

DRAWING NUMBER
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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 10, 11, 26 and in the thirty 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 thirty foot reservation being abandoned by Resolution Number R-78-664, and recorded in Official Record Book 2882, Pages 690 and 691, Public Records of Palm Beach County, Florida, said land being shown hereon as FOUNTAINS SOUTH TRACTS B-3-1 AND B-6, being more particularly described as follows:

BEGINNING at the southwest corner of Tract B-8, FOUNTAINS SOUTH TRACTS B-7 AND B-8, as recorded in Plat Book 46, Pages 28 through 30, Public Records of Palm Beach County, Florida; thence WEST, (assumed bearing datum) 185.00 feet; thence South 17°00'00" East, 145.00 feet; thence South 07°00'00" West, 265.00 feet; thence North 48°00'00" East, 35.00 feet; thence South 46°37'39" East, 41.68 feet; thence South 10°00'00" West, 65.00 feet; thence South 74°00'00" East, 80.00 feet; thence North 69°00'00" East 77.91 feet to a non-tangent curve; thence southerly along an arc of a curve concave to the east having a radius of 480.00 feet, a central angle of 03°46'32", a chord distance of 31.62 feet which bears South 25°00'30" East, an arc length of 31.63 feet to a point of non-tangency; thence South 50°00'00" West, 71.53 feet; thence South 83°00'00" West, 70.00 feet; thence South 34°00'00" East, 187.94 feet; thence North 56°00'00" East, 132.92 feet to a radial curve; thence southeasterly along an arc of a curve concave to the southwest having a radius of 670.00 feet, a central angle of 02°00'00", an arc length of 23.39 feet to a radial line; thence North 58°00'00" East along said radial line, 60.00 feet to a radial curve; thence northwesterly along an arc of a curve concave to the southwest having a radius of 730.00 feet, a central angle of 06°12'09", an arc distance of 79.03 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the east having a radius of 420.00 feet, a central angle of 38°39'00", an arc distance of 283.32 feet to a radial line being the south line of Tract B-7; thence North 89°33'09" West along said radial line, 60.00 feet to a radial curve; thence northerly along an arc of a curve concave to the east having a radius of 605.00 feet, a central angle of 26°51'28", an arc distance of 283.60 feet to the south line of Tract B-8; thence WEST along said line, 48.61 feet to the POINT OF BEGINNING, containing 2.65 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

- 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.
- TRACTS B-3-1 and B-6**
Tracts B-3-1 and B-6, 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.
- EASEMENTS**
 - The Access, Utility, and Drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of access, utilities, and drainage. The Access and Drainage easements are the perpetual maintenance obligation of the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, its successors or assigns, without recourse to Palm Beach County.
 - 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 V.P. + TRUST OFF. and attested by its CORPORATE TRUST OFF. and its corporate seal to be affixed hereto by and with the authority of the Beneficiaries of Trust 5004551 this 27 day of FEBRUARY, 1984, A.D..

