

INDIAN SPRING PARCEL EIGHT

A PART OF INDIAN SPRING P.U.D.

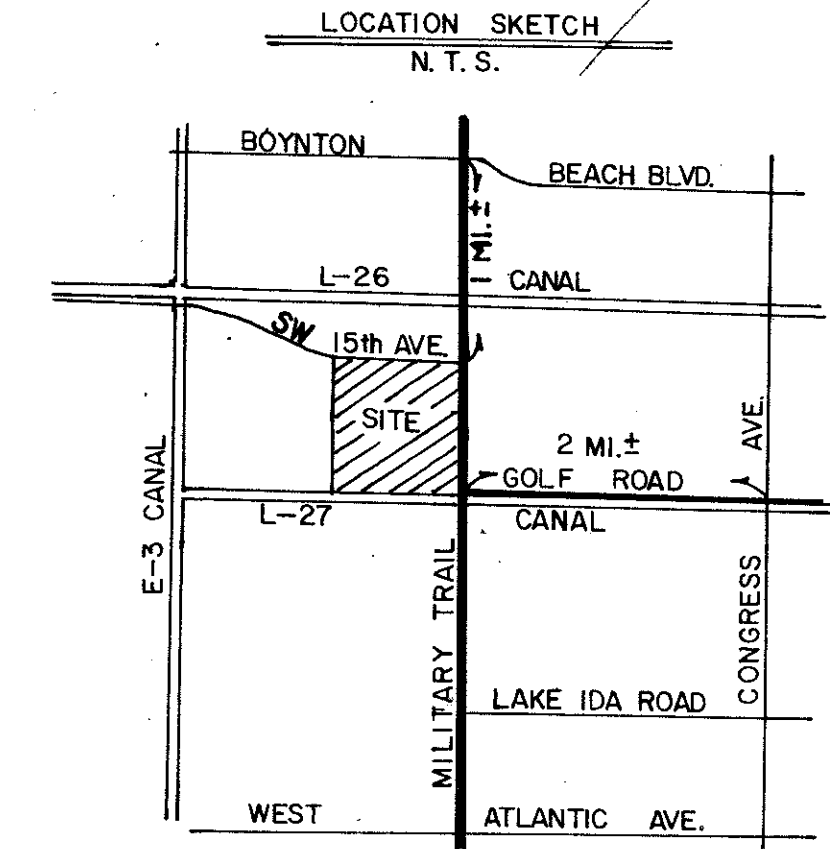
SITUATE IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

JANUARY ,1990

SHEET 1 OF 2

0259-013

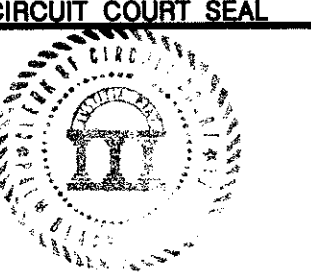
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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 4:04 P.M. THIS 28th DAY OF FEBRUARY, 1990 AND DULY RECORDED IN PLAT BOOK 65 ON PAGES 166 AND 167.

JOHN B. DUNKLE, CLERK
BY: *Patricia U. Plead*, D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE JONES OLEN COMPANY A NEVADA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS INDIAN SPRING PARCEL EIGHT, BEING A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35 RUN S00°15'41"E ALONG THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF A 100 FOOT WIDE RIGHT-OF-WAY FOR MILITARY TRAIL AS SHOWN IN ROAD PLAT BOOK 2 AT PAGE 26 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 693.57 FEET; THENCE, DEPARTING FROM SAID LINE, S89°17'49"W A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 10 FOOT WIDE STRIP OF ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 2439 AT PAGE 983 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN S00°15'41"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1976.44 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-27; THENCE S89°26'59"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 802.61 FEET TO THE SOUTHEAST CORNER OF INDIAN SPRINGS PLAT NO. 1, AS RECORDED IN PLAT BOOK 31 AT PAGES 43 THROUGH 47 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N00°15'41"W ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 1999.49 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 15TH AVENUE, AS SHOWN ON SAID PLAT; THENCE N89°17'49"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 777.43 FEET; THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S45°28'58"E A DISTANCE OF 35.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 36.853 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A AS SHOWN HEREON IS HEREBY RESERVED BY THE JONES OLEN COMPANY A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT B THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JONES OLEN COMPANY A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE MAINTENANCE AND THE MAINTENANCE ACCESS EASEMENT SHOWN HEREON ARE HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JONES OLEN COMPANY A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, MAINTENANCE ACCESS AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JONES OLEN COMPANY A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
6. THE 25 FOOT P.U.D. BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JONES OLEN COMPANY A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
8. THE SAFE SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY JONES OLEN COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTAINING SAFE SIGHT DISTANCES AT INTERSECTING ROADWAYS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO BUILDINGS, STRUCTURES, OR SHRUBBERY OVER 30 INCHES HIGH PLACED WITHIN SAID SAFE SIGHT DISTANCE EASEMENT.

