

45/134

Fountains South

A PLANNED UNIT DEVELOPMENT

TRACT A-3

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,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

134

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:
This Plat was filed for record at 9:47 am on this 18 day of April, 1983 and duly recorded in Plat Book No. 45 on Pages 134 and 135.
JOHN B. DUNKLE, Clerk
BY: *John Shireffs*, D.C.

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, 17 and 18, Block 31, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, being shown hereon as FOUNTAINS SOUTH TRACT A-3, being more particularly described as follows:

COMMENCING at a permanent reference monument (P.R.M.) at the intersection of the south line of the L.W.D.D. Canal L-14 and the east line of Fountains Drive South as shown on the plat of FOUNTAINS SOUTH TRACTS A1 and B1, as recorded in Plat Book 43, Pages 133 and 134, said P.R.M. being 120.00 feet South of the north line of Tracts 1 through 4, Block 31, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida; thence southerly (assumed bearing datum) along the easterly line of Fountain Drive South being an arc of a curve concave to the northeast having a radius of 310.00 feet, a central angle of 18°47'51", a chord distance of 101.25 feet which bears South 14° 52'33" East, an arc length of 101.70 feet to the POINT OF BEGINNING of said Tract A-3; thence southeasterly continuing along said easterly right-of-way line being an arc of a curve concave to the northeast having a radius of 310.00 feet, a central angle of 5°43'31", an arc distance of 301.50 feet to a point of tangency; thence South 80°00'00" East along said line, 50.00 feet to a point of curvature; thence southeasterly along said line being 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 length of 968.66 feet to a point of compound curvature; thence southerly along said line being an arc of a curve concave to the west having a radius of 1140.00 feet, a central angle of 08°42'16", an arc length of 173.19 feet; thence South 60°00'00" East along a non-radial line, 25.21 feet; thence NORTH, 570.00 feet; thence North 38°00'00" East, 210.00 feet; thence North 64°00'00" West, 245.69 feet; thence South 81°00'00" West, 86.71 feet; thence North 65°00'00" West, 290.37 feet; thence North 74°00'00" West, 305.00 feet; thence WEST, 176.94 feet to the POINT OF BEGINNING, containing 4.806 acres, more or less.

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

1. EASEMENTS

- a) The utility and drainage easements shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Drainage Easements are the perpetual maintenance obligation of the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, its successors and assigns.
- b) The Limited Access Easements, as shown, are hereby dedicated to the Board of County Commissioners of Palm Beach County, for purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its VICE PRESIDENT and attested by its TRUST OFFICER and its corporate seal to be affixed hereto by and with the authority of the Beneficiaries of Trust 5004551 this 3 day of FEBRUARY, 1983.

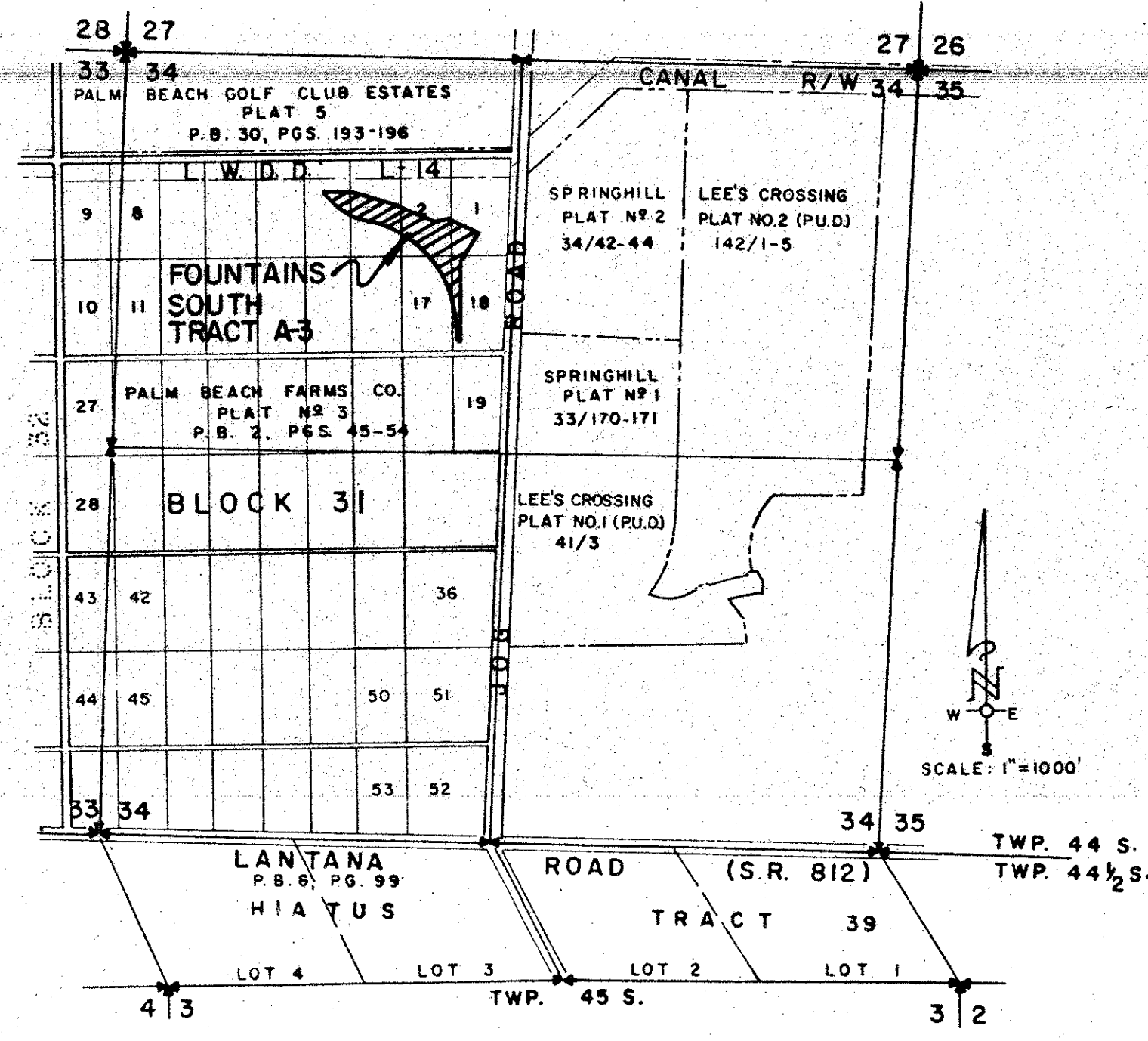
CITY NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN LAND TRUST AGREEMENT DATED NOVEMBER 1, 1979, AND KNOWN AS TRUST 5004551
ATTEST *David F. Dando* TRUST OFFICER
BY: *B. Kleckner* VICE PRESIDENT AND TRUST OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA :
COUNTY OF DADE : SS

