

A Portion of a P.U.D.

OAKMONT AT INDIAN SPRING

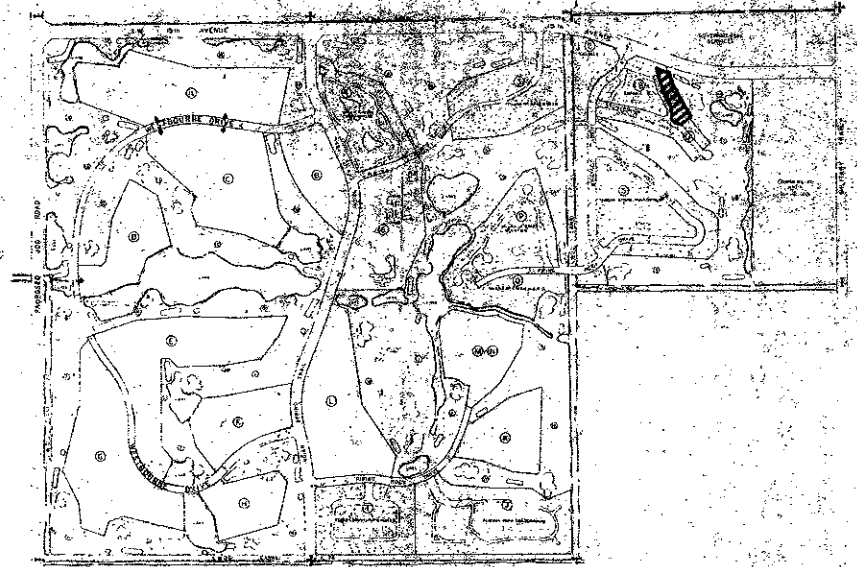
LYING IN SECTION 35, TOWNSHIP 45 S, RANGE 42 E, AND BEING A REPLAT OF A PORTION OF TRACT G-1, INDIAN SPRING PLAT NO 1, PLAT BOOK 31, PAGES 43 THROUGH 47, AND BEING A REPLAT OF LOTS 32 THROUGH 42, INDIAN SPRING PLAT NO 2, PLAT BOOK 31, PAGE 226 AND 227, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AUGUST, 1980

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PLAT BOOK 31, PAGE 43 THROUGH 47 AND 226 AND 227, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION
WHEREAS 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 27th DAY OF October, 1980.

BEARINGS AT THE MOST EASTERLY CORNER OF LOT 32, SAID INDIAN SPRING PLAT NO. 2, THENCE, 201° 15' 30" EAST, A DISTANCE OF 25.45 FEET; THENCE, NORTH 29° 30' 03" WEST, A DISTANCE OF 302.75 FEET; THENCE, NORTH 15° 30' 40" WEST, A DISTANCE OF 122.86 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH LINE OF LOT 32, SAID INDIAN SPRING PLAT NO. 2, THENCE, NORTH 70° 27' 35" WEST, ALONG SAID LINE, AND ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 152.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 42; THENCE, SOUTH 16° 30' 40" EAST, ALONG THE WEST LINE OF SAID LOT 42 THROUGH 422 (IN PART BEING THE EAST LINE OF STONYBROOK LANE) SAID INDIAN SPRING PLAT NO. 2, A DISTANCE OF 213.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 148.86 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, AND CONTINUING ALONG SAID LINE, THROUGH A CENTRAL ANGLE OF 125° 01' 28", A DISTANCE OF 42.43 FEET TO THE NORTH LINE OF STONYBROOK LANE SAID INDIAN SPRING PLAT NO. 2; THENCE, SOUTH 70° 27' 35" EAST ALONG SAID LINE, A DISTANCE OF 202.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, CONTINUING ALONG SAID LINE, THROUGH A CENTRAL ANGLE OF 126° 59' 36", A DISTANCE OF 74.59 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 42; THENCE, NORTH 49° 41' 39" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32, A DISTANCE OF 104.04 FEET TO THE POINT OF BEGINNING.



LOCATION MAP



CONTAINING 1.70 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND/OR PRIVATE UTILITIES AND DRAINAGE.

MORTGAGEE'S CONSENT

STATE OF FLA
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 THIS 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 Asst. Vice President AND ITS OFFICIAL SEAL TO BE AFFIXED HEREOF, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF September, A.D. 1980.

ATTEST: *[Signature]* BY: *[Signature]*
CITICORP REAL ESTATE, INC., A CORPORATION OF THE STATE OF DELAWARE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Herbert M. Nutt* and *Richard B. Evans*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Vice President* AND *Vice President* OF CITICORP REAL ESTATE, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 26th DAY OF September, A.D. 1980.
NOTARY PUBLIC: *[Signature]*
BY COMMISSION EXPIRES: *[Signature]*

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 27th DAY OF October, 1980.
CADDISLAC FAIRVIEW INDIAN SPRING, INC., A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *[Signature]* BY: *[Signature]*
HERBERT M. NUTT, PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HERBERT M. NUTT AND RICHARD B. EVANS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, A.D. 1980.
NOTARY PUBLIC: *[Signature]*
BY COMMISSION EXPIRES: *[Signature]*

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD B. EVANS, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT ALL CLAIMS AGAINST THE SAID PROPERTY HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I AM AWARE THAT ALL MORTGAGES ARE TRUE AND CORRECT.

October 10, 1980
DATE

ATTEST: *[Signature]*
RICHARD B. EVANS, ESQUIRE
1105 RAY ROAD, SUITE 100
PALM BEACH, FLORIDA 33480

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY DIRECTION, OF THE HEREIN DESCRIBED PROPERTY, AND THAT ALL CLAIMS AGAINST THE SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS TO BE SET HAVE BEEN SET, AND PERMANENT CONTROL POINTS (C.P.'S) WILL BE SET UNDER THE SUPERVISION 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 170, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 21st DAY OF August, 1980

BY: *[Signature]*
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA 242

NOTES

- THE BEARINGS AS SHOWN HEREON ARE BASED ON THE DEEDS 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, FREE OR SHEDS, PLACED OR TO BE PLACED TO IMPEDE OR INTERFERE WITH ANY DRAINAGE, (AS DEFINED UNDER ORDINANCE 733A).
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON ANY OF THESE PLOTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED BY THE PLAT.
- PERMANENT CONTROL POINTS (C.P.'S) ARE DESIGNATED BY THE PLAT.
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WILDER, IN THE OFFICE OF ROBERT J. WILDER & ASSOCIATES, INC., 2831 W. PALM BEACH BOULEVARD, SUITE 100, PALM BEACH, FLORIDA 33409, PHONE: (407) 699-2111.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF October, 1980.
BY: *[Signature]*
DEAN R. HUBBARD, CLERK

COURTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF October, 1980.
BY: *[Signature]*
HERBERT M. NUTT, PRESIDENT

ATTEST:

JOHN S. JUNGLE, CLERK
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BY: *[Signature]*
JERRY T. JONES, CLERK

DATE: 10/10/80

SEE BACK 0259-302

[Signature]

[Signature]



DATE	FILE