.78 feet to a point on the arc of a circular curve to the left, whose radius point bears South 69°43'59" West from said point, said point being further described as being on the Easterly Right-of-Way of ST. ANDREWS BOULEVARD, said point also being the Northwest corner of said COACH HOUSES OF TOWN PLACE; thence Northwesterly, along the arc of said curve and along said Easterly Right-of-Way having a radius of 2391.33 feet, an arc distance of 151.57 feet to the Point of Beginning of this description.

- have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. Parcel "A" is reserved to ARVIDA/JMB PARTNERS, a Florida Partnership its successors and/or assigns for future development without recourse to Palm Beach County, Florida.
  2. Parcels "B" as shown is for open space is hereby dedicated to the VIA VERDE HOMEOWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
  3. Parcel "C" as shown is for open space and preservation and is hereby dedicated to the VIA VERDE HOMEOWNERS' ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
  4. 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.
  5. The Maintenance Easement as shown is for the construction and maintenance of adjacent Lake and is hereby dedicated to the VIA VERDE HOMEOWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
  6. The Utility Easements as shown hereon are dedicated for the construction and maintenance of utilities.

IN WITNESS WHEREOF, the above named Partnership and Corporation have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of its Board of Directors, this 27th day of September, 1988.

ARVIDA/JMB PARTNERS, a Florida General Partnership  
 By: ARVIDA/JMB MANAGERS, INC., an Illinois Corporation, General Partner  
 authorized to do business in the state of Florida.  
 Attest: Beatrice T. Williams By: Norman A. Cortese  
 Beatrice T. Williams, Asst. Secretary Norman A. Cortese, Vice President  
 VIA VERDE HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation  
 Attest: Nancy Olson By: Steven Parker  
 Nancy Olson, Secretary Steven Parker, President

GEE & JENSON  
 ENGINEERS - ARCHITECTS - PLANNERS, INC.  
 WEST PALM BEACH, FLORIDA  
 OCTOBER 1987



LOCATION MAP  
 N.T.S.

**LAND USE**

|                  |                   |
|------------------|-------------------|
| PARCEL "A" ----- | 7.20 ACRES        |
| PARCEL "B" ----- | 2.90 ACRES        |
| PARCEL "C" ----- | 6.53 ACRES        |
| -----            | TOTAL 16.63 ACRES |

**NOTES**

• denotes Permanent Reference Monument.  
 All Bearings shown hereon are relative to an assumed meridian, the West Line of Section 23 is assumed to bear South 00°28'57" East.

