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A PLANNED UNIT DEVELOPMENT INDIAN SPRING PLAT NO. 4 LYING IN THE EAST ONE-HALF, SECTION 34, AND THE WEST ONE-HALF, SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

16

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:00 A.M. ON THE 22ND DAY OF OCTOBER, A.D. 1984, AND IS RECORDED IN PLAT BOOK 41, ON PAGES 6, 7, AND 8.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Maguel M. ...*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREOF, LYING IN THE EAST ONE-HALF OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS INDIAN SPRING PLAT NO. 4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF INDIAN SPRING PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THENCE, THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID PLAT; THENCE, NORTH 77°27'10" WEST, A DISTANCE OF 920.87 FEET; THENCE, SOUTH 80°02'58" WEST, A DISTANCE OF 824.89 FEET; THENCE, SOUTH 71°09'46" WEST, A DISTANCE OF 585.35 FEET; THENCE, SOUTH 74°58'35" WEST, A DISTANCE OF 150.97 FEET TO THE SOUTHWEST CORNER OF TRACT "1" (WESTBOURNE DRIVE), SAID CORNER BEING A POINT ON A CURVE, HAVING A RADIUS OF 1380.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 74°58'35" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, DEPARTING FROM THE SOUTH LINE OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 23°13'35", A DISTANCE OF 559.42 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 38°15'00" EAST, A DISTANCE OF 113.00 FEET; THENCE, NORTH 51°45'00" EAST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 38°15'00" WEST, A DISTANCE OF 64.86 FEET; THENCE, NORTH 70°00' EAST, A DISTANCE OF 203.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 625.33 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°23'27", A DISTANCE OF 266.20 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 58.33 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE, SOUTH 44°00'00" EAST, A DISTANCE OF 111.54 FEET; THENCE, NORTH 87°00'00" EAST, A DISTANCE OF 465.00 FEET; THENCE, NORTH 80°00'00" EAST, A DISTANCE OF 365.00 FEET; THENCE, SOUTH 86°49'07" EAST, A DISTANCE OF 370.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN SPRING TRAIL, A 108-FOOT ROAD, RIGHT-OF-WAY; THENCE, NORTH 22°20'15" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7946.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°53'15", A DISTANCE OF 539.13 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 36.31 ACRES, MORE OR LESS.

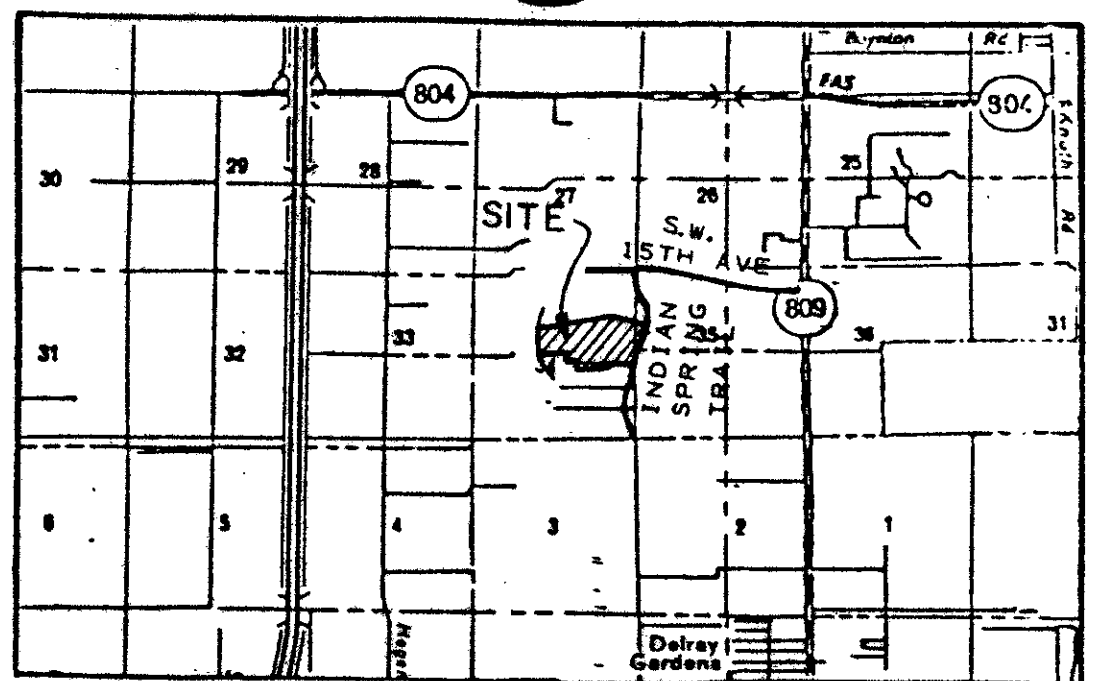
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DO HEREBY DEDICATE AS FOLLOWS:

- THE LIMITED ACCESS EASEMENTS, L.A.E., AS SHOWN HEREOF, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "A", RIDGWOOD COURT, (PRIVATE ROAD RIGHT-OF-WAY AND PRIVATE DRIVE), AND THE PARKING AND ACCESS EASEMENT AS SHOWN HEREOF, ARE HEREBY DEDICATED TO THE RIDGWOOD HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", (RECREATION AREA) AS SHOWN HEREOF, IS HEREBY DEDICATED TO THE RIDGWOOD HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR RECREATIONAL PURPOSES AND OTHER PROPER AND LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, U.E., AND DRAINAGE EASEMENTS, D.E., AS SHOWN HEREOF ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- TRACT "D" AND TRACT "E", (OPEN SPACE), AS SHOWN HEREOF, ARE HEREBY DEDICATED TO THE RIDGWOOD HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "A" AND THE PARKING AND ACCESS EASEMENT, AS SHOWN HEREOF, ARE HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT AND AS A UTILITY EASEMENT (SEE DEDICATION NUMBER 4 ABOVE).
- TRACT "C", (GOLF COURSE), AS SHOWN HEREOF, IS HEREBY RESERVED UNTO CADILLAC FAIRVIEW INDIAN SPRING, INC. FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, AND OPERATION OF GOLF COURSE, RECREATIONAL FACILITIES, AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "L", (LAKE), AS SHOWN HEREOF IS HEREBY DEDICATED TO CADILLAC FAIRVIEW INDIAN SPRING, INC., AS AN "OPEN SPACE" TRACT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF LAKES AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SAID TRACT "L" IS ALSO HEREBY DESIGNATED AND DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITH THE RIGHT, BUT NOT THE OBLIGATION TO INDIAN SPRING MAINTENANCE ASSOCIATION, INC., TO MAINTAIN TRACT "L" FOR DRAINAGE PURPOSES.
- TRACT "1", (WESTBOURNE DRIVE), AS SHOWN HEREOF IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A FLORIDA NON-PROFIT ASSOCIATION, FOR PRIVATE ROAD PURPOSES AND FOR UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 14th DAY OF OCTOBER, 1984.

CADILLAC FAIRVIEW INDIAN SPRING, INC.
A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *Richard B. Ivans* BY: *Herbert M. Hutt*
RICHARD B. IVANS, SECRETARY HERBERT M. HUTT, PRESIDENT



LOCATION MAP
N.T.S.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HERBERT M. HUTT AND RICHARD B. IVANS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HERBERT M. HUTT, PRESIDENT AND RICHARD B. IVANS, SECRETARY, RESPECTIVELY OF SAID CADILLAC FAIRVIEW INDIAN SPRING, INC., 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 14th DAY OF OCTOBER, A.D., 1984.

NOTARY PUBLIC: *Sara C. Buxton*
MY COMMISSION EXPIRES: July 31, 1985

MORTGAGEE'S CONSENT

TORONTO,)
CANADA) SS

THE UNDERSIGNED, TORONTO-DOMINION BANK, A CHARTERED BANK OF CANADA, 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 THE DEDICATION HEREOF, 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 HEREOF.

IN WITNESS WHEREOF, TORONTO-DOMINION BANK, A CHARTERED BANK OF CANADA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT AND ATTESTED BY ITS ASSISTANT AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF OCTOBER, A.D., 1984.

ATTEST: *Jimmey ...* BY: *John ...*
ASST. GENERAL MANAGER GENERAL MANAGER
TORONTO-DOMINION BANK, A CHARTERED BANK OF CANADA

ACKNOWLEDGEMENT

TORONTO,)
CANADA) SS

BEFORE ME PERSONALLY APPEARED DAVID A. ABERDEIN AND NORM DAGENAIS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT PRESIDENT OF TORONTO-DOMINION BANK, A CHARTERED BANK OF CANADA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF OCTOBER, A.D., 1984.

NOTARY PUBLIC: *Brian C. Kebab*
MY COMMISSION EXPIRES: *Annual*

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, RICHARD B. IVANS, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRING, INC., THAT THE TAXES PRIOR TO 1984 HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREOF, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: October 22, 1984 BY: *Richard B. Ivans, Esq.*
RICHARD B. IVANS, ESQ.
COHEN, BROWN, REED, IVANS & SCHWARTZ
SUITE 200, 16490 N.W. 2ND AVENUE
MIAMI, FLORIDA 33169-6079

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREOF IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE HERON DESCRIBED PROPERTY, 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 SET, AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES 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 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10-22-84 BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN
PROFESSIONAL LAND SURVEYOR NO. 2424
STATE OF FLORIDA

NOTES:

- THE BEARINGS AS SHOWN HEREOF ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: "M"
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: "C"

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF December, A.D., 1984.

BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF December, A.D., 1984.

BY: *Herbert Kabert*
HERBERT KABERT, COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Lucas H. Compton*
DEPUTY CLERK

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	36.31 ACRES
LESS WESTBOURNE DRIVE	0.91 ACRES
LESS TRACTS "C" & "L"	19.36 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	16.04 ACRES
TOTAL UNITS THIS PLAT	77 PROPOSED
OPEN SPACE THIS PLAT	28.90 ACRES
DENSITY	4.8 UNITS PER ACRE

THIS INSTRUMENT WAS PREPARED BY TERRY OSBORNE, IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409 PHONE: 689-2111

0259-300

AREA SUMMARY	
BOUNDARY	36.308
TRACT "A" (R/W)	2.212
TRACT "B" (RECREATION)	1.722
TRACT "C" (GOLF COURSE)	13.688
TRACT "D" (LANDSCAPE)	3.027
TRACT "E" (LANDSCAPE)	0.135
TRACT "1" (WESTBOURNE DR)	0.909
TRACT "L" (LAKE)	5.695
LOTS 1-17	5.542
LOTS 18-25	1.389

50/16
BENCH MARK
land surveying and mapping, inc.
INDIAN SPRING PLAT NO. 4
RECORD PLAT

