

# OAKDALE TOWNHOMES II

## A PORTION OF INDIAN SPRING A P.U.D.

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A REPLAT OF TRACT "A" AND A PORTION OF STONYBROOK LANE, AS SHOWN ON THE PLAT OF INDIAN SPRING - PLAT NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 226 AND 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF STONYBROOK LANE AS ABANDONED BY O.R.B. 2909 P.G. 1308.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A REPLAT OF TRACT "A" AND A PORTION OF STONYBROOK LANE, AS SHOWN ON THE PLAT OF INDIAN SPRING - PLAT NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 226 AND 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHOWN HEREON AS OAKDALE TOWNHOMES II AT INDIAN SPRING, A PART OF INDIAN SPRING PLANNED UNIT DEVELOPMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, BEING A P.R.M. (PERMANENT REFERENCE MONUMENT) LOCATED AT THE MOST NORTHEASTERLY POINT OF TRACT "A" AS SHOWN ON SAID PLAT OF INDIAN SPRING, PLAT NO. 2, AS RECORDED IN PLAT BOOK 31 PAGES 226 AND 227, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 15TH AVENUE, BEING 414.50' SOUTHEASTERLY OF AND 60.00' SOUTHWESTERLY OF THE CENTERLINE INTERSECTION OF S.W. 15TH AVE. AND WINGFOOT DRIVE; FROM SAID POINT OF BEGINNING, THENCE S 15°30'40"E FOR 60.96 FEET; THENCE N 70°37'07"W FOR 121.92 FEET; THENCE S 15°30'40"E FOR 73.28 FEET; THENCE S 74°29'20"W FOR 50.00 FEET; THENCE S 15°30'40"E FOR 140.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE ALSO BEING ON THE WESTERLY RIGHT OF WAY OF STONYBROOK LANE AS SHOWN ON THE AFOREMENTIONED PLAT OF INDIAN SPRING, PLAT NO. 2, SAID CURVE HAVING A CENTRAL ANGLE OF 13°59'23". AND A RADIUS OF 150.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 36.63 FEET TO A POINT OF TANGENCY; THENCE S 29°30'03"E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY FOR 146.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 49°02'28" AND A RADIUS OF 98.86 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 84.62 FEET, TO THE END OF SAID CURVE, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF STONYBROOK DRIVE AS SHOWN ON INDIAN SPRING PLAT NO. ONE, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE ALONG SAID NORTHERLY RIGHT OF WAY S 64°32'25"W FOR 35.36 FEET; THENCE N 70°27'35"W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, FOR 251.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°12'01" AND A RADIUS OF 160.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF STONYBROOK DRIVE FOR 22.90 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG AFOREMENTIONED NORTHERLY RIGHT OF WAY OF STONYBROOK DRIVE N 78°39'36"W FOR 370.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WINGFOOT DRIVE AS SHOWN ON AFORESAID INDIAN SPRING PLAT NO. 1, THENCE N 28°08'10"W ALONG SAID EASTERLY RIGHT OF WAY FOR 38.59 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°55'16", A RADIUS OF 340.00 FEET AND A CHORD BEARING AND DISTANCE OF N 40°20'59"E, 209.69 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT OF WAY OF WINGFOOT DRIVE FOR 213.16 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°55'40", A RADIUS OF 370.00 AND A CHORD BEARING AND DISTANCE OF N 38°50'43"E, 246.58 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT OF WAY OF WINGFOOT DRIVE FOR 251.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PREVIOUSLY MENTIONED S.W. 15TH AVENUE AS SHOWN ON SAID PLAT OF INDIAN SPRING PLAT NO. ONE, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE N 64°22'53"E ALONG SAID SOUTHERLY RIGHT OF WAY OF S.W. 15TH AVENUE FOR 106.07 FEET; THENCE S 70°37'07"W CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY OF S.W. 15TH AVENUE FOR 299.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5.194 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- A LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OWNERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS "A" AND "B", AS SHOWN, ARE HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION FOR ACCESSWAYS PURPOSES AND FOR CONSTRUCTION AND MAINTENANCE AND USE OF DRAINAGE AND UTILITIES.
- RECREATION TRACT "C" IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, FOR CONSTRUCTION AND MAINTENANCE AND USE OF DRAINAGE AND UTILITIES.

