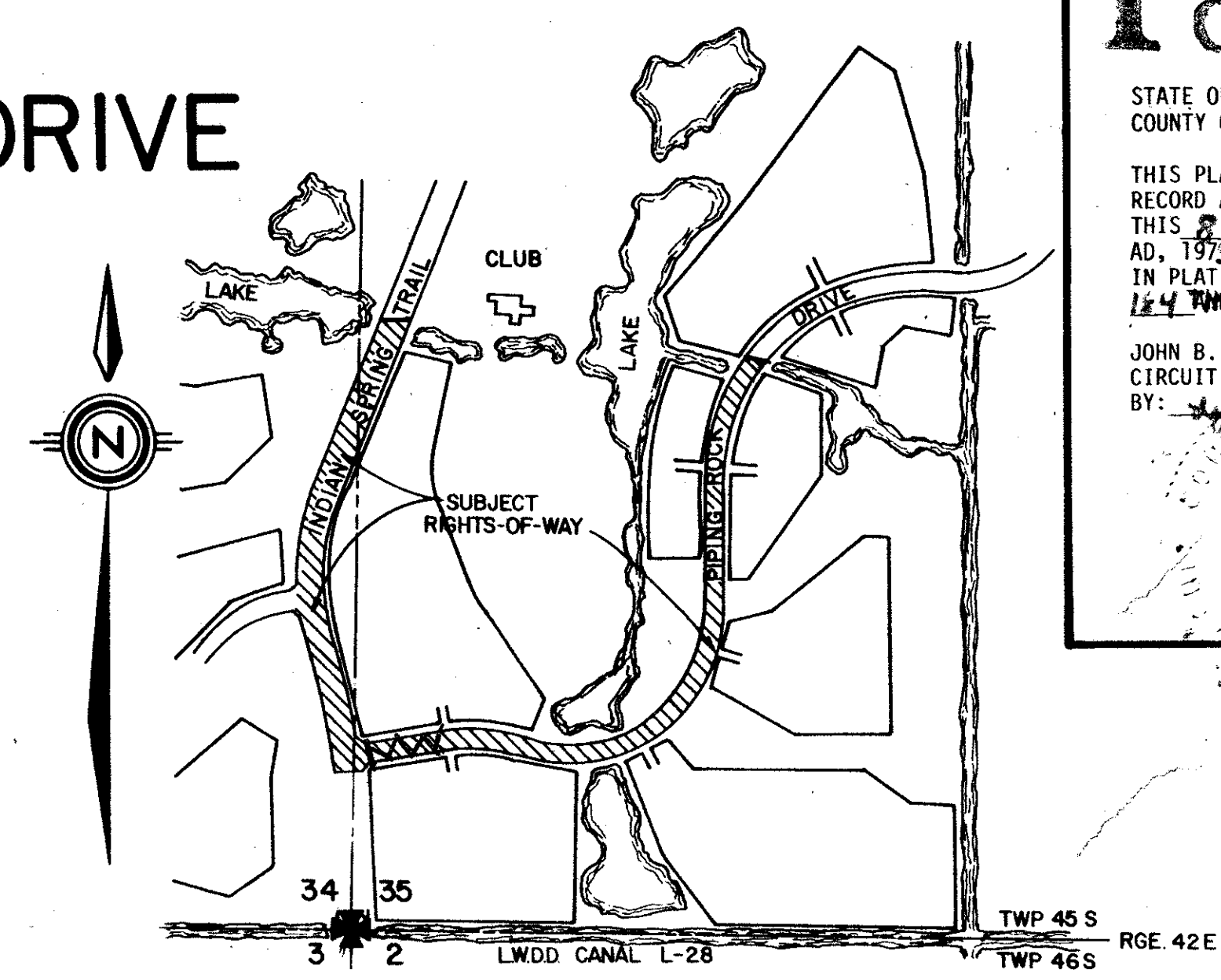


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:00 A.M.
THIS DAY OF March
A.D. 1979 AND DULY RECORDED
IN PLAT BOOK 36 ON PAGES
184 THRU 186.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: [Signature]

PLAT OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE WEST ONE-HALF OF SECTION 35, TOWNSHIP 45 SOUTH,
RANGE 42 EAST AND A PORTION OF THE EAST ONE-HALF OF SECTION 34,
TOWNSHIP 45 SOUTH, RANGE 42 EAST. ALSO BEING A REPLAT OF A PORTION OF
TRACTS C-4 AND G-3 "INDIAN SPRING PLAT NO. 1" ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 31, PAGES 43 - 47 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA. FURTHER, ABOVE SAID TRACTS C-4 AND G-3 HAVE BEEN
ABANDONED BY O.R.B. 2536 PG 998 AND O.R.B. 2873 PG 1717.



