

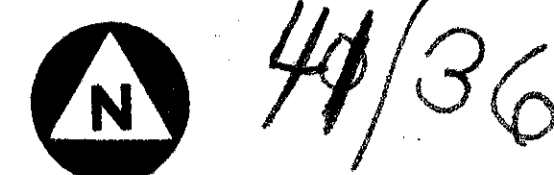
2-14

A PLANNED UNIT DEVELOPMENT

# INDIAN SPRING PLAT NO. 3

LYING IN THE EAST ONE-HALF, SECTION 34, AND THE WEST ONE-HALF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SEE REPLAT



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CADILLAC FAIRVIEW-INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, LYING IN THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS INDIAN SPRING PLAT NO. 3, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, THENCE, BEAR NORTH 89°47'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 34, AND ALONG THE NORTH LINE OF INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 129.41 FEET TO THE WEST LINE OF SAID PLAT; THENCE, SOUTH 00°12'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-26 AND THE POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 00°12'40" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 120.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INDIAN SPRING TRAIL, A 108 FOOT ROAD RIGHT OF WAY, AS SHOWN ON SAID PLAT; THENCE, SOUTH 44°51'19" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 105.94 FEET; THENCE, SOUTH 00°04'43" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 318.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 608.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, AND ALONG SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 24°54'53", A DISTANCE OF 264.39 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 24°50'10" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 682.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 845.00 FEET, THENCE, SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°44'07", A DISTANCE OF 630.26 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 17°53'57" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 630.93 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7946.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°33'03", A DISTANCE OF 76.39 FEET TO THE END OF SAID CURVE; THENCE, NORTH 77°27'10" WEST, A DISTANCE OF 920.87 FEET; THENCE, SOUTH 80°02'58" WEST, A DISTANCE OF 824.89 FEET; THENCE, SOUTH 71°09'46" WEST, A DISTANCE OF 585.35 FEET; THENCE, SOUTH 74°58'35" WEST, A DISTANCE OF 150.97 FEET; THENCE, NORTH 51°23'33" WEST, A DISTANCE OF 190.92 FEET; THENCE, NORTH 75°57'50" WEST, A DISTANCE OF 109.51 FEET TO THE BOUNDARY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-27; THENCE, NORTH 00°11'05" EAST, ALONG SAID LINE, A DISTANCE OF 141.43 FEET; THENCE, NORTH 89°48'55" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 120.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE, NORTH 00°11'05" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 2568.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID L-26; THENCE, SOUTH 89°47'20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2541.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 170.41 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- TRACT "A", SHOWN HEREON AS WESTBOURNE DRIVE, IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- S.W. 15TH AVENUE, AS SHOWN HEREON, AND ADDITIONAL RIGHT OF WAY FOR JOG ROAD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
- THE DRAINAGE EASEMENTS AND THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- TRACTS C-1 AND C-2 AS SHOWN HEREON ARE HEREBY RESERVED UNTO THE INDIAN SPRING COUNTRY CLUB, INC., FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, AND OPERATION OF GOLF COURSE, RECREATIONAL FACILITIES, AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS.
- TRACTS L-1 THROUGH L-8 INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS COMMON "OPEN SPACE" TRACTS, FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF LAKES AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID TRACTS L-1 THROUGH L-8 INCLUSIVE ARE ALSO HEREBY DESIGNATED AND DEDICATED IN PERPETUITY, AS A DRAINAGE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
- HOUSING TRACTS "A", "B", "C", AND "D", AS SHOWN, ARE HEREBY RESERVED UNTO CADILLAC FAIRVIEW-INDIAN SPRING, INC., A FLORIDA CORPORATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, FOR THE PURPOSES OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES. SAID TRACTS ARE TO BE REPLATTED, HOWEVER, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- TRACT "H", SHOWN HEREON AS WESTBOURNE DRIVE, IS HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT AND AS A UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND 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 21st DAY OF August, 1980.