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

**APPROVALS**

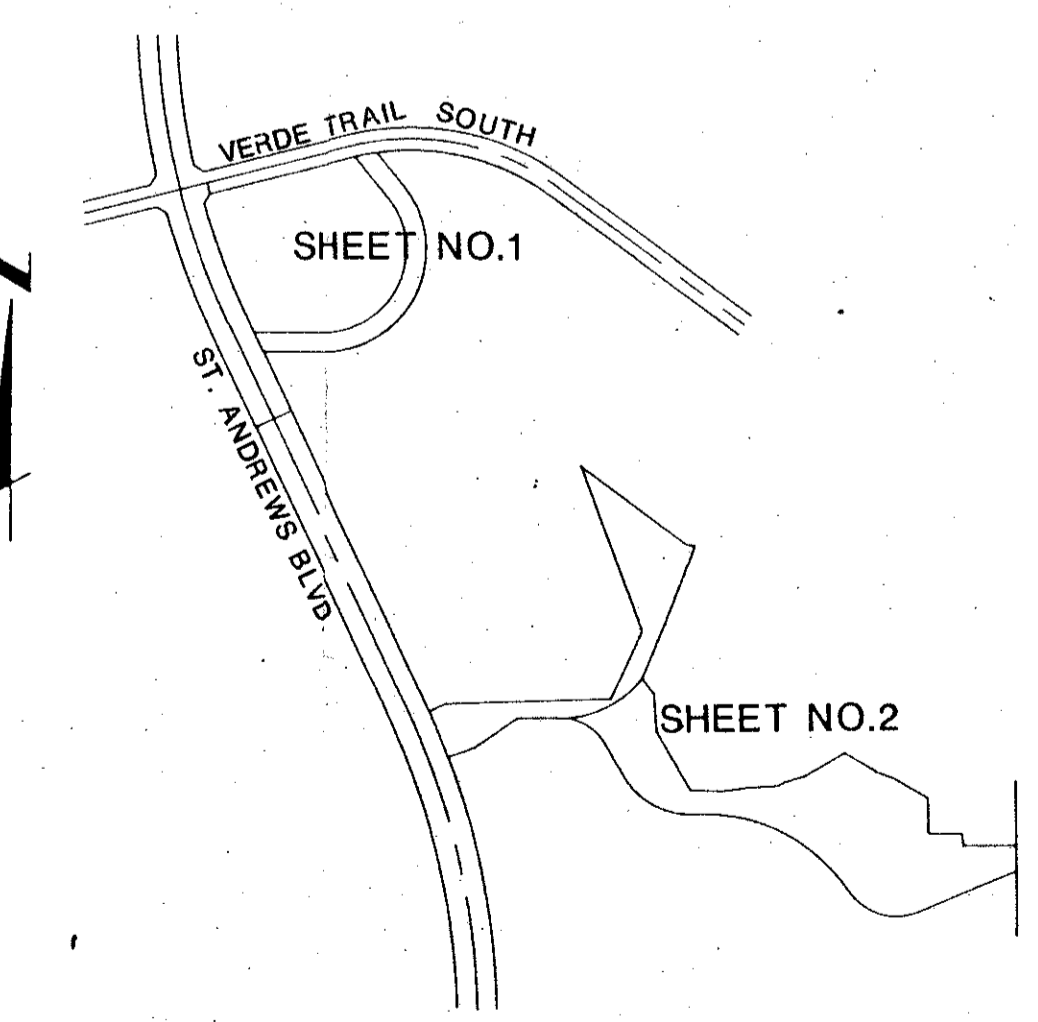
BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 22nd day of November, 1988.  
 By: Carol Elmqvist  
 Carol A. Roberts, Chair CAROL ELMQUIST

Attest: JOHN B. DUNKLE, Clerk  
 By: John A. Clabbing  
 Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 22nd day of November, 1988.  
 By: H.F. Kahlert  
 H.F. Kahlert, P.E., County Engineer



KEY MAP  
 N.T.S.

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME personally appeared Norman A. Cortese and Beatrice T. Williams, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Secretary of the ARVIDA/JMB MANAGERS, INC., an Illinois Corporation, and General Partner of ARVIDA/JMB PARTNERS, a Florida General Partnership, and severally acknowledged to and before me that they executed such instrument on behalf of said Partnership, 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 27th day of September, 1988.

My commission expires: May 11, 1991

Nancy D. Olson  
 Notary Public

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME personally appeared Steven Parker and Nancy Olson, 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 the VIA VERDE HOMEOWNERS' ASSOCIATION, INC., a Florida Not for Profit 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 instrument is the free act and deed of said Corporation.  
 WITNESS my hand and official seal, this 27th day of September, 1988.

My commission expires: June 29, 1991

Janice J. Brooker  
 Notary Public

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 We, GOLD COAST TITLE COMPANY, a Title Insurance Company in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to ARVIDA/JMB PARTNERS, a Florida General Partnership and VIA VERDE HOMEOWNERS' ASSOCIATION, INC., a Florida Not for Profit Corporation; that the current taxes have been paid; and that we find that the property is free of encumbrances.

GOLD COAST TITLE COMPANY

By: J. Herman Dance  
 J. Herman Dance, President Date: 10-4-88

**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 Sept 4, 1987 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 Monument have been placed as required by law and further that the boundary data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Minimum Technical Standards for land surveying in the State of Florida and ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.

