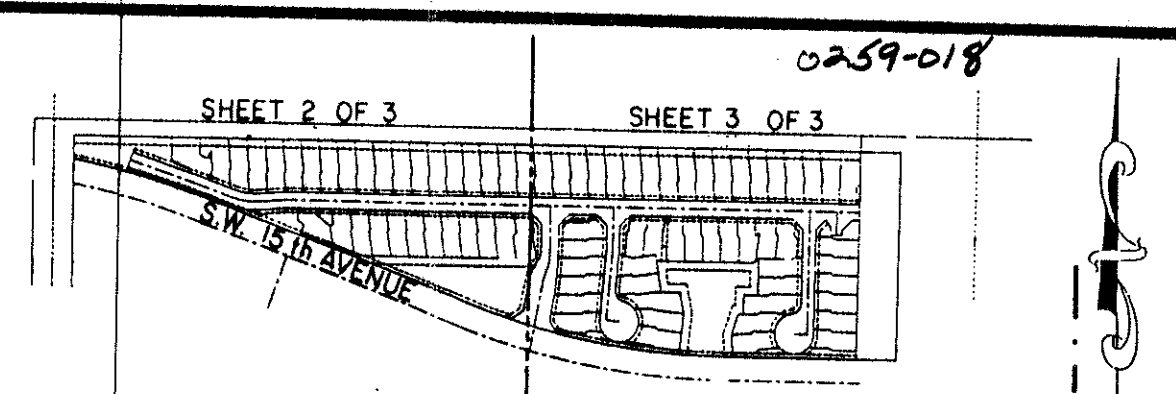


THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
NOVEMBER - 1992

INDIAN SPRING PLAT NO. 7

A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT

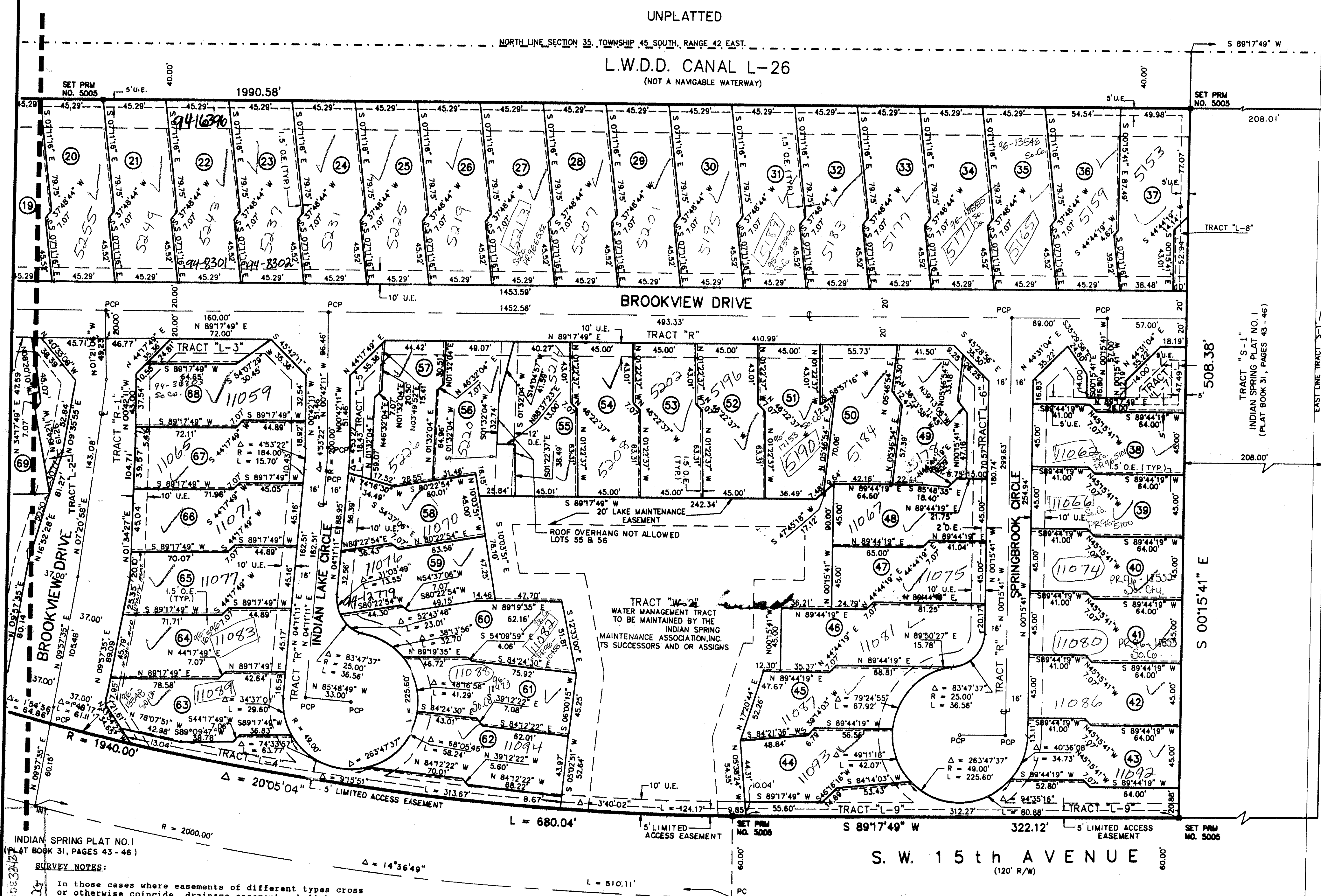
LYING IN THE NORTHEAST ONE QUARTER OF SECTION 35,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA
AND BEING A REPLAT OF TRACT "S-1", INDIAN SPRING PLAT NO. 1, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 46 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE EAST 208.00 FEET THEREOF
SHEET 3 OF 3



