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LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 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, owner of the land shown hereon, being in Tracts 4-8, 11-15, 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 TRACTS B-7 AND B-8, being more particularly described as follows:

BEGINNING 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 west 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 4 through 8, 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 westerly line of Fountains Drive South being an arc of a curve concave to the northeast having a radius of 390.00 feet, a central angle of 68°30'03", a chord distance of 438.99 feet which bears South 38°36'06" East, an arc length of 466.27 feet to a point of non-tangency; thence South 54°00'00" West, 103.64 feet; thence South 06°00'00" East, 150.00 feet; thence South 72°00'00" West, 110.00 feet; thence North 36°00'00" West, 200.00 feet; thence North 85°00'00" West, 350.00 feet; thence South 78°00'00" East, 175.00 feet; thence South 53°00'00" West, 400.00 feet; thence South 42°00'00" West, 342.58 feet; thence North 89°33'09" West along a line that is radial to the subsequent curve, 150.83 feet; thence northeasterly along an arc of a curve concave to the Southeast having a radius of 605.00 feet, a central angle of 26°51'28", a chord distance of 281.01 feet which bears North 13°52'35" East, an arc length of 283.60 feet to a point of non-tangency; thence WEST, 48.61 feet; thence North 06°00'00" East, 128.00 feet; thence North 27°00'00" West, 225.00 feet; thence North 07°00'00" East, 327.23 feet to a line that is 125.50 feet South of the north line of said Tracts 4 through 8; thence EAST along said line, 1345.67 feet to the POINT OF BEGINNING, containing 18.647 acres, more or less.

Fountains South

A PLANNED UNIT DEVELOPMENT

TRACTS B-7 AND B-8

IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST

BEING A REPLAT OF BLOCK 31, PALM BEACH FARMS CO. PLAT NO. 3, P.B.2, PAGES 45-54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

1. STREETS

The tract shown hereon as FOUNTAINS CIRCLE is hereby dedicated for private road to the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, a Florida corporation not for profit, its successors and assigns, and is the perpetual maintenance obligation of said association. Its successors and assigns, without recourse to Palm Beach County. Said tract may also be used for the construction and maintenance of utility and drainage systems.

2. TRACTS B-7 and B-8

Tracts B-7 and B-8, and the Recreation Tract as shown are hereby dedicated for access and recreational purposes to and for the use and enjoyment of the FOUNTAINS SOUTH VILLAS ASSOCIATION, INC., a Florida corporation not for profit, its successors or assigns, and are the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

3. EASEMENTS

a) The Access, Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of access, utilities and drainage. Drainage Easements are the perpetual maintenance obligation of the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, its successors and assigns, without recourse to Palm Beach County.

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.

c) The Golf Cart Access Easement as shown is hereby dedicated for proper access purposes to the FOUNTAINS COUNTRY CLUB, INC., a Florida corporation not for profit, its successors and assigns, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its VICE PRESIDENT and attested by its CORPORATE TRUST OFFICER and its corporate seal to be affixed hereto by and with the authority of the Beneficiaries of Trust 5004551 this 22 day of JUNE, 1983, A.D..

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 Bergman BY: B. Kleckner
CORPORATE TRUST OFFICER VICE PRESIDENT AND TRUST OFFICER

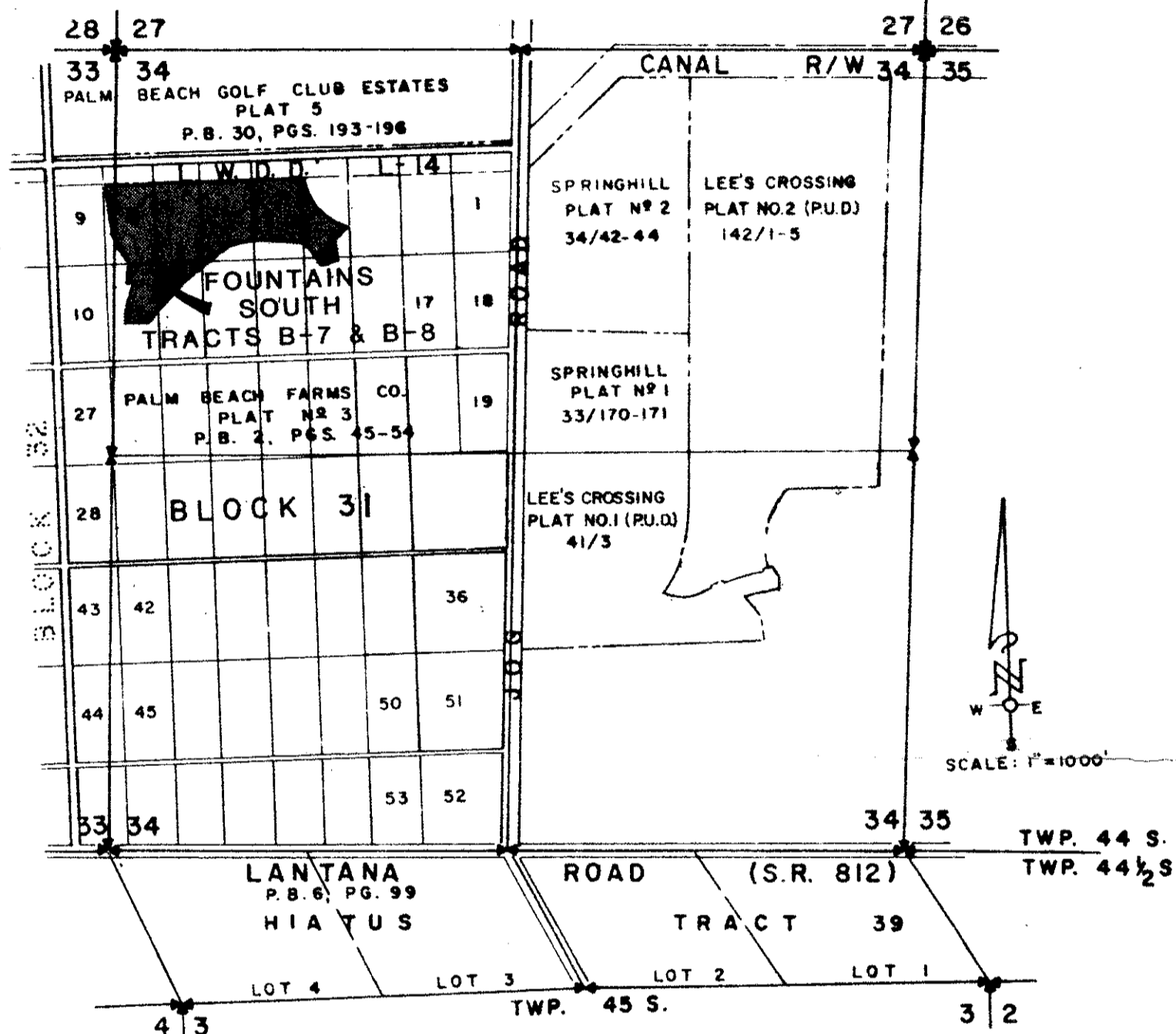
ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF DADE : SS