CADILLAC FAIRVIEW INDIAN SPRING, INC.  
A CORPORATION OF THE STATE OF FLORIDA

ATTEST: Richard B. Ivans BY: Herbert M. Hutt  
RICHARD B. IVANS, ASST. SEC. HERBERT M. HUTT, PRESIDENT

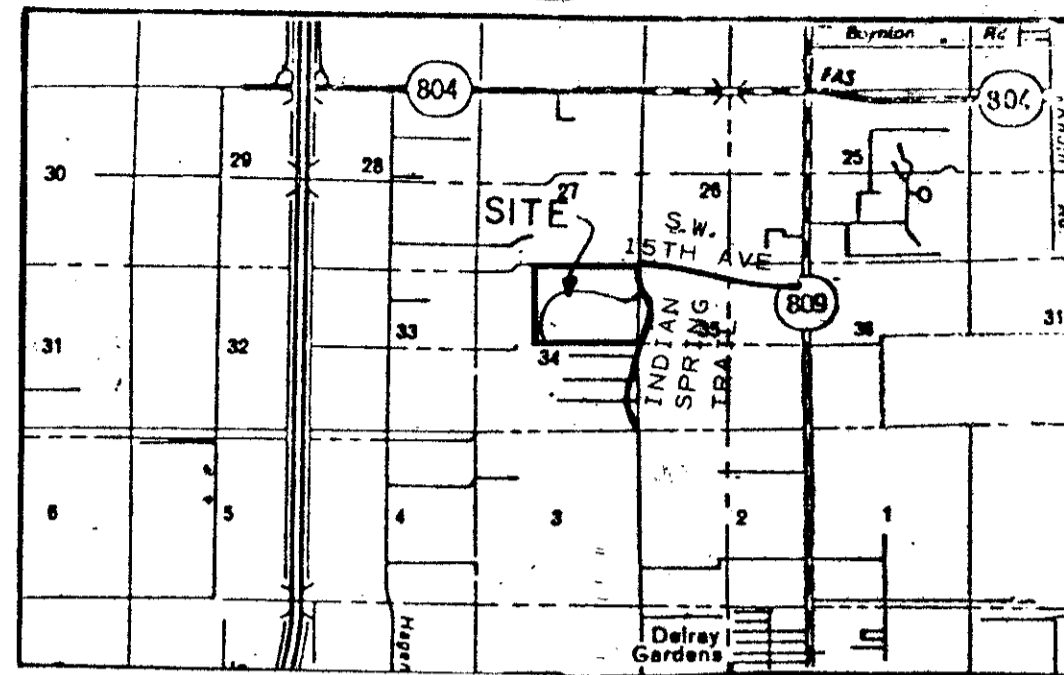
### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HERBERT M. HUTT AND RICHARD B. IVANS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF THE ABOVE NAMED CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HERBERT M. HUTT, PRESIDENT AND RICHARD B. IVANS, ASST. SEC., 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 21st DAY OF August, A.D. 1980.

NOTARY PUBLIC: [Signature]  
My Commission Expires: July 4, 1983



LOCATION MAP  
N.T.S.

### AREA TABULATIONS

AREA TRACT A	-	24.999 ACRES
AREA TRACT B	-	10.099 ACRES
AREA TRACT C	-	24.390 ACRES
AREA TRACT D	-	11.959 ACRES
AREA TRACT L-1	-	1.311 ACRES
AREA TRACT L-2	-	0.443 ACRES
AREA TRACT L-3	-	3.469 ACRES
AREA TRACT L-4	-	2.735 ACRES
AREA TRACT L-5	-	2.182 ACRES
AREA TRACT L-6	-	0.730 ACRES
AREA TRACT L-7	-	10.682 ACRES
AREA TRACT L-8	-	2.788 ACRES
AREA TRACT C-1	-	30.686 ACRES
AREA TRACT C-2	-	28.426 ACRES
WOODVIEW DRIVE R/W	-	6.192 ACRES
120' S.W. 15TH AVE DRIVE R/W	-	6.956 ACRES
40' ADDITIONAL JOG RD R/W	-	2.359 ACRES
BOUNDARY TOTAL	-	170.406 ACRES