(SEE ADDITIONAL DEDICATION NO.9 IN NEXT COLUMN.)

IN WITNESS WHEREOF, JONES OLEN COMPANY, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF December, 1989.

ATTEST: *Jeanette C. Bullington* BY: *Robert V. Jones*
JEANETTE C. BULLINGTON VICE PRES. ROBERT V. JONES, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
BROWARD COUNTY)

BEFORE ME PERSONALLY APPEARED ROBERT V. JONES AND JEANETTE C. BULLINGTON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE JONES OLEN COMPANY, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28th DAY OF December, 1989.

MY COMMISSION EXPIRES: Feb. 5th 1990 *George White*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA)
ORANGE COUNTY)

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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6268 AT PAGE 1628 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 VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF December, 1989.

OLEN PROPERTIES CORPORATION,
A CORPORATION OF THE STATE OF CALIFORNIA

ATTEST: *Jeanette C. Bullington* BY: *Dale M. Lyon*
JEANETTE C. BULLINGTON, VICE PRESIDENT DALE M. LYON, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
ORANGE COUNTY)

BEFORE ME PERSONALLY APPEARED DALE M. LYON AND JEANETTE C. BULLINGTON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF OLEN PROPERTIES CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 22nd DAY OF December, 1989.

MY COMMISSION EXPIRES: April 15, 1991 *Babon C. Miller*
NOTARY PUBLIC

(DEDICATION NO. 9)

9. TRACT C AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY AND OTHER PROPER PURPOSES.

TITLE CERTIFICATION

STATE OF FLORIDA)
PALM BEACH COUNTY)

WE, TICOR TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE JONES OLEN COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

TICOR TITLE INSURANCE COMPANY
DATE: Jan 16, 1990 BY: *JAMES C. CARELS*, C.I.S.C.I.C.
FOR THE COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 16 DAY OF January, 1990.
Steven O. Kruger
STEVEN O. KRUGER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4722

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S00°15'41"E ALONG THE EAST LINE OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS:
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND, SHOWN THUS:
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE, OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT WILL BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC. 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF February, 1990.

BY: *Carol J. Elmqvist*
CAROL J. ELMQUIST, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *Grilla Dewart*
BOARD OF COUNTY COMMISSIONERS
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF February, 1990.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

P.U.D. TABLE

TOTAL ACREAGE	36.85 AC.
DENSITY	12.2 D.U.
UNITS	450 UNITS
BUILDING COVERAGE	8.91 ACRES
WATER MANAGEMENT ACREAGE	1.63 ACRES
ROADS	0.12 ACRES
ZONING PETITION NO.	73-52 (D)

Ret. 73-52
Allocation #0001

0259-013

65/66

STANLEY CONSULTANTS OF FLORIDA, INC.
ENGINEERS • PLANNERS • SURVEYORS
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 662-7444

DRAWN	D.L.S.	DATE	DEC. 20, 1989	INDIAN SPRING PARCEL EIGHT A PART OF INDIAN SPRING P.U.D.
CHECKED	S.T.K.	SCALE	NONE	
DRAWING NO.	VOL: PLAT9 DOC: 10089PL			SHEET 1 OF 2

SUBDIVISION - INDIAN SPRING PARCEL EIGHT
 PLAT 66
 COUNTY OF PALM BEACH
 SECTION 35
 TOWNSHIP 45 SOUTH
 RANGE 42 EAST
 SHEET 1 OF 2
 DATE 1-16-90
 BY *Stanley Consultants*

TAZ 453

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL BOARD OF COUNTY COMMISSIONERS

SEAL THE JONES OLEN COMPANY

SEAL NOTARY PUBLIC

SEAL OLEN PROPERTIES CORPORATION