BEFORE ME personally appeared B. KLECKNER and DAVID BURGESS to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and CORPORATE TRUST OFFICER of the City National Bank of Miami, National Banking Association, a 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 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 22 day of JUNE, 1983, A.D..

Joyce W. Jucci
Notary Public, State of Florida at Large
My commission expires: 3-11-87



LOCATION MAP

FOUNTAINS SOUTH
TRACTS B-7 AND B-8
P.U.D. SITE DATA

AREAS

Total area of Tract B-7	5.21 Acres
Total area of Tract B-8	10.53 Acres
Total area of Recreation Tract	0.59 Acres
Total area of Fountains Circle	2.31 Acres
Total area of Plat	18.65 ACRES

OPEN SPACE

Residential Open Space (65% of Tracts B-7, B-8, & Rec.)	10.62 Acres
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DENSITY

Total dwelling units	62 Units
Total Area	18.65 Acres
Density	3.3 Units/Acre

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 19 day of July, 1983, A.D.
Peggy B. Brant
Peggy Brant, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 19 day of July, 1983, A.D.
BY: Herbert Kahlert
Herbert Kahlert, County Engineer

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

BY: Edmund R. Bickler
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF DADE : SS

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, a National Banking Association, 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: June 16, 1983

Steven E. Goldman
Steven E. Goldman, Attorney-at-Law

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF DADE : SS

BEFORE ME personally appeared HERBERT A. KOLBERN 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 ASST. 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 22 day of JUNE, 1983, A.D..

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

ATTEST: Louis E. Vogt A.V.P. BY: Herbert A. Kolber V.P.

Daniel M. Martin
Notary Public, State of Florida, at Large
My commission expires: 8-7-84

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 the Permanent Control Points (P.C.P.'s) will be set under the guarantee 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: June 29, 1983

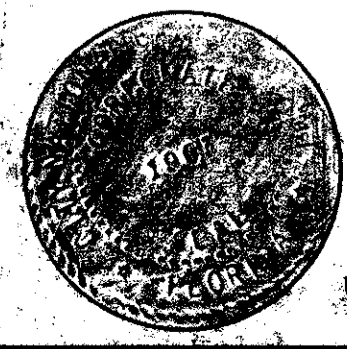
Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542

0244-305

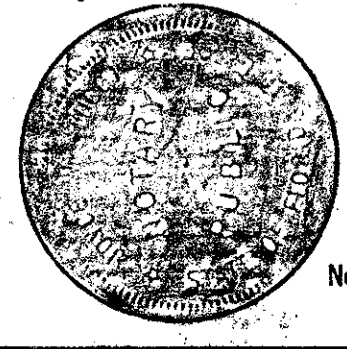
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This instrument was prepared by:
Dennis Painter, RLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida

ADAIR & BRADY, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
WEST PALM BEACH
Dr. dp Scale
Ck. JK Date JUNE, 1983 FP 823 SHEET 1 OF 3
Ap. JA Job No. 9562Q



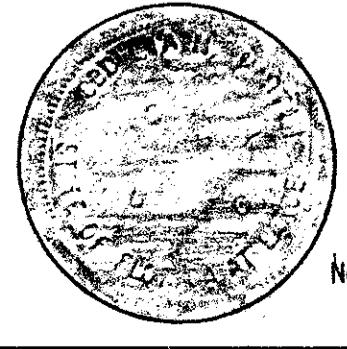
Corporate



Notary



Corporate



Notary



Land Surveyor