### INDEX

- SHEET 1 - SIGNATURE SHEET
- SHEET 2 - NORTH HALF OF PROJECT
- SHEET 3 - SOUTH HALF OF PROJECT

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED CITICORP REAL ESTATE, INC., A DELAWARE CORPORATION, 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, CITICORP REAL ESTATE, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HEREOF, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF August, A.D. 1980.

CITICORP REAL ESTATE, INC. A CORPORATION OF THE STATE OF DELAWARE

ATTEST: Herbert A. Kollen BY: [Signature] VICE PRES.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED C. ROBERT BURGESS AND HERBERT A. KOLLEN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF CITICORP REAL ESTATE, INC., 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 25th DAY OF August, A.D. 1980

NOTARY PUBLIC: Rose Y. Coplin  
MY COMMISSION EXPIRES: April 13, 1983

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STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:58 P.M. THIS DAY OF August, A.D. 1980 AND DULY RECORDED IN PLAT BOOK 41, PAGES 6, 7 AND 8

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: [Signature] DC

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

I, RICHARD B. IVANS, ESQUIRE, 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 SPRING, INC., THAT THE TAXES PRIOR TO 1980 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: Aug 21, 1980

Richard B. Ivans  
ATTORNEY RICHARD B. IVANS, ESQUIRE  
BROAD & CASSELL  
1188 KAME CONCOURSE  
BAY HARBOR ISLANDS, FLORIDA 33154

### SURVEYOR'S CERTIFICATE

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 August, A.D. 1980.

BY: William R. Van Campen  
WM. R. VAN CAMPEN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 2424

### 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, PALM BEACH COUNTY, FLORIDA.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS:
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF October, A.D. 1980.

BY: [Signature]  
DENNIS KOEHLER, CLERKMAN

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF October, A.D. 1980.

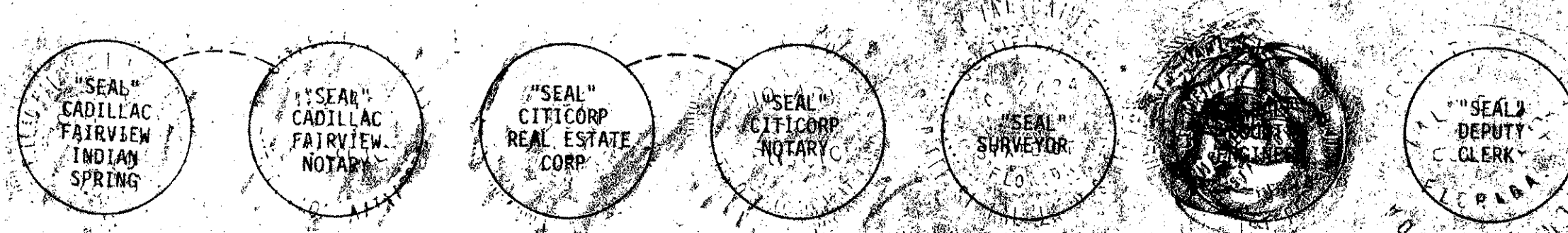
BY: [Signature]  
HERBERT KAHLERT, COUNTY ENGINEER

### ATTEST:

JOHN B. DUNKLE  
BOARD OF COUNTY COMMISSIONERS

BY: [Signature]  
DEPUTY CLERK

0259-003



**BENCH MARK**  
land surveying and mapping, inc.

INDIAN SPRING PLAT NO. 3  
4/16

DATE	REVISIONS	BY	SCALE	DATE	W.D. NO.
					80-103

Sheet 1 of 3