

- Westbourne Drive South -

200

Dedication:

A Part Of Indian Spring, A Planned Unit Development, Lying In Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida
September, A.D., Nineteen Hundred Eighty Seven

State of Florida)
County of Palm Beach)

Know All Men By These Presents, that The Resort At Indian Spring, Inc., A Florida Corporation, owner of the land shown hereon as "Westbourne Drive South", said land lying in Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:

Beginning at P.R.M. No. 4, as shown on the Plat of Indian Spring Trail And Piping Rock Drive, according to the Plat thereof, as recorded in Plat Book 36, Pages 184 through 186, inclusive, Public records, Palm Beach County, Florida; Thence, South 13°01'00" East, along the Westerly boundary of said Indian Spring Trail And Piping Rock Drive, a distance of 100.00 feet to the point of curvature of a curve to the right having a radius of 3946.01 feet; Thence, Southerly along said curve, continuing along the Westerly boundary of said Indian Spring Trail And Piping Rock Drive, through a central angle of 00°17'32", a distance of 20.13 feet to the end of said curve; Thence, North 57°52'14" West, departing the Westerly boundary of said Indian Spring Trail And Piping Rock Drive, a distance of 35.45 feet; Thence, South 76°59'00" West, a distance of 114.90 feet; Thence, South 81°50'11" West, a distance of 46.14 feet to a point on a curve, concave Southeasterly, having a radius of 964.02 feet, and whose radius point bears South 15°45'00" East; Thence, Southwesterly along said curve, through a central angle of 32°00'00", a distance of 538.41 feet to the point of tangency; Thence, South 42°15'00" West, a distance of 100.00 feet to the point of curvature of a curve to the right, having a radius of 545.00 feet; Thence, Southwesterly along said curve, through a central angle of 35°45'00", a distance of 340.06 feet to the end of said curve; Thence, North 66°56'50" West, a distance of 57.40 feet to a point on a curve, concave Northerly, having a radius of 535.00 feet, and whose radius point bears North 06°00'00" West; Thence, Westerly along said curve, through a central angle of 29°46'06", a distance of 277.96 feet to the end of said curve; Thence, North 18°00'00" East, a distance of 60.34 feet to a point on a curve, concave Northerly, having a radius of 475.00 feet, and whose radius point bears North 24°30'00" East; Thence, Easterly along said curve, through a central angle of 30°30'00", a distance of 252.85 feet to the end of said curve; Thence, North 69°31'31" East, a distance of 50.20 feet to a point on a curve, concave Northwesterly, having a radius of 465.00 feet, and whose radius point bears North 12°00'00" West; Thence, Northwesterly along said curve, through a central angle of 35°45'00", a distance of 290.14 feet to the point of tangency; Thence, North 42°15'00" East, a distance of 100.00 feet to the point of curvature of a curve to the right, having a radius of 1044.02 feet; Thence, Northwesterly along said curve, through a central angle of 32°00'00", a distance of 583.09 feet to the end of said curve; Thence, North 69°53'55" East, a distance of 50.17 feet; Thence, North 76°59'00" East, a distance of 115.14 feet; Thence, North 32°30'52" East, a distance of 35.03 feet to the intersection thereof with the Westerly boundary of said Indian Spring Trail And Piping Rock Drive, said point lying on a curve, concave Easterly, having a radius of 1054.00 feet, and whose radius point bears North 78°02'43" East; Thence, Southerly along the Westerly boundary of said Indian Spring Trail And Piping Rock Drive, through a central angle of 01°03'43", a distance of 19.54 feet to the point of beginning (P.O.B.)

Containing 2.64 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:

1. Westbourne Drive South, as shown hereon, is hereby dedicated to the Indian Spring Maintenance Association, Inc., a Florida Corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

In Witness Whereof, The Resort At 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 27 day of November 1987.

The Resort At Indian Spring, Inc.

