

54/95

DRAWING NUMBER

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FOUNTAINS SOUTH TRACT B-4

REPLAT OF A PORTION OF BLOCK 31, PALM BEACH FARMS CO. PLAT No.3(PB.2,PG.45-54, P.B.C.R) SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

95

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 11:14 AM THIS 11th
DAY OF August 1986, A.D.
AND DULY RECORDED IN PLAT BOOK
NO. 396 ON PAGES 95
AND 96
JOHN B. DUNKLE, CLERK
By Barbara Platt

24/44/42
SUBDIVISION = Fountains South
BOOK 54 PAGE 95
FLOOD ZONE B FLOOD MAP # 170A
QUAD # 33 ZONING
SE ZIP CODE 33401
PUD NAME Tract B-4

DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that FOUNTAINS OF PALM BEACH, a Joint Venture, owner of the land shown hereon, being a parcel of land in Tracts 24, 30, 31 and 32, of Block 31, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, said lands being shown hereon as FOUNTAINS SOUTH TRACT B-4, more particularly described as follows:

A portion of PALM BEACH FARMS COMPANY PLAT NO. 3, lying in Section 34, Township 44 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

COMMENCE at the South quarter corner of said Section; thence North 02° 36' 08" East, along the East boundary of the Southwest one-quarter (S.W. 1/4) of said Section, 2,514.94 feet; thence North 87° 23' 52" West, 1,049.13 feet to the POINT OF BEGINNING, said point also being on the arc of a non-tangent curve, (radial line through said point bears North 00° 07' 35" West); thence southwesterly along the right-of-way line of FOUNTAINS CIRCLE, as shown on the plat of FOUNTAINS SOUTH REPLAT OF TRACTS A-1 AND B-1, recorded in Plat Book 49, Pages 98 through 100, of the Public Records of Palm Beach County, Florida, and along the arc of said curve being concave to the Southeast, having a radius of 800.00 feet, a delta of 11° 11' 44", an arc distance of 156.32 feet, to a point of reverse curvature; thence westerly along the arc of said curve, being concave to the North, having a radius of 800.00 feet, a delta of 25° 19' 19", an arc distance of 353.56 feet; thence tangent to said curve, North 76° 00' 00" West, 270.06 feet; thence northwesterly along the arc of a tangent curve being concave to the Northeast, having a radius of 570.00 feet, a delta of 13° 44' 07", an arc distance of 136.64 feet (the last four courses described being coincident with said northerly right-of-way line and its westerly extension), to a point on the boundary of FOUNTAINS SOUTH TRACT B-5, according to the plat thereof, as recorded in Plat Book 49, Pages 144 through 146, of said Palm Beach County Records; thence North 27° 44' 07" East, along said boundary and along a radial line, 116.57 feet; thence South 76° 00' 00" East, 866.79 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 2.053 acres more or less.

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

- Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities.
- Parcel "B" and the drainage easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of drainage. Parcel "E" and drainage easements are the perpetual maintenance obligation of FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, not for profit, its successors, or assigns, without recourse to Palm Beach County.
- Parcel "A" (Right of Way Access Easement), as shown is hereby dedicated for proper access purposes to FOUNTAINS COUNTRY CLUB, INC., a Florida Corporation, not for profit, its successors, or assigns, and is the perpetual maintenance obligation of said Association, its successors, or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF the above named JOINT VENTURE has caused the presents to be signed by the Vice President of Goldlist Construction Incorporated and the Treasurer and Vice President of Trizec Properties, inc. and their corporate seals affixed here to by and with the authority of their Boards of Directors this 4th and 5th day of June, 1986, respectively.

FOUNTAINS OF PALM BEACH
a Joint Venture

BY: GOLDLIST CONSTRUCTION INCORPORATED
a Florida Corporation

WITNESS: Paul James
WITNESS: Thomas E. Johnston
WITNESS: Nancy Patterson
WITNESS: Barbara L. Boyd

BY: Stephen M. Platt
STEPHEN M. PLATT
VICE PRESIDENT
BY: Aubrey Maclean Tom Stevenson
AUBREY MACLEAN TOM STEVENSON
TREASURER VICE PRESIDENT

