

A PART OF A P.U.D.

REPLAT FOREST GROVE PATIO HOMES

BEING A REPLAT OF FOREST GROVE PATIO HOMES, PLAT BOOK 36, PAGES 191 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLA. LYING IN THE SW. 1/4 OF SECTION 35, TWP. 45 SO. RGE. 42 E., PALM BEACH COUNTY, FLA.

APRIL 1979

87

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:58 am THIS 11th DAY OF APRIL 1979 IN PLAT BOOK 36 ON PAGES 191 AND 192

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

FLOOD ZONE 'B'

DEDICATION.

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION OWNER OF THE LAND AS SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT FOREST GROVE PATIO HOMES, A PART OF A P.U.D., 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°01'27" 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 367.78 FEET; THENCE S39°14'46"W FOR 85.07 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 252.05 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 690.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.24 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON 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.
- TRACTS "D", "E", AND "F" AS SHOWN ARE HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR ACCESS, PARKING, 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.
- RESERVING UNTO THE DEVELOPER AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UNDERGROUND ELECTRICAL FACILITIES, WHICH IS HEREBY GRANTED TO FLORIDA POWER & LIGHT CO. AND SOUTHERN BELL TELEPHONE CO., THEIR SUCCESSORS AND ASSIGNS, OVER TRACTS A,C,D,E, AND F.

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 11th DAY OF April 1979.

ATTEST: *[Signature]* LARRY NEWMAN, SECRETARY
BY: *[Signature]* MICHAEL WARREN, PRESIDENT

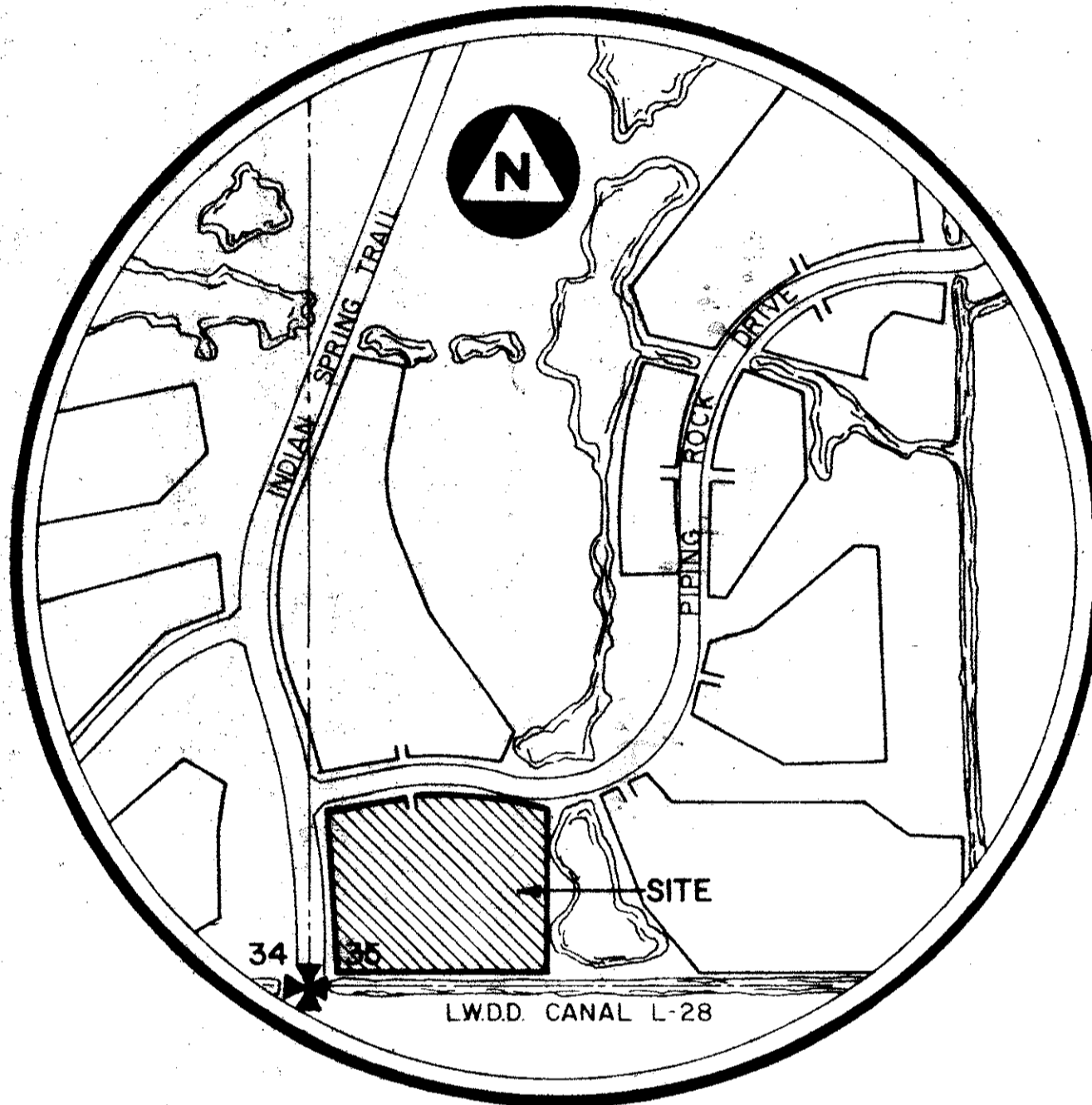
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED MICHAEL WARREN AND LARRY NEWMAN, TO ME WELL KNOW 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 11th DAY OF April 1979.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: *[Signature]*



LOCATION MAP
N.T.S.

ACREAGE SUMMARY		
(P, A, U, & D)	TRACT "A" ROAD RIGHTS-OF-WAY	1.1500 AC.
(WATER MANAGEMENT)	TRACT "B"	0.5808 AC.
(RECREATION)	TRACT "C"	0.8471 AC.
	TRACT "D"	4.7599 AC.
	TRACT "E"	1.5778 AC.
	TRACT "F"	0.8733 AC.
	LOTS	5.4467 AC.
	TOTAL	15.2356 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.

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 HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE April 11, 1979
ATTORNEY MARSHALL B. WOOD, JR.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

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, 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: 12 DAY OF APRIL 1979.

BY: *[Signature]*
W. R. YAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

NOTES:

- THE BEARINGS AS SHOWN HEREON 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 THUS:
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS:

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF APRIL A.D. 1979.

BY: *[Signature]* DENNIS HOCHLER
CHAIRMAN
DENNIS HOCHLER VICE

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF APRIL A.D. 1979.

BY: *[Signature]* HERBERT KARLERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]* DEPUTY CLERK

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0259-305

37/87

35/45/42

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK AND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 209, WEST PALM BEACH, FL. 33409. PHONE 689-2441.

BENCH MARK
land surveying and mapping, inc.

REPLAT FOREST GROVE PATIO HOMES
AT INDIAN SPRING PROJECT

DATE	1979
BY	

4-6-79

Replat Forest Grove Patio Homes P.ud