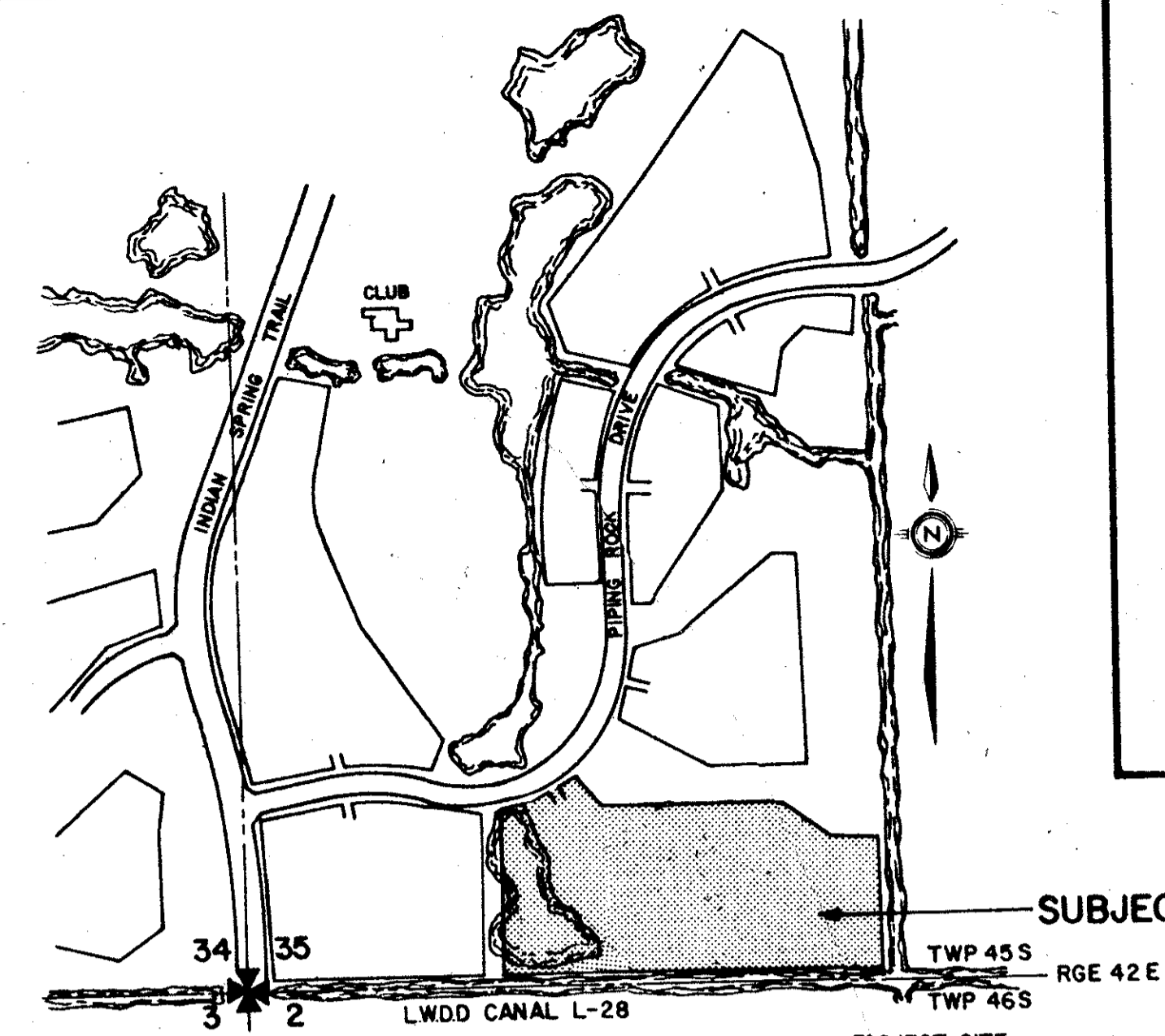


PLAT OF
FAIRWAY PARK
 A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT
 A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER
 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2

REFLECT THIS ON
 INDIAN SPRINGS MASTER SHEET
 AND ADDRESS.