ACKNOWLEDGEMENT

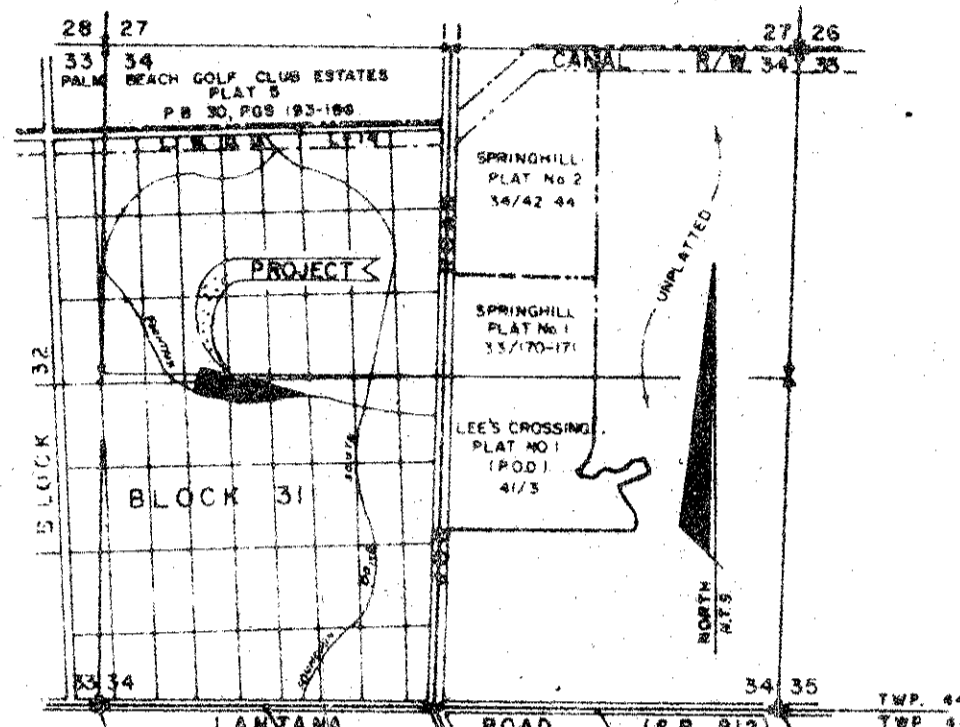
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

BEFORE ME personally appeared STEPHEN M. PLATT to me well known, and known to me to be the individual described in and who executed the foregoing instrument as VICE PRESIDENT of Goldlist Construction Incorporated, a joint venture of FOUNTAINS OF PALM BEACH, a Joint Venture and severally acknowledged to and before me that he executed such instrument as such officer of said corporation on behalf of the said partnerships and that the corporate seal affixed to the foregoing instrument is the 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 12th day of JUNE A.D., 1986.

Steven M. Platt
NOTARY PUBLIC, State of Florida, at Large
My Commission Expires May 21, 1987
FOUNDED 1790 GENERAL INSURANCE CO.

Prepared By:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA
BY: FREDERICK E. CONROD, III, P.L.S. # 2816



LOCATION MAP

P.U.D. TABULATION:

ACREAGE	2.053 Acs.
DWELLING UNITS	10
OPEN SPACE	0.106 Ac.
DWELLING UNITS / ACRE	4.87

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN DIEGO }

BEFORE ME personally appeared AUBREY MACLEAN and TOM STEVENSON to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as TREASURER and VICE PRESIDENT of FOUNTAINS OF PALM BEACH, a Joint Venture, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of the said partnerships and that the corporate seal affixed to the foregoing instrument is the 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 5th day of JUNE A.D., 1986.

Ellen S. Sheldon
NOTARY PUBLIC, STATE OF CALIFORNIA

TITLE CERTIFICATE:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

CHARLES W. EDGAR, III 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 FOUNTAINS OF PALM BEACH, a Joint Venture; that the current taxes have been paid; and that the property is encumbered only by the mortgage shown hereon; and that said mortgage is true and correct, and that there are not other encumbrances of record.

Date: August 13, 1986

BY: CHARLES W. EDGAR, III Attorney-at-law

MORTGAGEE'S CONSENT

STATE OF GEORGIA } S.S.
COUNTY OF FULTON }

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 4753 at Page 175 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 GENERAL MANAGER and attested to by its ASSISTANT MANAGER and the corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 12th day of June, 1986, A.D.

CANADIAN IMPERIAL BANK OF COMMERCE, ATLANTA AGENCY

ATTEST: L.A. Chamber

BY: John B. Dunkle

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF GEORGIA } S.S.
COUNTY OF FULTON }

BEFORE ME, personally appeared KA CHAWSEE and MRS. EDNAH to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as TRUSTEE and TRUSTEE of Canadian Imperial Bank of Commerce, Atlanta Agency and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 12th day of June, 1986.

EXPIRES: June 1987

John B. Dunkle
NOTARY PUBLIC, STATE OF GEORGIA

APPROVAL - PALM BEACH COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 9th day of Sept, 1986.

BY: Karen T. Marcus
KAREN T. MARCUS, CLERK
Palm Beach County

Attest: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

This plat is hereby approved for record this 9 day of Sept, A.D., 1986.

BY: Kathryn S. Miller
Deputy Clerk

BY: Herbert Kahlert
HERBERT KAHLERT
Palm Beach County Engineer

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law 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. Permanent Control Points (P.C.P.'s) will be set as required by law.

DATE: 11/20/85

BY: Frederick E. Conrod III
Frederick E. Conrod III
Professional Land Surveyor
Florida Registration No. 2816

0244-003

0244-003

SEALS:	DEDICATION GOLDLIST CONSTRUCT. INCORPORATED	NOTARY	DEDICATION TRIZEC PROPERTIES, INC.	NOTARY	MORTGAGEE CANADIAN IMPERIAL BANK OF COMMERCE, ATLANTA AGENCY	NOTARY	COUNTY ENGINEER	SURVEYOR
	FOUNTAINS SOUTH TRACT B-4 54/95							