IN WITNESS WHEREOF, CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA 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 10<sup>TH</sup> DAY OF August, A.D., 1978.

CADILLAC FAIRVIEW INDIAN SPRING, INC.  
A FLORIDA CORPORATION

ATTEST: Larry Newman BY: Michael Warren  
LARRY NEWMAN, SECRETARY MICHAEL WARREN, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED MICHAEL WARREN AND LARRY NEWMAN, 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 ABOVE NAMED CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS MICHAEL WARREN, PRESIDENT AND LARRY NEWMAN, SECRETARY, RESPECTIVELY OF SAID CADILLAC FAIRVIEW INDIAN SPRING, INC., 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 18<sup>TH</sup> DAY OF August, A.D., 1978.

NOTARY PUBLIC: Stephanie G. Mc Lane  
MY COMMISSION EXPIRES: STATE OF FLORIDA AT LARGE  
January 26 1982

**MORTGAGEE'S CONSENT**

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

THE UNDERSIGNED CITIBANK, N.A. OF NEW YORK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2357, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITIBANK, N.A. OF NEW YORK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ACCOUNT OFFICER AND ITS OFFICIAL SEAL TO BE AFFIXED HEREOF, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15<sup>TH</sup> DAY OF August, A.D., 1978.

CITIBANK, N.A.

ATTEST: Vernon M. Endo BY: Frank R. Guy  
VERNON M. ENDO, ACCOUNT OFFICER FRANK R. GUY, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

BEFORE ME PERSONALLY APPEARED FRANK R. GUY AND VERNON M. ENDO TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY, OF ABOVE NAMED CITIBANK, N.A. OF NEW YORK, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY, OF SAID CITIBANK, N.A., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITIBANK, N.A. OF NEW YORK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>TH</sup> DAY OF August, A.D., 1978.