Attest: Marjorie A. Malaney
Marjorie A. Malaney, Secretary

By: Alvin Kaplan
Alvin Kaplan, President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Alvin Kaplan and Marjorie A. Malaney, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and as Secretary, respectively, of The Resort At Indian Spring, Inc., a Florida Corporation, and acknowledged to and before me that they executed such instrument as such officers of The Resort At 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 27 day of November, A.D., 1987.

John C. Huber
Notary Public

My Commission Expires: 2000-11-28

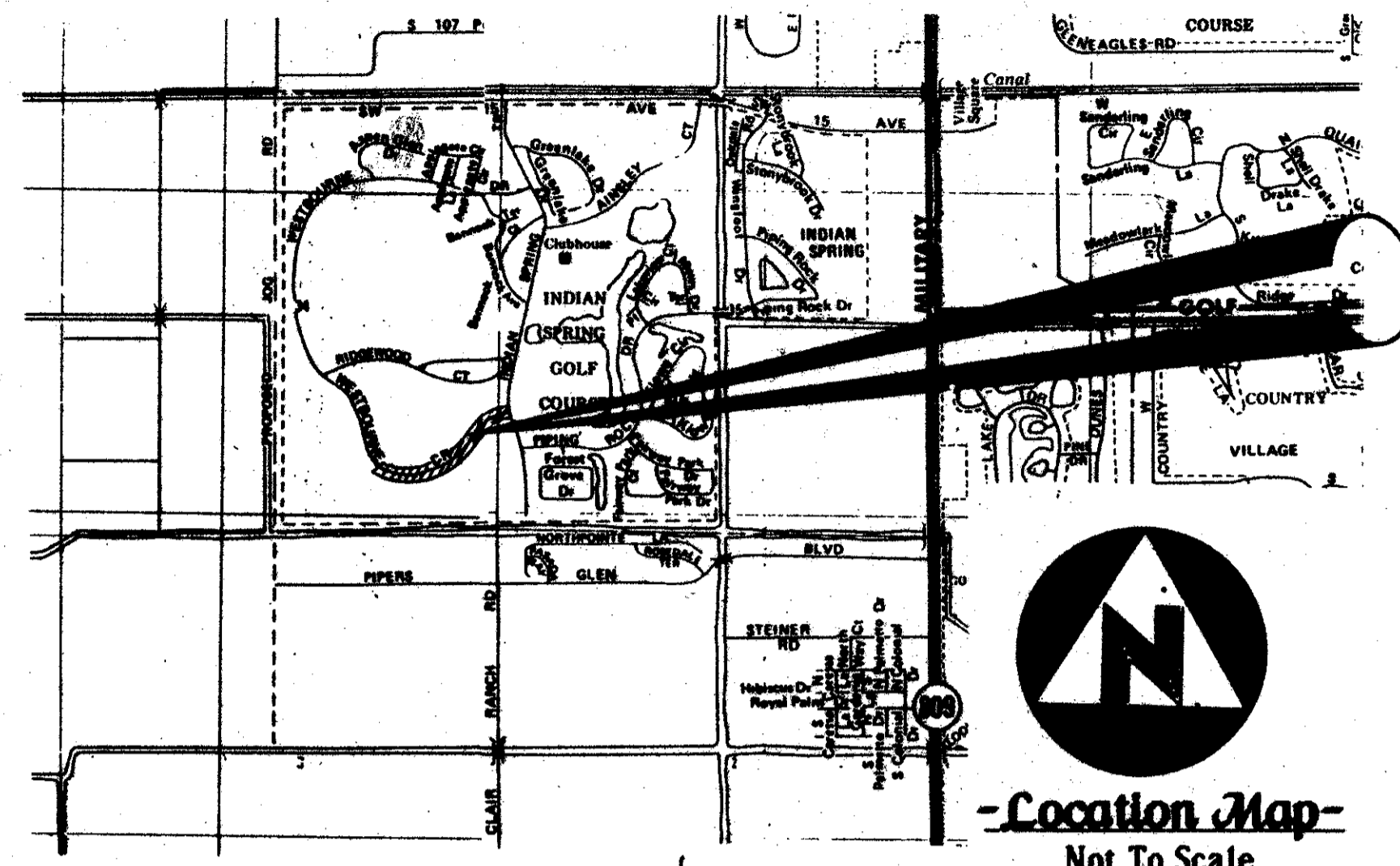
Title Certification:

State of Florida)
County of Palm Beach)

I, Albert N. Proujansky, 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 The Resort At Indian Spring, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage(s) shown hereon; that all mortgages are shown and are true and correct, and that there are no other encumbrances or record.