LOCATION MAP
N.T.S.

P.U.D. ACREAGE SUMMARY

ROAD RIGHT OF WAY	9.52 AC.
TOTAL ACREAGE	9.52 AC.
TOTAL OF DEWELLING UNITS	0
DENSITY (UNITS PER ACRE)	0

PALM BEACH COUNTY, FLORIDA SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 34 AND 35 TOWNSHIP 45 SOUTH RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF INDIAN SPRING PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N17°53'57"E ALONG THE WEST RIGHT-OF-WAY LINE OF INDIAN SPRING TRAIL AS SHOWN ON SAID INDIAN SPRING PLAT NO. 1 A DISTANCE OF 18.02 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING S72°06'03"E FROM THE RADIAL POINT OF SAID CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 7946.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 615.53 FEET THROUGH A CENTRAL ANGLE OF 4°26'18" TO A POINT OF TANGENCY; THENCE S22°20'15"W A DISTANCE OF 140.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1054.00 FEET; THENCE SOUTH-WESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 650.37 FEET THROUGH A CENTRAL ANGLE OF 35°21'15" TO A POINT OF TANGENCY; THENCE S13°01'00"E A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3946.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 531.62 FEET THROUGH A CENTRAL ANGLE OF 07°43'09" TO A POINT ON A LINE RADIAL TO AFORESAID CURVE; THENCE N 64°42'09" E (RADIAL) A DISTANCE OF 108.00 FEET;

THENCE N39°14'46"E A DISTANCE OF 35.07 FEET; THENCE N83°47'22"E A DISTANCE OF 367.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 996.04 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 255.64 FEET THROUGH A CENTRAL ANGLE OF 14°42'19" TO A POINT OF TANGENCY; THENCE S81°30'19"E A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 200.26 FEET THROUGH A CENTRAL ANGLE OF 17°47'21" TO A POINT ON A LINE RADIAL TO AFORESAID CURVE; THENCE N9°17'40"W ALONG SAID RADIAL LINE A DISTANCE OF 10.00 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, (SAID CURVE BEING CONCENTRIC TO THE LAST DESCRIBED CURVE), SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 612.19 FEET THROUGH A CENTRAL ANGLE OF 55°14'16" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1870.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 564.46 FEET THROUGH A CENTRAL ANGLE OF 17°17'41" TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1434.85 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 427.09 FEET THROUGH A CENTRAL ANGLE OF 17°03'16" TO A POINT OF TANGENCY; THENCE N8°52'54"W A DISTANCE OF 331.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.76 FEET THROUGH A CENTRAL ANGLE OF 23°30'13" TO THE SOUTHWEST CORNER OF THE VILLAS OF GREEN GLEN II ACCORDING TO THE PLAT OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE AS SHOWN ON SAID PLAT OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE AS SHOWN THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE N76°51'52"W ALONG THE SOUTH LINE OF PIPING ROCK DRIVE AS SHOWN ON SAID PLAT OF THE VILLAS OF GREEN GLEN II, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING N75°38'54"W FROM THE RADIAL POINT OF SAID CURVE, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.81 FEET THROUGH A CENTRAL ANGLE OF 23°14'00" TO A POINT OF TANGENCY; THENCE S8°52'54"E A DISTANCE OF 331.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO WEST HAVING A RADIUS OF 1374.85 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 409.23 FEET THROUGH A CENTRAL ANGLE OF 17°03'16" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1810.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 546.35 FEET THROUGH A CENTRAL ANGLE OF 17°17'41" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 575.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 554.35 FEET THROUGH A CENTRAL ANGLE OF 55°14'16" TO A POINT ON A LINE RADIAL TO AFORESAID CURVE; THENCE N9°17'40"W ALONG SAID RADIAL LINE A DISTANCE OF 10.00 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, (SAID CURVE BEING CONCENTRIC TO THE LAST DESCRIBED CURVE), SAID CURVE BEING CONCAVE TO THE NORTH HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 175.42 FEET THROUGH A CENTRAL ANGLE OF 17°47'21" TO A POINT OF TANGENCY; THENCE N81°30'19"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1076.04 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 276.17 FEET THROUGH A CENTRAL ANGLE OF 14°42'19" TO A POINT OF TANGENCY; THENCE S83°47'22"W A DISTANCE OF 367.97 FEET; THENCE N51°40'01"W A DISTANCE OF 35.07 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING N82°52'35"E FROM THE RADIAL POINT OF SAID CURVE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 4054.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 416.96 FEET THROUGH A CENTRAL ANGLE OF 5°53'35" TO A POINT OF TANGENCY; THENCE N13°01'00"E A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 946.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 583.73 FEET THROUGH A CENTRAL ANGLE OF 35°21'15" TO A POINT OF TANGENCY; THENCE N22°20'15"E A DISTANCE OF 140.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6054.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 623.89 FEET THROUGH A CENTRAL ANGLE OF 4°26'18" TO A POINT OF TANGENCY; THENCE N17°53'57"E A DISTANCE OF 18.02 FEET TO A POINT ON THE SOUTH LINE OF SAID INDIAN SPRING PLAT NO. 1; (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF INDIAN SPRING TRAIL AS SHOWN ON SAID INDIAN SPRING PLAT NO. 1); THENCE S89°26'59"W ALONG SAID SOUTH LINE OF INDIAN SPRING PLAT NO. 1, A DISTANCE OF 113.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.52 ACRES MORE OR LESS.

