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Fountains South

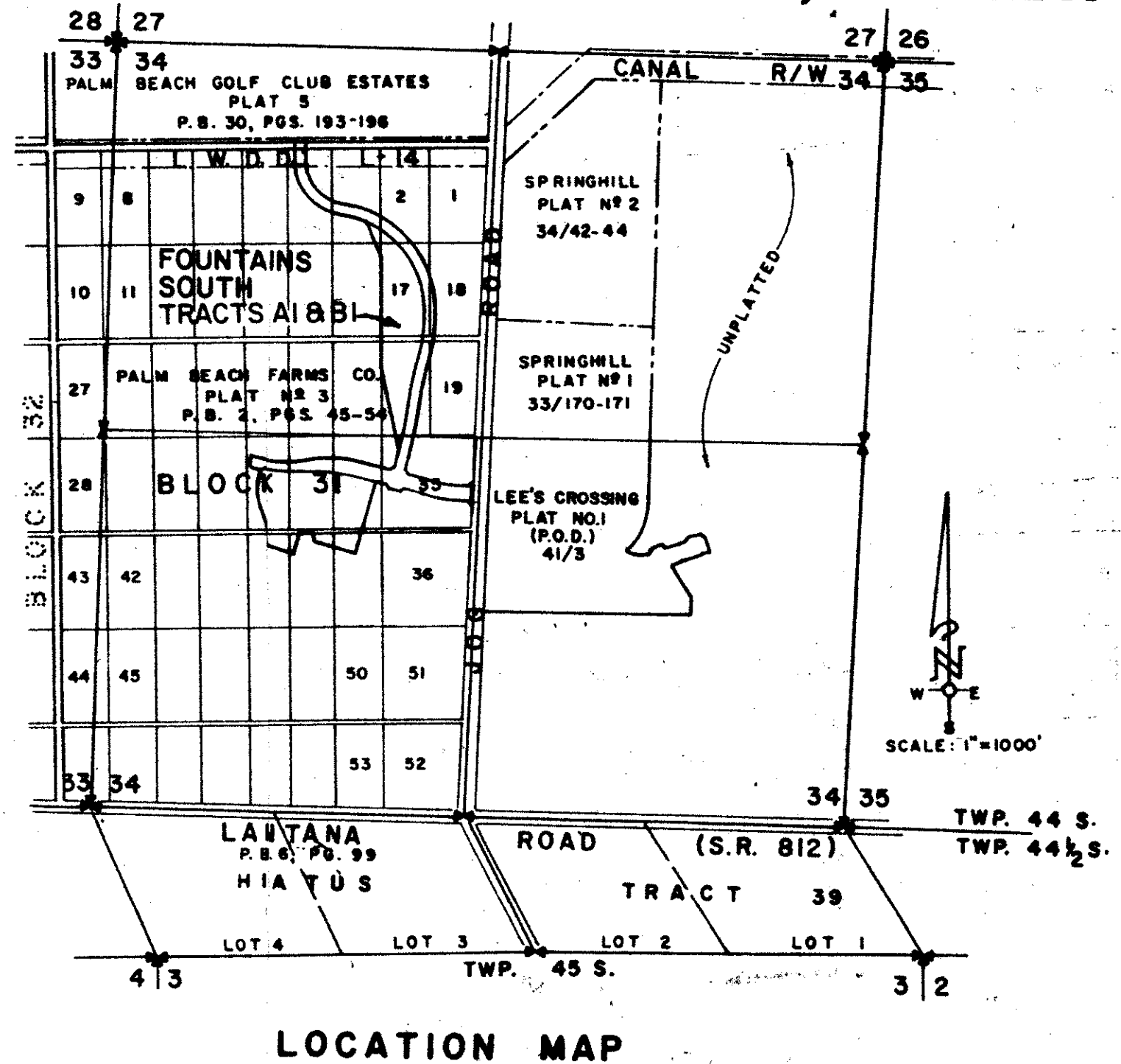
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TRACTS A1 AND B1
IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST
BEING A REPLAT OF PART OF BLOCK 31, PALM BEACH FARMS CO. PLAT NO. 3, P.B. 2, PAGES 45-54,
AND A REPLAT OF PART OF FOUNTAINS SOUTH PHASE 1, P.B. 42, PAGES 33 & 34, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN-BY THESE PRESENTS that City National Bank of Miami, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551, owner of the land shown hereon, being in Tracts 1-4, 16-18, 19-21, 32-35, 37-39, and in the 30 foot reservation between said tracts, Block 31, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, said 30 foot reservation being abandoned by Resolution Number R-78-664, and recorded in Official Record Book 2882, Pages 690 and 691, said land also being in Fountains South Phase I as recorded in Plat Book 42, Pages 33 and 34, all in the Public Records of Palm Beach County, Florida, this parcel being shown hereon as FOUNTAINS SOUTH TRACTS A1 AND B1, being more particularly described as follows:

Commencing at the South Quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East (assumed bearing datum) along the East line of the West half of Section 34, a distance of 2389.00 feet; thence North 87°23'52" West, 40.00 feet to the POINT OF BEGINNING; thence South 47°36'08" West, 35.36 feet; thence North 87°23'52" West, 87.23 feet to a point of curvature; thence westerly along an arc of a curve concave to the North having a radius of 646.00 feet, a central angle of 17°23'20", an arc distance of 196.06 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the South having a radius of 754.00 feet, a central angle of 05°59'28", an arc distance of 78.84 feet to a point of tangency; thence North 76°00'00" West, 75.00 feet; thence North 31°00'00" West, 35.36 feet; thence North 14°00'00" East, 221.00 feet to a point of curvature; thence northerly along an arc of a curve concave to the West having a radius of 2040.00 feet, a central angle of 06°28'19", an arc distance of 230.43 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the East having a radius of 1960.00 feet, a central angle of 09°16'14", an arc length of 317.13 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the West, having a radius of 1140.00 feet, a central angle of 21°47'56", an arc distance of 433.73 feet to a point of compound curvature; thence northwesterly along an arc of a curve concave to the Southwest, having a radius of 740.00 feet, a central angle of 75°00'00", an arc distance of 968.66 feet to a point of tangency; thence North 80°00'00" West, 50.00 feet to a point of curvature; thence northwesterly along an arc of a curve concave to the Northeast having a radius of 310.00 feet, a central angle of 74°31'22", an arc distance of 403.21 feet to a point of nontangency on a line that is 120.00 feet South of and parallel with the North line of said Tracts 1 through 4, thence West along said line, 80.29 feet to a point on a nontangent curve; thence southeasterly along an arc of a curve concave to the Northeast having a radius of 390.00 feet, a central angle of 75°38'56", a chord distance of 478.33 feet bearing South 42°10'32" East, an arc distance of 514.93 feet to a point of tangency; thence South 80°00'00" East, 50.00 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the South having a radius of 660.00 feet, a central angle of 12°20'10", an arc distance of 142.10 feet to a point of nontangency; thence South 23°41'03" East, 264.75 feet; thence South, 765.00 feet; thence South 12°03'35" East, 594.08 feet; thence South 14°00'00" West, 121.00 feet; thence South 59°00'00" West, 35.36 feet; thence North 76°00'00" West, 235.00 feet to a point of curvature; thence westerly along an arc of a curve concave to the South having a radius of 800.00 feet, a central angle of 25°19'19", an arc distance of 353.56 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the North having a radius of 800.00 feet, a central angle of 25°19'19", an arc distance of 353.56 feet; thence North 76°00'00" West, 85.93 feet; thence South 14°00'00" West, 60.00 feet; thence South 14°00'00" West, 45.80 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the East having a radius of 370.00 feet, a central angle of 35°30'00", an arc distance of 229.25 feet to a point of reverse curvature; thence southeasterly along an arc of a curve concave to the Southwest having a radius of 1530.00 feet, a central angle of 10°10'00", an arc distance of 271.49 feet to a point of nontangency; thence South 73°00'00" East (non-radial), 198.60 feet; thence North 17°00'00" East, 166.95 feet; thence East, 82.75 feet; thence South 13°00'00" East, 74.25 feet; thence South 74°00'00" East, 300.00 feet; thence North 16°00'00" East, 525.00 feet; thence South 76°00'00" East, 80.00 feet; thence North 59°00'00" East, 35.36 feet; thence South 76°00'00" East, 75.00 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the South having a radius of 646.00 feet, a central angle of 05°59'28", an arc distance of 67.55 feet to a point of reverse curvature; thence easterly along an arc of a curve concave to the North having a radius of 754.00 feet, a central angle of 17°23'20", an arc length of 228.83 feet to a point of tangency; thence South 87°23'52" East, 87.23 feet; thence South 42°23'52" East, 35.36 feet to a line that is 40.00 feet West of and parallel with said East line of the West half of Section 34; thence North 02°36'08" East along said line, 158.00 feet to the POINT OF BEGINNING, containing 24.81 acres, more or less.



