

# REPLAT OF BANNOCK AT INDIAN SPRING

A part of Indian Spring, planned unit development

LYING IN SECTIONS 34 & 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

BEING A REPLAT OF BANNOCK AT INDIAN SPRING, TOGETHER WITH A PORTION OF TRACT C-2, INDIAN SPRING PLAT No. 3, P.B. 41, Pp. 35 & 36, AND P.B. 41, Pp. 6 THRU 8, RESPECTIVELY, OF THE PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, STATE OF FLORIDA.

122

State of Florida )  
County of Palm Beach )

This Plat was filed for record at 11:20 this 26 day of November, A.D., 1985, and duly recorded in Plat Book 52 on Pages 122 and 123.

John B. Dunkle,  
Clerk of the Circuit Court.

By [Signature]  
D.C. 55

## Title Certification:

State of Florida )  
County of Palm Beach )

I, Richard B. Ivans, Esquire, 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 to Cadillac Fairview Indian Spring, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that all mortgages are shown and are true and correct and that there are no other encumbrances.

Date: November 26, 1985 Richard B. Ivans  
Richard B. Ivans, Esquire

## Surveyors Notes:

- Bearings shown hereon are relative to those shown on the Plat of Bannock at Indian Spring, according to the Plat thereof, as recorded in Plat Book 41, Pages 35 and 36, Public Records of Palm Beach County, Florida.
- ☐ Denotes a Permanent Reference Monument (P.R.M.)
- ⊙ Denotes a Permanent Control Point (P.C.P.)

## General Notes:

- Building setback lines, shall be as required by current Palm Beach Zoning Regulations.

## Easement Notes:

- There shall be no buildings, or other structures, placed on utility easements.
- There shall be no buildings, or any kind of construction, or trees, or shrubs, 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.
- In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

## Surveyors' Certification:

State of Florida )  
County of Palm Beach )

I Hereby Certify, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the hereon described property; 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: 25th day of NOVEMBER, A.D., 1985.

By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S.  
State of Florida No. 2424

## County Approvals:

Board of County Commissioners:  
This plat is hereby approved for record this 14 day of Jan, A.D., 1986.

By: [Signature]  
KAREN T. MARCUS, Chairman

Attest:  
By: [Signature]  
John B. Dunkle, Clerk

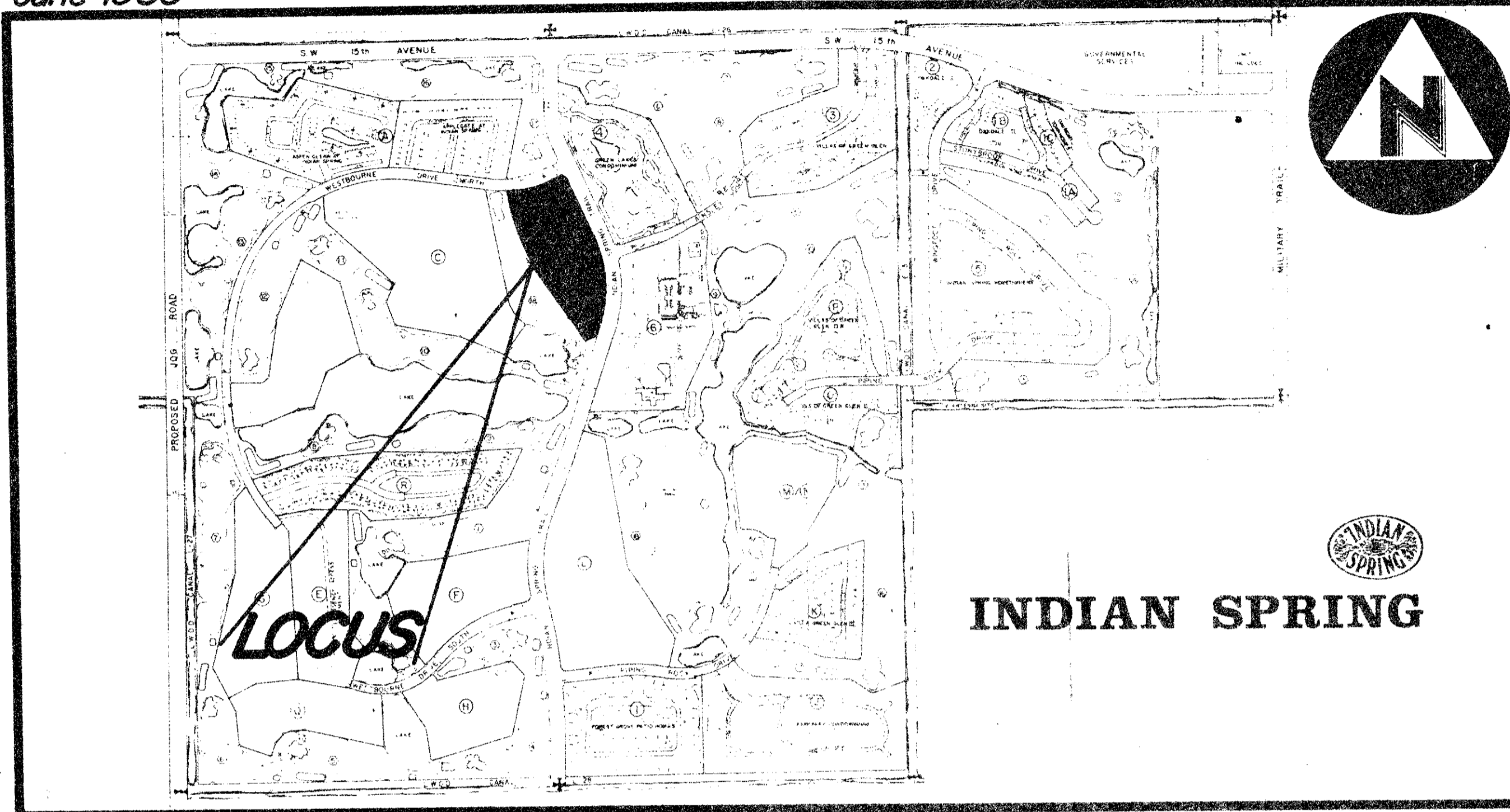
By: [Signature]  
Herbert F. Kahlert, P.E.