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

- INDIAN SPRING TRAIL AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- PIPING ROCK DRIVE (EXCEPT TRACT "A") AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR ROAD, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "A" (A PART OF PIPING ROCK DRIVE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.

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 11 DAY OF January 1979.

ATTEST:
[Signature] LARRY NEWMAN, SECRETARY
[Signature] MICHAEL WARREN, PRESIDENT

SEAL CADILLAC FAIRVIEW INDIAN SPRING, INC.
SEAL NOTARY PUBLIC
SEAL CITIBANK N.A. CORPORATION OF THE STATE OF NEW YORK
SEAL NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

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 11 DAY OF January A.D., 1979

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: March 20, 1982

MORTGAGEE'S CONSENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK

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.

IT'S 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 HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF January A.D., 1979.

CITIBANK, N.A. OF NEW YORK, A CORPORATION OF THE STATE OF NEW YORK

ATTEST: [Signature] ELLEN D. SIMONS, A.O. BY: [Signature] ROBERT W. HANCOCK, V.P.

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED ROBERT W. HANCOCK AND ELLEN D. SIMONS 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 OF CITIBANK N.A. OF NEW YORK, A 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 16 DAY OF January A.D., 1979.

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

I, MARSHALL B. WOOD, JR., 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: Feb 21, 1979 [Signature] MARSHALL B. WOOD, JR. (ATTORNEY'S NAME)

SEAL ROBERT C. FINLAY COUNTY ENGINEER
SEAL COUNTY ENGINEER
SEAL DEPUTY CLERK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS 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: 21ST DAY OF FEBRUARY A.D. 1979

BY: [Signature] ROBERT C. FINLAY
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 2576

COUNTY APPROVALS:

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March A.D., 1979.
BY: [Signature] HERBERT KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March A.D. 1979.
BY: [Signature] BILL BAILEY, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: [Signature] DEPUTY CLERK

NOTES:

- THE BEARINGS AS SHOWN 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.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS:

SHEET NO. 1. SIGNATURE SHEET

SHEET NOS. 283 MAP SHEETS
35/45/42

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

35

36/184

EDM EDM SURVEYING & MAPPING INC.
2300 PALM BEACH LAKES BOULEVARD
SUITE 109 - 305 684-3770
WEST PALM BEACH, FL 33409

EMBOSSED SEAL

R.R.	DATE 10/78
SCALE	AS SHOWN
DESIGNED BY	W-102
DRAWN BY	W-102

PLAT OF
INDIAN SPRING TRAIL
and
PIPING ROCK DRIVE

SHEET 1 OF 3

Indian Spring Trail & Piping Rock Drive