Date: August 15, 1988

Albert N. Proujansky
Albert N. Proujansky, Esquire



INDIAN SPRING



Surveyor's 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Date: 25th day of NOVEMBER, A.D., 1987.

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

Surveyor's Notes:

1. Bearings shown hereon are based on or relative to the assumed bearing of North 00°04'42" East along the East line of the Southeast One-Quarter of Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Denotes a Permanent Control Point (P.C.P.)
4. Lines which intersect a curve are radial to said curve unless otherwise noted.
5. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County, Florida.

Mortgagee's Consent:

State of Florida)
County of Palm Beach)

The Undersigned Hereby Certifies, that it is the holder of two mortgages upon the property described hereon, and does hereby join in, and consent to, the dedication of the lands described in said dedication, by the owner thereof, and agrees that its mortgages, which are recorded in Official Records Book 4843, Page 579, and Official Records Book 4933, Page 1784, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Florida National Bank

In Witness Whereof, Florida National Bank, has caused these presents to be signed by its Vice President In Charge Of Real Estate, and attested by its Vice President, and its official seal to be affixed hereto, by and with the authority of its Board Of Directors, this 22 day of Dec., A.D., 1987.

Attest: [Signature]

By: Bert Copeland
Bert Copeland, Vice President In Charge Of Real Estate

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Bert Copeland and J.D. Smith, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President In Charge Of Real Estate, and Vice President, respectively, of Florida National Bank, and severally acknowledged to and before me that they executed such instrument as such officers of said Florida National Bank, and that the seal affixed to the foregoing instrument is the seal of said Florida National Bank, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Florida National Bank.

Witness My Hand and official seal this 22 day of Dec., A.D., 1987.

[Signature]
Notary Public, State of Florida

My Commission Expires: Oct. 27, 1991

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 27th day of SEPTEMBER, A.D., 1987.

[Signature]
Carol A. Roberts, Chair
Board of County Commissioners
Palm Beach County, Florida

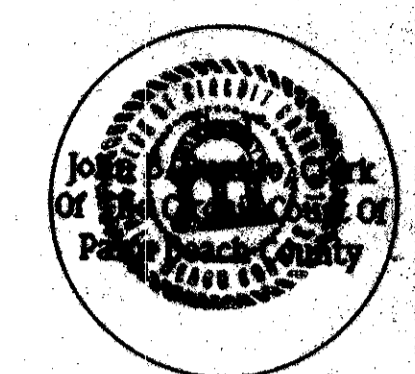
Attest:
John B. Dunkle, Clerk

[Signature]
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 27th day of SEPTEMBER, A.D., 1987.

[Signature]
Herbert F. Kallert, P.E.
Certificate No. 12284
County Engineer,
Palm Beach County, Florida



State of Florida)
County of Palm Beach)
This Plat was filed for record at 3:07 P.M. on the 28 day of SEP., A.D., 1987 and duly recorded in Plat Book 200 on Page 200 and 201.
John B. Dunkle,
Clerk of the Circuit Court.
[Signature]
Deputy Clerk



60/200

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

BENCH MARK
LAND SURVEYING & MAPPING, INC.

- Record Plat -
Westbourne Drive South

SW	CKD	DATE	WD. NO.
SCALE	SIZE	FB	P

27/88

60/200
 60 B
 35
 P.M.D.
 Westbourne Dr. So.
 PLAT 200
 FLOOD MAP # 700A
 PLANNING RS 73-52
 ZIP CODE 33437
 Indian Spring, PUD
 TAZ 453