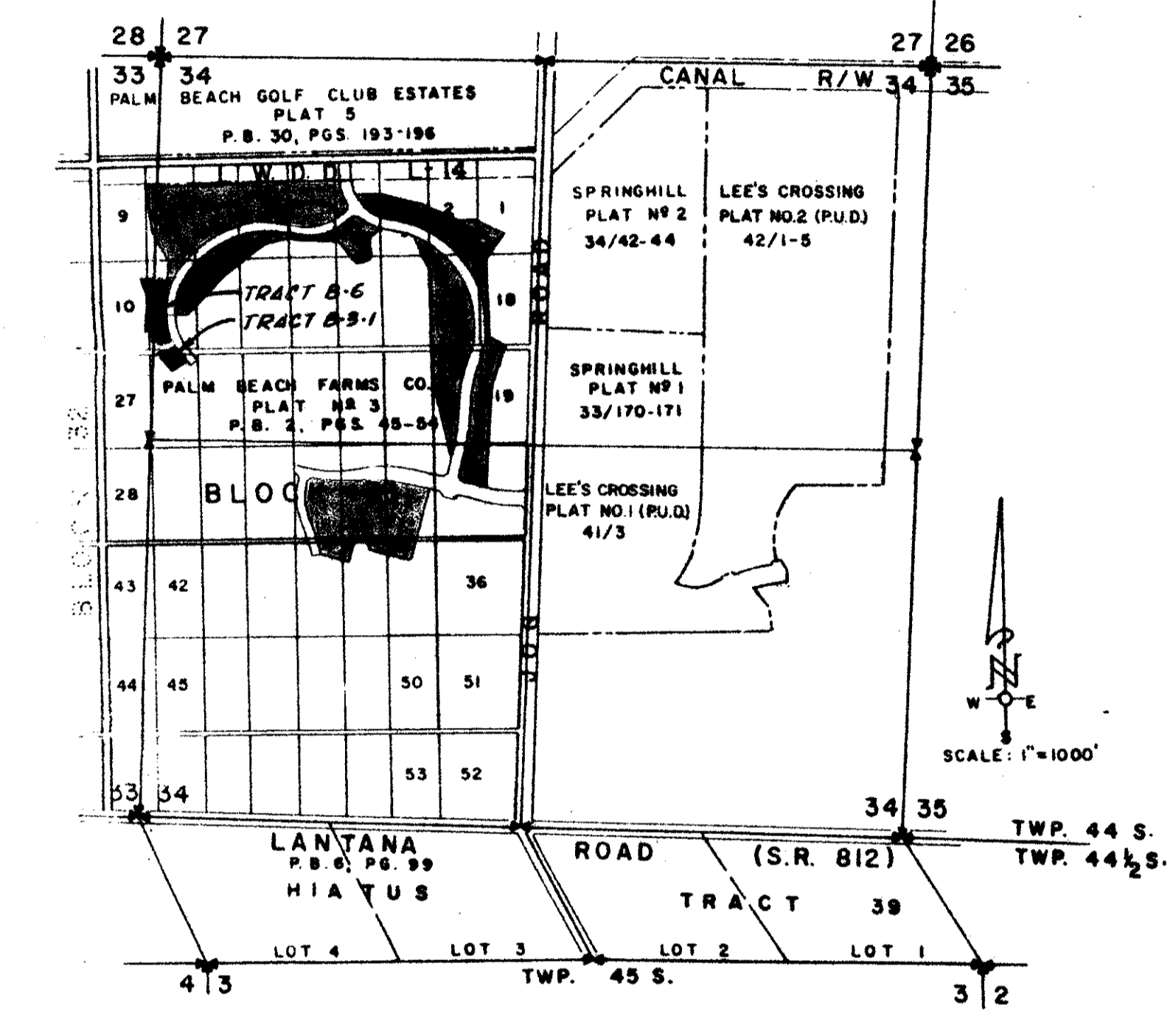
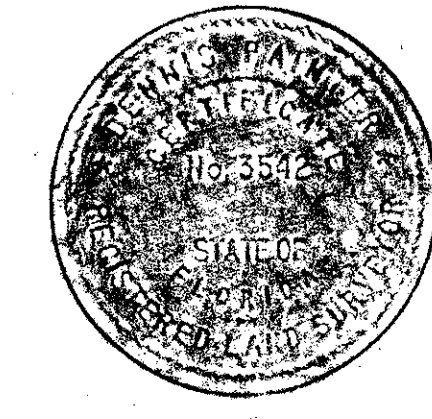
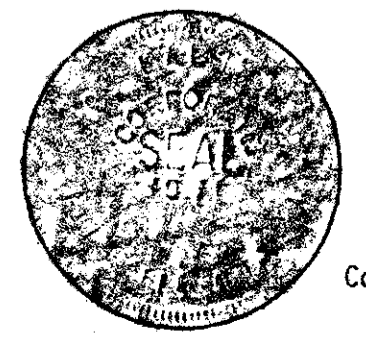
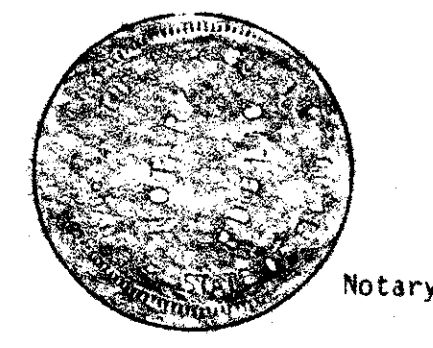
CITY NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN LAND TRUST AGREEMENT DATED NOVEMBER 1, 1979, AND KNOWN AS TRUST 5004551
ATTEST: David Buznego BY: B. Kleckner
CORPORATE TRUST OFFICER VICE PRESIDENT AND TRUST OFFICER

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF DADE : SS

BEFORE ME personally appeared B. KLECKNER and DAVID BUZNEGO, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as V.P. + TRUST OFF. and CORPORATE TRUST OFF. of the 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 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 27 day of FEBRUARY, 1984, A.D..

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



LOCATION MAP

MORTGAGEE'S CONSENT
STATE OF FLORIDA : SS
COUNTY OF DADE : SS
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 Out. Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 6 day of March, 1984, A.D..

CITICORP REAL ESTATE, INC., a corporation of the State of Delaware
ATTEST: R. Maloy Brubaker BY: Herbert A. Kollen, vice-president

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF DADE : SS
BEFORE ME personally appeared Herbert A. Kollen and R. Wilton Partridge 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 PRES. 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 6 day of March, 1984, A.D..
My commission expires: 8-7-84
Charles M. Martin
Notary Public, State of Florida, at Large

FOUNTAINS SOUTH TRACTS B-3-1 AND B-6 P.U.D. SITE DATA	
AREAS	
Total area of Tract B-3-1	0.44 Acres
Total area of Tract B-6	1.69 Acres
Total area of Fountains Circle	0.52 Acres
Total area of Plat	2.65 ACRES
OPEN SPACE	
Residential Open Space (65% of Tracts B-3-1 & B-6)	1.38 Acres
DENSITY	
Total dwelling units	10 Units
Total Area	2.65 Acres
Density	3.8 Units/Acre

APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 27 day of April, 1984, A.D.
BY: Ken Spillius
Ken Spillius, Chairman

COUNTY ENGINEER
This plat is hereby approved for record this 27 day of April, 1984, A.D.
BY: Herbert Kahlert
Herbert Kahlert, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Elizabeth S. Clark
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, and that there are no other encumbrances of record.
Date: March 5, 1984
Steven E. Goldman
Steven E. Goldman, Attorney-at-Law

LAND 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 foregoing 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: April 5, 1984
Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542

47/198
0244-303
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		FOUNTAINS SOUTH TRACTS B-3-1 AND B-6 RECORD PLAT	
Dr. dp	Scale	FP 823	SHEET 1 OF 3
Ck. JK	Date MARCH, 1984		
Ap. JA	Job No. 9662U		

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STATE OF FLORIDA : SS
COUNTY OF PALM BEACH : SS
This Plat was filed for record at 11:41 AM, this 2nd day of April, 1984, A.D., and duly recorded in Plat Book No. 47 on Pages 198, 199, and 200.
JOHN B. DUNKLE, Clerk
By: Josephine P. Johnson, D.C.