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF DADE

I, William F. Smith, 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 in City National Bank of Miami, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551; that the current taxes have been paid; and that I find the property is encumbered only by the mortgage shown hereon, and that said mortgage is true and correct.

Date Oct. 28, 1981

William F. Smith
 William F. Smith, Attorney-at-Law

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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County 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 27 OCT. 1981

James L. Kramer
 Registered Surveyor No. 2688
 State of Florida

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
 COUNTY OF DADE : SS

BEFORE ME personally appeared FRANK G. ALIGANOFF and DAVID B. BENEVO to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SA Vice Pres. and CO-VICE PRES. of City National Bank of Miami, a National Banking Association, as Trustee of said Trust 5004551, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that it was affixed to said instrument and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 27 day of OCTOBER, 1981.

George W. Lucia
 Notary Public, State of Fla., at Large
 My commission expires: MARCH 11, 1983

have caused the same to be surveyed and platted and do hereby dedicate as follows:

L.A.EASEMENTS: The Limited Access Easements are dedicated to the Board of County Commissioners of Palm Beach County, for purposes of control and jurisdiction over access rights.

STREETS: The tracts shown as FOUNTAINS DRIVE SOUTH AND FOUNTAINS CIRCLE are hereby dedicated to the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, a Florida corporation not for profit, and are the perpetual maintenance obligation of said association, its successors and assigns. Said tracts may also be used for the construction and maintenance of utility and drainage systems.

EASEMENTS: The utility and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

TRACT B1: Tract B1 is hereby dedicated to the FOUNTAINS COUNTRY CLUB, INC., its successors and assigns, for recreational use, and is the perpetual maintenance obligation of said corporation.

DRAINAGE: Drainage Easements are the perpetual maintenance obligation of the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, its successors and assigns.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its SENIOR V.P. PRESIDENT and attested by its CORPORATE TRUS. OFF. and its corporate seal to be affixed hereto by and with the authority of the Beneficiaries of Trust 5004551 this 27 day of OCTOBER, 1981.

CITY NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN LAND TRUST AGREEMENT DATED NOVEMBER 1, 1979, AND KNOWN AS TRUST 5004551

BY: *Frank G. Aliganoff*
 SR. VICE PRES. & TRUST OFF.

ATTEST: *David B. Benevo*
 CORPORATE TRUST OFFICER



APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 1 day of December, 1981.

BY: *Frank J. Foster*
 Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 1 day of December, 1981.

BY: *H. H. Kahlert*
 Herbert Kahlert, County Engineer

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

By: *Kathryn S. Miller*
 Deputy Clerk

NOTE: No portion of the plat containing open space may be vacated in whole or in part unless the entire plat is vacated.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF DADE

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3209 at Pages 1172 and 1231 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28 day of OCTOBER, 1981.

CITICORP REAL ESTATE, INC.,
 a corporation of the State of Delaware

ATTEST: *David A. Smith*
 DAVID A. SMITH, Atty. in Law

BY: *Kenneth J. Witkin* V.P.
 Kenneth J. Witkin, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF DADE

BEFORE ME personally appeared Kenneth J. Witkin and David A. Smith to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Atty. in Law of Citicorp Real Estate, Inc., a Delaware 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 28 day of OCTOBER, 1981.

Obdulio M. Martin
 Notary Public, State of Florida, at Large
 My commission expires: AUGUST 7, 1984

0244-301

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This instrument prepared by:
 James L. Kramer in the Office of
 Adair & Brady, Inc.
 1958 South Congress Avenue
 West Palm Beach, Florida 33406

ADAIR & BRADY INC
 CONSULTING ENGINEERS &
 LAND SURVEYORS

RECORD PLAT
 FOUNTAINS SOUTH
 TRACTS A1 AND B1

WEST PALM BEACH

MJM	FR	SCALE	1" : 100'
dp	DA	8-18-81	
JLK	PL	9562J	

FP 823 1 2