County Engineer:  
This plat is hereby approved for record this 14 day of Jan, A.D., 1986.

By: [Signature]  
Herbert F. Kahlert, P.E.  
County Engineer

June 1985

Sheet 1 of 2



This instrument was prepared by Wm. R. Van Campen, R.L.S., in the offices of Bench Mark Land Surveying and Mapping, Inc., 50 South Military Trail, Suite 200, West Palm Beach, Florida 33415. Phone (305) 689-2111

Know All Men By These Presents, that Cadillac Fairview Indian Spring, Inc., a Florida Corporation, owner of the land shown hereon as the Replat of Bannock at Indian Spring, lying in Sections 34 & 35, Township 45 South, Range 42 East, said lands being a Replat of Bannock at Indian Spring, according to the Plat thereof, as recorded in Plat Book 41, Pages 35 and 36, and abandoned in Official Records Book 4740 at Page 1333 together with a portion of Tract C-2, Indian Spring Plat No. 3, according to the Plat thereof, as recorded in Plat Book 41, Pages 6 through 8, of the Public Records of the County of Palm Beach, State of Florida, and being more particularly described as follows:

Beginning at the most Southerly corner of said Plat of Bannock at Indian Spring, Thence, South 65°09'50" West, a distance of 120.00 feet; Thence, North 32°11'25" West, a distance of 570.19 feet to the point of curvature of a curve to the right having a radius of 1500.00 feet; Thence, Northerly along said curve, and along the Westerly boundary line of said Plat of Bannock at Indian Spring, through a central angle of 24°11'26", a distance of 633.30 feet to a point on a curve concave Northerly, having a radius of 840.00 feet, and whose radius point bears North 02°30'00" East; Thence, Easterly, along said curve and along the North boundary line of said Plat of Bannock at Indian Spring, through a central angle of 03°00'00", a distance of 43.98 feet to the end of said curve; Thence, North 88°17'50" East, continuing along the North line of said Plat of Bannock at Indian Spring, non-tangent to the previously described curve, a distance of 51.70 feet to a point on a curve concave Northerly, having a radius of 845.00 feet, and whose radius point bears North 09°00'00" West; Thence, Easterly, along said curve, continuing along the North line of said Plat of Bannock at Indian Spring, through a central angle of 15°50'10", a distance of 233.55 feet to the point of tangency; Thence, North 65°09'50" East, continuing along the North line of said Plat of Bannock at Indian Spring, a distance of 75.00 feet; Thence, South 69°50'10" East, continuing along the North line of said Plat of Bannock at Indian Spring, a distance of 35.36 feet; Thence, South 24°50'10" East, along the East line of said Plat of Bannock at Indian Spring, a distance of 467.22 feet to a point of curvature of a curve to the right, having a radius of 845.00 feet; Thence, Southerly, along said curve, continuing along the East line of said Plat of Bannock at Indian Spring, through a central angle of 42°44'07", a distance of 630.26 feet to the point of tangency; Thence, South 17°53'57" West, continuing along the East line of said Plat of Bannock at Indian Spring, a distance of 79.36 feet to the point of beginning (P.O.B.).