Michael G. Purmort  
 Michael G. Purmort, Professional Land Surveyor  
 Florida Registration No. 2720 Date: 10/7/88

**SURVEYOR'S CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on October 7, 1988, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED  
 BY John H. Dillingham  
 2090 Palm Beach Lakes Boulevard  
 West Palm Beach, Florida

John H. Dillingham  
 John H. Dillingham, Professional Land Surveyor  
 Florida Registration No. 4141, Date: 10/7/88

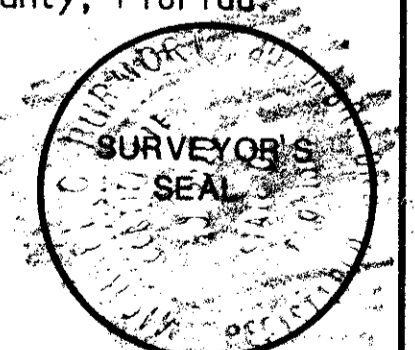
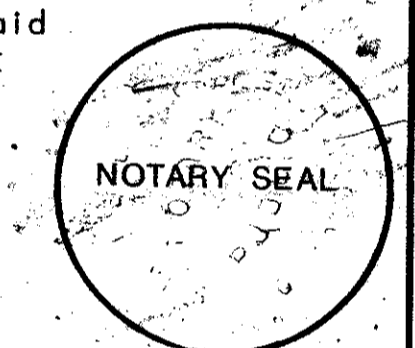
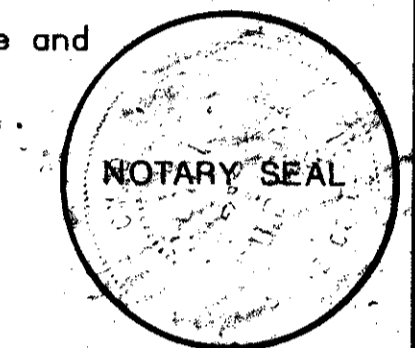
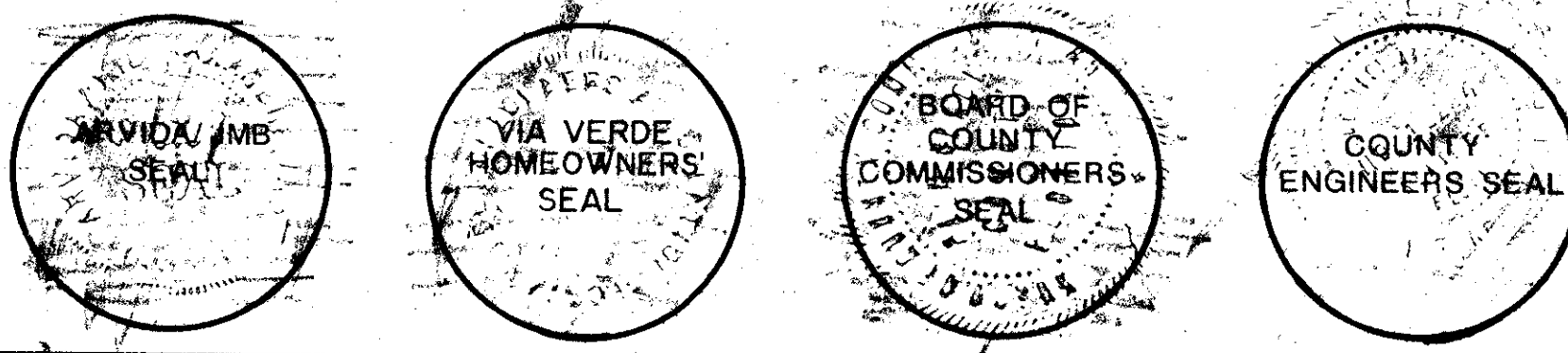
**NOTES**

There shall be no construction, landscaping or above ground encroachment within the Lake Maintenance Easement.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying the same.  
 Foundations or any kind of construction shall be placed on utility or drainage easements.  
 No structures or shrubs shall be placed on drainage easements.

COMPUTED PAC.  
 DRAWN PAC.  
 CHECKED L.H.D.  
 APPROVED \_\_\_\_\_  
 REVISION \_\_\_\_\_

JOB NO. 87-369



Via VERDE PUD PLAT 3