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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:08 AM
THIS 5 DAY OF FEBRUARY
AD, 1979 AND DULY RECORDED
IN PLAT BOOK 35 ON PAGES
191 AND 192
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

191



PLAT OF FOREST GROVE PATIO HOMES

A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER
OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

ACREAGE SUMMARY		
(P, A, U, & D)	TRACT "A" ROAD RIGHTS-OF-WAY	1.15 AC.
(WATER MANAGEMENT)	TRACT "B"	0.59 AC.
(RECREATION)	TRACT "C"	0.85 AC.
	BUILDING AREA & OPEN SPACE	12.65 AC.
	TOTAL	15.24 AC.

PLANNED UNIT DEVELOPMENT DATA		
TOTAL AREA THIS PLAT	15.24 AC.	
LESS ROAD RIGHT-OF-WAY	1.15 AC.	
EFFECTIVE BASE RESIDENTIAL AREA	14.09 AC.	
TOTAL UNITS THIS PLAT	92 UNITS	
DENSITY	6.04 units/AC.	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNER OF THE LAND AS SHOWN HEREDON, BEING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREDON AS FOREST GROVE PATIO HOMES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PIPING ROCK DRIVE AS SHOWN ON THAT CERTAIN PLAT OF THE VILLAS OF GREEN GLEN II AS RECORDED IN PLAT BOOK 35 AT PAGES 67 THROUGH 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT BEING A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING N 75°22'41" W FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 23°30'13" FOR AN ARC DISTANCE OF 110.76 FEET TO A POINT OF TANGENCY; THENCE S 8°52'54" E FOR 331.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1434.85 FEET AND A CENTRAL ANGLE OF 17°03'16" FOR AN ARC DISTANCE OF 427.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1870.00 FEET AND A CENTRAL ANGLE OF 17°17'41" FOR AN ARC DISTANCE OF 564.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET AND A CENTRAL ANGLE OF 51°01'26" FOR AN ARC DISTANCE OF 565.49 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE LAST DESCRIBED CURVE FOR 4°12'50" FOR AN ARC DISTANCE OF 46.70 FEET; THENCE S 9°17'40" E, RADIAL TO THE LAST DESCRIBED CURVE, FOR 10.00 FEET TO A POINT ON THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 17°47'21" FOR AN ARC DISTANCE OF 200.26 FEET TO A POINT OF TANGENCY; THENCE N 81°30'19" W FOR 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 996.04 FEET AND A CENTRAL ANGLE OF 14°42'19" FOR AN ARC DISTANCE OF 255.64 FEET; THENCE S 83°47'22" W FOR 367.77 FEET; THENCE S 39°14'46" W FOR 35.07 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; (ALL OF THE ABOVE COURSES ARE ALONG THE PROPOSED EASTERLY, SOUTHEASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF PIPING ROCK DRIVE); THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 4054.00 FEET AND A CENTRAL ANGLE OF 5°22'40" FOR AN ARC DISTANCE OF 380.51 FEET TO A POINT OF TANGENCY; THENCE S 0°04'49" W FOR 252.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF L.W.D.D. LATERAL L-28 (SAID LAST MENTIONED TWO COURSES WERE ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF INDIAN SPRING TRAIL); THENCE N 89°26'34" E, ALONG SAID NORTH RIGHT-OF-WAY LINE OF L.W.D.D. LATERAL L-28, FOR 975.00 FEET; THENCE N 0°33'26" W FOR 690.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.24 ACRES MORE OR LESS.

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

- TRACT "A" (ROAD RIGHT-OF-WAY) IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR ROAD, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE ACCESS WAY AS SHOWN IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "B" (WATER MANAGEMENT TRACT), IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "C" (RECREATION AREA), IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR RECREATIONAL AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 11 DAY OF January, 1979.

