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# Fountains South

A PLANNED UNIT DEVELOPMENT

PHASE 1

## A REPLAT OF PART OF BLOCK 31, PALM BEACH FARM COMPANY PLAT #3, PLAT BOOK 2, PAGE 48, IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on this 26 day of March 1981, and duly recorded in Plat Book 2 on Pages 33 and 34  
JOHN B. DUNKLE, Clerk Circuit Court  
By Dyle Shireffo

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that City National Bank of Miami, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551, owner of the land shown hereon, being in Tracts 34 through 37, and in the 30 foot reservation between said tracts, Block 31, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, said reservation being abandoned by Resolution Number R-78-664, and recorded in Official Record Book 2882, Pages 690 and 691, all in the Public Records of Palm Beach County, Florida, this parcel being shown hereon as FOUNTAINS SOUTH PHASE 1, being more particularly described as follows:

Commencing at the South Quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East (assumed bearing datum) along the East line of the West half of Section 34, a distance of 2,389.00 feet; thence North 87°23'52" West, 40.00 feet to the POINT OF BEGINNING; thence South 47°36'08" West, 35.36 feet; thence North 87°23'52" West, 75.00 feet to a point of curvature; thence westerly along an arc of a curve concave to the North, having a radius of 246.00 feet and a central angle of 30°00'00", a distance of 128.81 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the South, having a radius of 504.00 feet and a central angle of 45°00'00", a distance of 395.84 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the North, having a radius of 496.00 feet and a central angle of 19°33'34", a distance of 169.32 feet; thence South 07°09'42" West along a line radial to the previous course, 108.00 feet; thence South 40°07'05" East, 33.92 feet; thence South 02°36'08" West, 52.99 feet to a point of curvature; thence southerly along an arc of a curve concave to the East, having a radius of 625.00 feet and a central angle of 24°06'13", a distance of 262.93 feet to a point of tangency; thence South 21°30'05" East, 65.00 feet; thence North 68°23'55" East, 50.00 feet; thence North 21°30'05" West, 22.57 feet; thence East, 241.05 feet; thence North 21°30'05" West, 205.78 feet; thence North along a line radial to the subsequent course, 184.63 feet; thence easterly along an arc of a curve concave to the South, having a radius of 396.00 feet and a central angle of 32°36'08", a distance of 225.33 feet to a point of reverse curvature; thence easterly along an arc of a curve concave to the North, having a radius of 354.00 feet and a central angle of 30°00'00", a distance of 185.35 feet to a point of tangency; thence South 87°23'52" East, 75.00 feet; thence South 42°23'52" East, 35.36 feet to a line that is 40.00 feet West of and parallel with the East line of the West half of said Section 34; thence North 02°36'08" East, along said parallel line, 158.00 feet to the POINT OF BEGINNING, containing 4.351 acres, more or less.

have caused the same to be surveyed and platted and do hereby dedicate as follows:

- STREETS: The tracts shown as FOUNTAINS DRIVE SOUTH and FOUNTAINS GREEN DRIVE are hereby dedicated to the FOUNTAINS SOUTH PROPERTY OWNERS ASSOC., a Florida corporation not for profit, and are the perpetual maintenance obligation of said association. Said tracts may also be used for the construction and maintenance of utility and drainage systems.
- EASEMENTS:
  - The utility and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
  - The limited access easement as shown is hereby dedicated to the Board of 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 SENIOR VICE PRESIDENT and attested by its TRUST OFFICER and its corporate seal to be affixed hereto by and with the authority of the Beneficiaries of Trust 5004551 this 3rd day of June, 1980.

CITY NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN LAND TRUST AGREEMENT DATED NOVEMBER 1, 1979, AND KNOWN AS TRUST 5004551  
By: David Burnego  
SENIOR VICE PRESIDENT AND TRUST OFFICER

STATE OF FLORIDA : SS  
COUNTY OF DADE : SS  
BEFORE ME personally appeared CLIFFORD L. MARX and DAVID BURNEGO to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as TRUST OFFICER and TRUST OFFICER of City National Bank of Miami, a National Banking Association, as Trustee of said Trust 5004551, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that it was affixed to said instrument and that said instrument is the free act and deed of said corporation.  
WITNESS my hand and official seal this 3rd day of JUNE, 1980.

Bonnie A Clayton  
Notary Public, State of Fla., at Large  
My commission expires: 3/2/81

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE

I, Steven J. Kravitz, 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 in City National Bank of Miami, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551; that the current taxes have been paid; and that I find the property is encumbered only by the mortgage shown hereon, and that said mortgage is true and correct.

Date February 1, 1981

Steven J. Kravitz  
Attorney-at-Law

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 1209 at Pages 1172 and 1231 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 hereon by and with the authority of its Board of Directors this 6th day of JUNE, 1980.