NOTARY PUBLIC: Hubert A. Hertz  
MY COMMISSION EXPIRES: August 15 1979

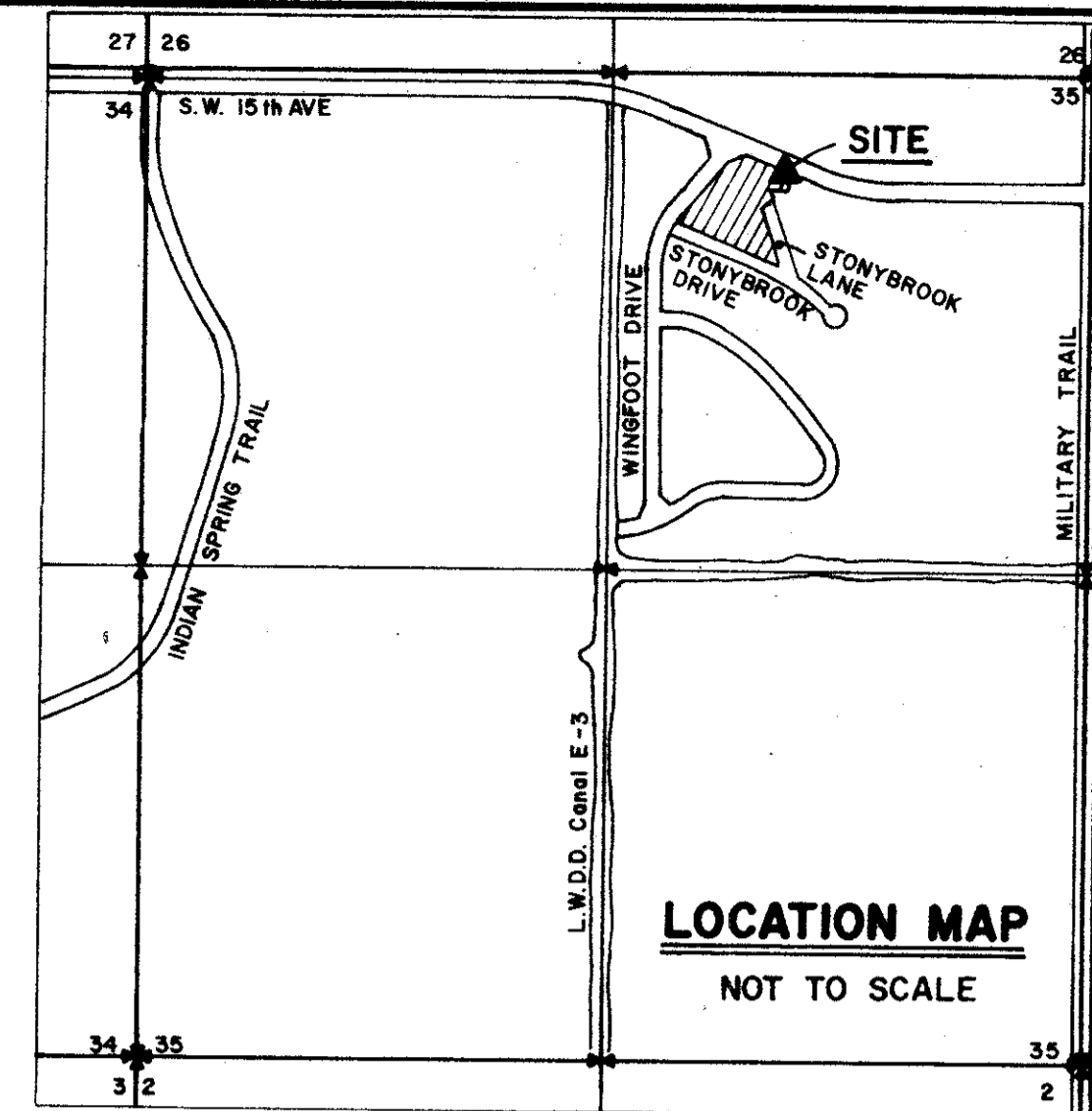
**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, Matthew Roberts, 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: Sept 15 1978

Matthew Roberts  
ATTORNEY'S NAME



**NOTES:**

- THE BEARINGS AS STATED HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 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.

DATE: 14<sup>TH</sup> DAY OF September, A.D., 1978.

BY: Bernabe A. Hernandez  
BERNABE A. HERNANDEZ  
REGISTERED SURVEYOR NO. 28915  
STATE OF FLORIDA

**COUNTY APPROVALS:**

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Sept, A.D., 1978.

BY: Herbert Kahert  
HERBERT KAHERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Sept, A.D., 1978.

BY: Peggy Ewart  
PEGGY EWART, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: Margie B. Jennings  
MARGIE B. JENNINGS, CLERK



SHEET NO. 1 - SIGNATURE SHEET

SHEET NO. 2 - LOT LAYOUT SHEET

SEE SHEET 2 OF 2 FOR AREA SUMMARY AND PLANNED UNIT DEVELOPMENT TABULATION.

35/45/42

0259-311

RS P.U.D.  
Group B

OAKDALE

THIS INSTRUMENT WAS PREPARED BY BERNABE A. HERNANDEZ IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770

|              |                 |                                 |                      |                     |             |
|--------------|-----------------|---------------------------------|----------------------|---------------------|-------------|
| <b>EDM</b>   |                 | EDM SURVEYING AND MAPPING, INC. |                      | REGISTERED SURVEYOR |             |
| DRAWN BY: BH | DATE: JULY 1978 | SCALE: 1" = 20'                 | CHECKED: 78-034      | FILE NO. 78-03-034  | DRAWING NO. |
| 35/135       |                 |                                 | OAKDALE TOWNHOMES II |                     |             |