BEFORE ME personally appeared B. KLECKNER and DAVID F. DANDO to me well known, and known to me as the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and TRUST OFFICER 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 3 day of FEBRUARY, 1983.

James W. Succi
Notary Public, State of Fla., at Large
My commission expires: 3-11-83



LOCATION MAP

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 Assistant Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 7 day of FEBRUARY, 1983.

ATTEST *Louis E. Vogt* Louis E. Vogt, Assistant V.P.
BY: *Herbert A. Kolben* Herbert A. Kolben, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME personally appeared Herbert A. Kolben and Louis E. Vogt 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 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 7 day of FEBRUARY, 1983.

Karna V. Cunningham
Notary Public, State of Florida, at Large
My commission expires: 7-6-86

P.U.D. DATA

Total area of Tract A-3 4.81 Acres
Total dwelling units 24 Units
Density 5.0 Units/acre

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 5 day of APRIL, 1983.
BY: *Ken Spillias* Chairman-Vice
COUNTY ENGINEER
This plat is hereby approved for record this 5 day of APRIL, 1983.
BY: *Herbert A. Kolben* County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Elizabeth Reardon* Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, Steven E. Goldman, 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 January 25, 1983
Steven E. Goldman
Steven E. Goldman, Attorney-at-Law

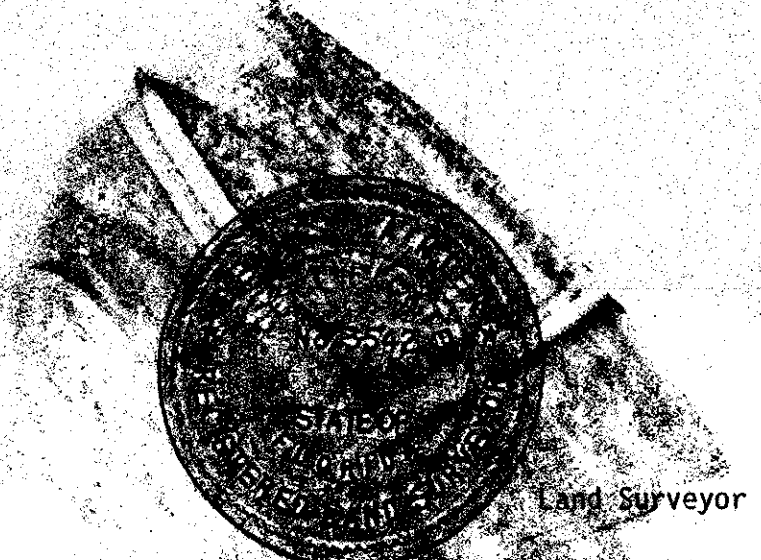
SURVEYOR'S CERTIFICATE

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 Jan. 28, 1983
Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542

0244-304

This instrument was prepared by:
Dennis Painter, RLS
ADAIR & BRADY, INC.
1956 South Congress Avenue
West Palm Beach, Florida



ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		SCALE 1" = 50'		SHEET	
DR. MJM	FR.	DATE	FEB. 1983	FP 023	1 2
APPR. JLK		JOB NO.	9562N		