E/B March 29, 1979

APP. - 3/30/79



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:07 AM
 THIS 8 DAY OF March
 AD. 1979 AND DULY RECORDED
 IN PLAT BOOK 36 ON PAGES
 187 AND 188
 JOHN B. DUNKLE, CLERK
 CIRCUIT COURT
 BY: *[Signature]* DC
 187

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FAIRWAY PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PIPING ROCK DRIVE AS SHOWN ON THAT CERTAIN PLAT OF THE VILLAS OF GREEN GLEN II AS RECORDED IN PLAT BOOK 35 AT PAGES 67 THROUGH 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 23°30'13" FOR AN ARC DISTANCE OF 110.76 FEET TO A POINT OF TANGENCY; THENCE S 8°52'54"E FOR 331.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1434.85 FEET AND A CENTRAL ANGLE OF 17°03'16" FOR AN ARC DISTANCE OF 427.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1870.00 FEET AND A CENTRAL ANGLE OF 17°17'41" FOR AN ARC DISTANCE OF 564.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET AND A CENTRAL ANGLE OF 27°55'19" FOR AN ARC DISTANCE OF 309.45 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, (ALL OF THE ABOVE COURSES ARE ALONG THE PROPOSED EASTERLY, SOUTHEASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF PIPING ROCK DRIVE), SAID POINT OF BEGINNING ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.04 FEET THROUGH A CENTRAL ANGLE OF 23°06'07" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE 50°33'26" E A DISTANCE OF 690.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-28; THENCE N89°26'34" E ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-28 A DISTANCE OF 1942.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3; THENCE N0°52'53"W ALONG SAID WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3 A DISTANCE OF 629.57 FEET; THENCE S 69°25'59"W A DISTANCE OF 256.95 FEET; THENCE N 55°46'35"W A DISTANCE OF 183.13 FEET; THENCE S 89°42'11"W A DISTANCE OF 341.77 FEET; THENCE N 86°54'32"W A DISTANCE OF 437.05 FEET; THENCE N 58°40'13"W A DISTANCE OF 107.30 FEET; THENCE N 36°36'37"W A DISTANCE OF 78.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.20 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 OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "A", (ROAD RIGHT-OF-WAY) IS HEREBY DEDICATED FOR ROAD, DRAINAGE AND UTILITY PURPOSES TO THE FAIRWAY PARK CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE ACCESS WAYS AS SHOWN HEREON ARE HEREBY DEDICATED FOR ROAD, DRAINAGE AND UTILITY PURPOSES TO THE FAIRWAY PARK CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "B" IS HEREBY DEDICATED FOR WATER MANAGEMENT PURPOSES TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 15TH DAY OF January, A.D., 1979.

CADILLAC FAIRVIEW INDIAN SPRING INC.
 A CORPORATION OF THE STATE OF FLORIDA
 ATTEST: *[Signature]* LARRY NEWMAN, SECRETARY
 BY: *[Signature]* MICHAEL WARREN, PRESIDENT

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 PRESIDENT AND SECRETARY, RESPECTIVELY 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 19 DAY OF January, 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.

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 HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF January, A.D. 1979.

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

ATTEST: *[Signature]* BY: *[Signature]* V.P.

ACKNOWLEDGEMENT

STATE OF NEW YORK } ss
 COUNTY OF NEW YORK }

BEFORE ME PERSONALLY APPEARED Robert W. Haver and Joyce F. Sellifree 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 29 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. WOODS 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 THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRINGS, INC.; 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 15, 1979 ATTORNEY: *[Signature]*

SEAL NOTARY PUBLIC SEAL CITIBANK N.A. OF NEW YORK SEAL ROBERT C. FINLAY SEAL COUNTY ENGINEER SEAL DEPUTY CLERK

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 SET AND (P.C.P.'S) PERMANENT CONTROL POINTS 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: FEBRUARY 27, 1979

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

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.
- 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:
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:

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

SHEET NO. 1 - SIGNATURE SHEET
 SHEET NO. 2 - MAP SHEET
 SEE SHEET 2 OF 2 FOR AREA SUMMARY AND PLANNED UNIT DEVELOPMENT TABULATION.

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: 684-8770

EDM		EDM SURVEYING & MAPPING INC. 2300 PALM BEACH LAKES BLVD. SUITE 109 305 684-8770 WEST PALM BEACH, FL. 33409	
DATE NOV. 1978	DATE NOV. 1978	PLAT OF	FAIRWAY PARK
DESIGNED	SCALE	JOB NO. 78-101	78-03-101
CHECKED W. L. F.	FIELD BOOK NO.	DATE	DRAWING NO.

CADILLAC FAIRVIEW INDIAN SPRING, INC.

SEAL NOTARY PUBLIC

SEAL CITIBANK N.A. OF NEW YORK

SEAL ROBERT C. FINLAY

SEAL COUNTY ENGINEER

SEAL DEPUTY CLERK

FAIRWAY PARK - Indian Spring PUD

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