158

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1993 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN,
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK



UNPLATTED

NORTH LINE SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

L.W.D. CANAL L-26
(NOT A NAVIGABLE WATERWAY)

BROOKVIEW DRIVE

INDIAN SPRING PLAT NO. 1
(PLAT BOOK 31, PAGES 43 - 46)

MILITARY TRAIL
(STATE ROAD 809)

ACREAGE
UNPLATTED

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PET. 73-52
ALLOC. #0001
(CREDIT ALREADY USED)

PUD TABULAR DATA	
ZONING PETITION NUMBER	73-52E
TOTAL AREA THIS PLAT	15.8129 ACRES
AREA OF OPEN SPACE (TRACTS L-1 THROUGH L-10)	0.6425 ACRES
AREA OF PRIVATE ROADWAY (TRACT R B R-1)	2.8731 ACRES
AREA OF WATER MANAGEMENT (TRACT W-1 AND W-2)	1.7242 ACRES
TOTAL NUMBER OF LOTS THIS PLAT	80
DENSITY PROPOSED THIS PLAT	5.06 UNITS/ACRE
AREA OF RESIDENTIAL LOTS	10.1886 ACRES
LAND USE - SINGLE FAMILY PATIO HOMES	
AREA OF TRACT "F" (RECREATION TRACT)	0.4045 ACRES

- TYPICAL LEGEND NOTES:
- A - ARC LENGTH
 - CL - CENTERLINE
 - ESMT - EASEMENT
 - NO - NUMBER
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - P.C.P. - PERMANENT CONTROL POINT
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - RGE - RANGE
 - SEC. - SECTION
 - TWP. - TOWNSHIP
 - TYP. - TYPICAL
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - Δ - DELTA (CENTRAL ANGLE)
 - O - DENOTES P.C.P.
 - - DENOTES P.R.M. #5005
 - O.E. - OVERHANG EASEMENT
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - N.D.D. - LINE NORTH DRAINAGE DISTRICT

6. Bearings shown hereon are relative to the Plat of "Indian Spring Plat No. 1", as recorded in Plat Book 36 at Pages 184-186 of the Public Records of Palm Beach County, Florida bearing North 89°17'49" West along the North line of Tract "S-1".
7. P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument Marked No. 4606.
8. U.E. - indicates utility easement.
9. D.E. - indicates drainage easement.
10. P.C.P. - indicates Permanent Control Point (nail in brass survey cap).
11. P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
12. Lines intersecting curves are non-radial unless shown otherwise.

SUBDIVISION * PL. 7
BOOK 71
FLOOD ZONE AH-20
ZIP CODE 33434
PUD NAME: INDIAN SPRING
73-52
PLAT NO. 7

SURVEY NOTES:

In those cases where easements of different types cross or otherwise coincide, 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 use rights granted.

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

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 or utility easements which are provided for water and sewer use.

Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.

INDIAN SPRING PLAT NO. 7 7/1/58

0259-018