### ATTEST:

Thomas H Scott  
Adm. Vice Pres.

CITICORP REAL ESTATE, INC.  
a corporation of the State of Delaware  
By: C. Robert Burgess  
C. Robert Burgess, Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME personally appeared C. Robert Burgess and Thomas H Scott, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President of Citicorp Real Estate, Inc., a Delaware corporation and severally acknowledged to and before me that they executed such instrument as the corporate seal 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 6th day of JUNE, 1980.

Julia M. Marcia  
Notary Public, State of Florida, at large  
My commission expires:

### P.U.D. DATA

AREAS	
Housing Tract Area	1.893 Ac
Road R/W Area	2.458 Ac
Total Area of Phase I	4.351 Ac
<b>OPEN SPACE</b>	
Residential Open Space (65% of Housing Tract Area)	1.231 Ac
Total Open Space Area	1.231 Ac (equals 28% of Phase I)
<b>DENSITY</b>	
Total Number of Units	14
Area of Phase I	4.351 Ac
Density Phase I	3.22 units/acre

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 4th day of February, 1981.

By: Frank Foster  
Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 4th day of February, 1981.

By: Herbert Kahlert  
County Engineer

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

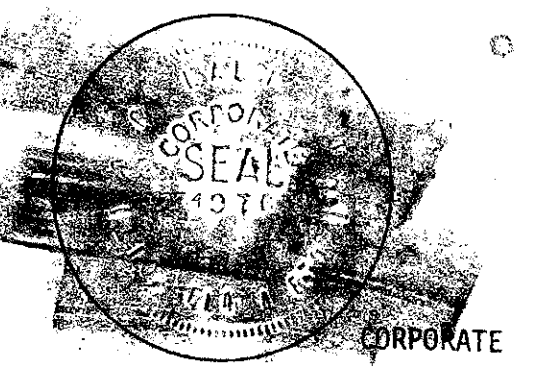
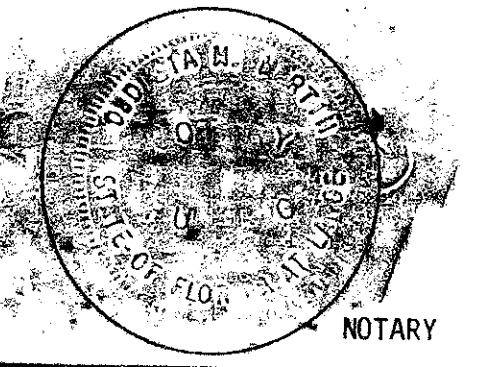
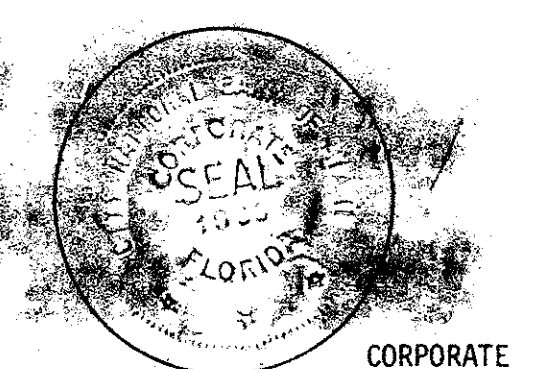
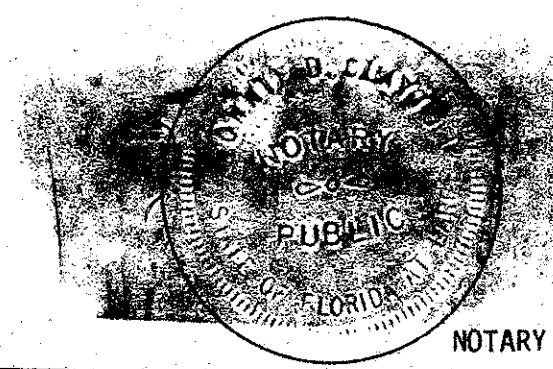
By: Debra Tuley  
Deputy Clerk

### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision 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 placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County 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 February 10, 1981

Dennis Painter  
Dennis Painter  
Registered Land Surveyor  
Certificate No. 3542  
State of Florida



REVISED FEBRUARY 10, 1981

ADAIR & BRADY, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
LAKE WORTH WEST PALM BEACH ORLANDO

FOUNTAINS SOUTH  
PHASE I  
RECORD PLAT  
FP 823 1 OF 2

This instrument was prepared by:  
Dennis Painter, RLS  
ADAIR & BRADY, INC.  
1958 South Congress Avenue  
West Palm Beach, Florida.

DR G.W. FB F.S. SCALE NONE  
CHKD. d.p. I & II DATE MARCH 80  
APPR. JOB NO. 0509

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