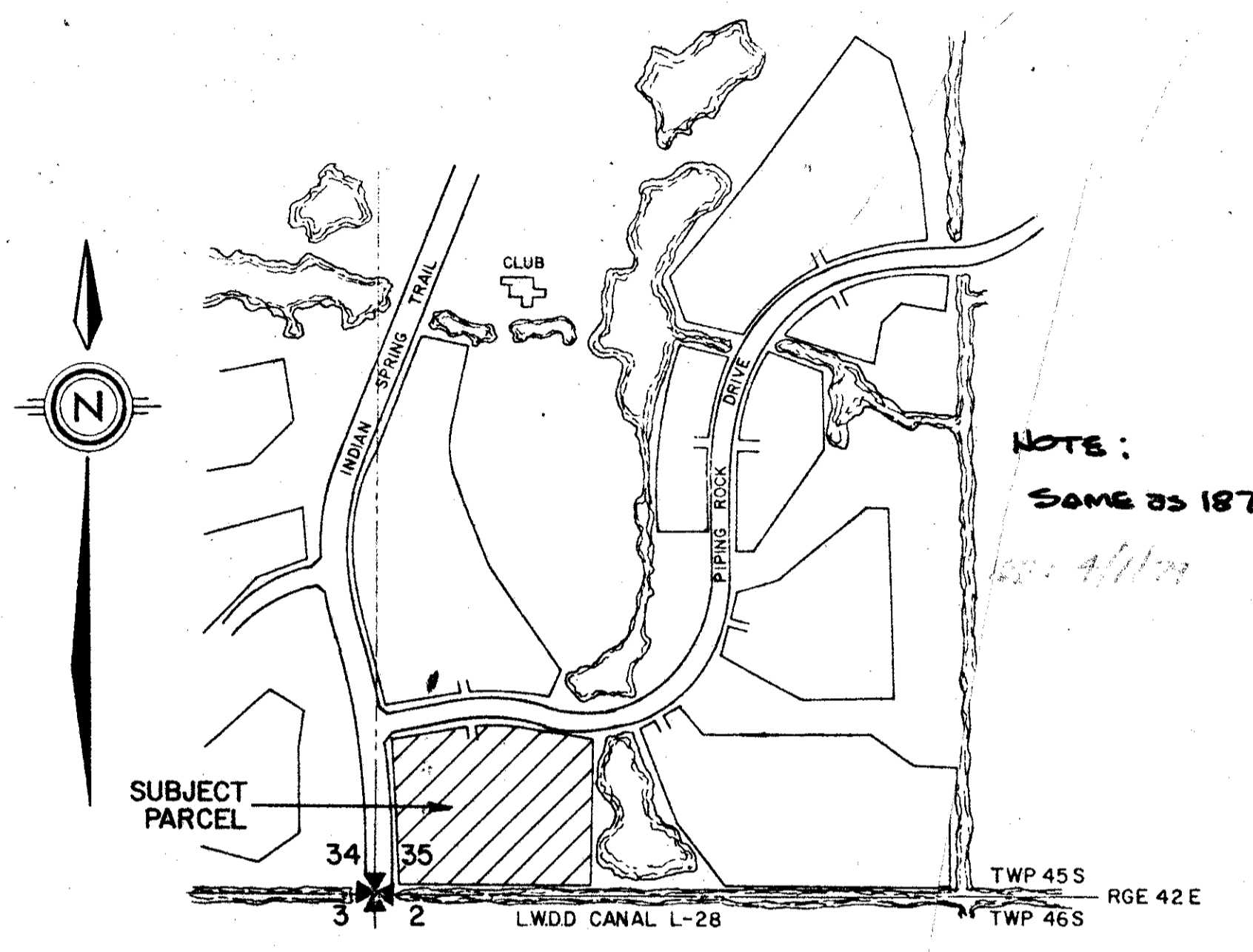
CADILLAC FAIRVIEW INDIAN SPRING, INC., A CORPORATION OF THE STATE OF FLORIDA.
 ATTEST: *[Signature]* BY *[Signature]*
 LARRY NEWMAN, SECRETARY MICHAEL WARREN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED MICHAEL WARREN AND LARRY NEWMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS MICHAEL WARREN, PRESIDENT, AND LARRY NEWMAN, SECRETARY, RESPECTIVELY OF SAID CADILLAC FAIRVIEW INDIAN SPRING, INC., 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 11 DAY OF January, 1979.
 NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: March 30, 1982



LOCATION MAP
NTS

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
 COUNTY OF NEW YORK } ss

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREDON 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 2287 AT PAGES 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREDON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREDON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF January, 1979.

CITIBANK N.A. OF NEW YORK, A CORPORATION OF THE STATE OF NEW YORK.

ATTEST: *[Signature]* BY: *[Signature]*
 ELLEN D. SIMONS, P. BY: ROBERT W. WEAVER, V.P.
 ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED Robert W. Weaver and ELLEN D. SIMONS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ACCOUNT OFFICER OF CITIBANK N.A. OF NEW YORK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID 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 19 DAY OF January, A.D., 1979.
 NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: March 30, 1979

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } ss

I, MARSHALL B. WOOD JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRING, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREDON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: Feb 21, 1979 ATTORNEY: *[Signature]*

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREDON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE HEREDON DESCRIBED PROPERTY, AND 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: 27TH DAY OF FEBRUARY, 1979
 BY: *[Signature]*
 ROBERT C. FINLAY
 REGISTERED SURVEYOR NO. 2576
 STATE OF FLORIDA

NOTES:

- THE BEARINGS AS SHOWN HEREDON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS: ————
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THIS: ————

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, A.D., 1979.
 BY: *[Signature]*
 BILL BAILEY, CHAIRMAN

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, A.D., 1979.
 BY: *[Signature]*
 HERBERT KAHLERT, COUNTY ENGINEER

ATTEST:
 JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: *[Signature]*
 DEPUTY CLERK

0259-305



SHEET NO. 1 - SIGNATURE SHEET
 SHEET NO. 2 - LOT LAYOUT SHEET
 SEE SHEET 1 OF 2 FOR AREA SUMMARY AND PLANNED UNIT DEVELOPMENT TABULATION.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY SMITH IN THE OFFICE OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770

35/45/42

36/191

EDM		E D M SURVEYING & MAPPING INC.	
2300 PALM BEACH LAKES BOULEVARD		SUITE 109 306 684 3770	
WEST PALM BEACH, FL. 33409			
DATE: NOV 1978	SCALE: 78-100	PLAT OF FOREST GROVE PATIO HOMES	

Forest Grove Patio Homes