Containing: 10.60 Acres, more or less.

Has Caused the same to be surveyed and platted as shown hereon, and does hereby make the following dedications and reservations:

- Tracts "A" & "F", as shown hereon, are hereby reserved unto Cadillac Fairview Indian Spring, Inc., a Florida Corporation, for ingress, egress, utility and drainage and all other lawful purposes and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
- Tract "B", as shown hereon, is hereby reserved unto Cadillac Fairview Indian Spring, Inc., a Florida Corporation, for the purposes of Recreational Facilities, and all other lawful purposes, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
- Tract "C", as shown hereon, is hereby reserved unto Cadillac Fairview Indian Spring, Inc., a Florida Corporation, their heirs, successors, or assigns, for the purposes of Residential Dwelling Units and all other lawful purposes, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
- Tract "D", as shown hereon, is hereby reserved unto Cadillac Fairview Indian Spring, Inc., a Florida Corporation, for landscaping and all other lawful purposes and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
- Tracts "E" & "G", as shown hereon, are hereby reserved by Cadillac Fairview Indian Spring, Inc., a Florida Corporation, for recreational purposes, and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
- The 5 foot limited access easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- The drainage easements and the utilities easements, as shown hereon, are hereby dedicated in perpetuity for the purposes of construction and maintenance of utilities and drainage. Palm Beach County, shall have the right, but not the obligation to maintain that portion of the drainage system within the Replat of Bannock at Indian Spring which are associated with public roads. The drainage easements, shall be the perpetual maintenance obligation of Bannock Condominium Association, a Florida non-profit Corporation, its successors and assigns without recourse to Palm Beach County.

In Witness Whereof, Cadillac Fairview Indian Spring, Inc., a Florida 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 26 day of November, 1985.

Cadillac Fairview Indian Spring, Inc.  
Attest: Richard B. Ivans By: Herbert M. Hutt  
Richard B. Ivans, Assistant Secretary Herbert M. Hutt, President

## Mortgagees' Consent:

Toronto Dominion Bank,  
In Witness Whereof, Toronto Dominion Bank, a chartered bank of Canada, has caused these presents to be signed by its General Manager, and attested by its Assistant General Manager, and its official seal to be affixed hereon, by and with the authority of its board of directors, this 10th day of November, A.D., 1985.

Toronto Dominion Bank,

In Witness Whereof, Toronto Dominion Bank, a chartered bank of Canada, has caused these presents to be signed by its General Manager, and attested by its Assistant General Manager, and its official seal to be affixed hereon, by and with the authority of its board of directors, this 10th day of November, A.D., 1985.

Attest: [Signature] By: [Signature]  
Norm Dagenais, Assistant General Manager David A. Aberdein, General Manager

## Acknowledgement:

Toronto )  
Canada )

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 General Manager and Assistant General Manager, respectively, 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 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 26 day of December, A.D., 1985.

Notary Public: [Signature]  
My Commission is for life yes

## Acknowledgement:

State of Florida )  
County of Palm Beach )

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 Assistant Secretary, respectively, of Cadillac Fairview Indian Spring, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as President and Assistant Secretary, respectively, of Cadillac Fairview Indian Spring, Inc., a Florida 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 26 day of November, A.D., 1985.

[Signature]  
Notary Public  
My Commission Expires: March 20, 1986

**BENCH MARK**  
land surveying and mapping, inc.  
Record Plat  
**Replat of Bannock**  
at  
**Indian Spring**

"Seal" John B. Dunkle  
Clerk of the Circuit Court  
Palm Beach County  
Florida

"Seal" Cadillac Fairview  
Indian Spring, Inc.

"Seal" Cadillac Fairview  
Indian Spring, Inc.  
Notary

"Seal" Toronto Dominion  
Bank

"Seal" Toronto Dominion  
Bank  
Notary

"Seal" County Commissioners  
Palm Beach County  
Florida

"Seal" Wm. R. Van Campen, R.L.S.

"Seal" Herbert F. Kahlert, P.E.  
County Engineer  
Palm Beach County  
Florida

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