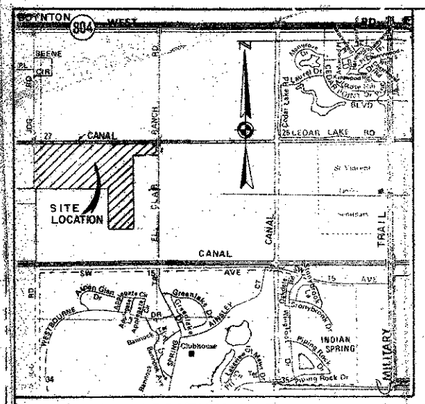
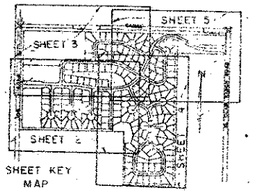
DRAWING NUMBER 52/145

PLAT HOLD CORPORATION • IRVINE, CALIFORNIA



LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

PLAT OF INDIAN WELLS A P.U.D.

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

OCTOBER, 1985

DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27; TOWNSHIP 45 SOUTH, RANGE 42 EAST; PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; RUN S 89°-58'-05" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 665.95 FEET; THENCE S 00°-01'-55" W A DISTANCE OF 53.00 FEET; THENCE S 89°-58'-05" E A DISTANCE OF 332.97 FEET; THENCE N 0°-01'-32" E A DISTANCE OF 53.00 FEET; THENCE S 89°-58'-05" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 1331.89 FEET; THENCE S 00°-04'-36" E A DISTANCE OF 63.86 FEET; THENCE S 89°-58'-05" E A DISTANCE OF 293.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD CLAIS RANCH ROAD; SAID RIGHT-OF-WAY LINE BEING 40.00 FEET NORMALLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE S 00°-06'-12" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 268.31 FEET; THENCE N 89°-53'-48" E ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1322.24 FEET; THENCE S 89°-58'-05" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 667.93 FEET; THENCE N 0°-00'-01" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 665.35 FEET; THENCE S 89°-58'-05" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 1334.46 FEET; THENCE N 0°-06'-09" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 1322.02 FEET TO THE POINT OF BEGINNING. ---- CONTAINING 75.24 ACRES

LESS AND EXCEPT THE EAST 40 FEET OF THE WEST 80.0 FEET OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH. S.S.

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN WELLS, INC., DOUGLAS STEWART, GARY LUING, [illegible] OWNERS OF THE LAND SHOWN HEREON AS INDIAN WELLS A P.U.D., BEING PART OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS
THE STREETS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. WATER MANAGEMENT TRACTS
THE WATER MANAGEMENT TRACTS "A, B, C, D, AND "E" SHOWN HEREON ARE HEREBY DEDICATED TO INDIAN WELLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE RESERVED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR CONTROL AND JURISDICTION OF ACCESS RIGHTS.

4. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES AND CABLE T.V. FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. RECREATION AREA
PARCEL B AS SHOWN HEREON, IS HEREBY DEDICATED TO THE INDIAN WELLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY

6. TRACT "R" IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, ITS' SUCCESSORS AND ASSIGNS, FOR THE MAINTENANCE AND CONSTRUCTION OF THE L-25 CANAL, WITHOUT RECOURSE TO [illegible]

DEDICATION Cont'd

7. ADDITIONAL RIGHT-OF-WAY, FOR THE ROAD AND BE CLAIS RANCH ROAD AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY.

8. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE INDIAN WELLS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN HEREON NOW OR IN THE FUTURE.

9. THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY GRANTED IN PERPETUITY TO P.B. COUNTY UTILITIES, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

10. THE LANDSCAPE AND BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE INDIAN WELLS HOMEOWNERS ASSOCIATION, INC., FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. 40' LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO INDIAN WELLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. PARCEL C AS SHOWN HEREON IS RESERVED FOR FUTURE DEVELOPMENT.

13. TRACT "G" SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR FUTURE ROAD RIGHT-OF-WAY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 14th DAY OF October A.D. 1985.

Margaret Solerno — Earl Lillian Jr.
WITNESS AS TO ALL — EARL LILLIAN JR.

Joseph A. Klein — D. Stewart
WITNESS AS TO ALL — DOUGLAS STEWART

Janet C. Seitz — Gary Luing
WITNESS AS TO ALL — GARY LUING

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED EARL LILLIAN JR., DOUGLAS STEWART, AND GARY LUING, TO ME WELL KNOWN AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF October A.D. 1985.

NOTARY PUBLIC Jeanette Sutton
MY COMMISSION EXPIRES: 11-21-1988

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER AND HOLDER OF A MORTGAGE, DATED NOVEMBER 20, 1984, FILED NOVEMBER 26, 1984 IN OFFICIAL RECORD BOOK 4801, PAGES 1233-1236, WHICH WAS MODIFIED AND CONSOLIDATED FEBRUARY 26, 1985, AFFECT AN ADDITIONAL ADVANCE, BY INSTRUMENT FILED FEBRUARY 26, 1985 IN OFFICIAL RECORD BOOK 4877, PAGES 335-342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BY ITS EXECUTION HEREOF, MORTGAGEE JOINS IN THE DEDICATIONS SET FORTH IN PARAGRAPHS 3, 6, 7, 8 HEREON, FOR THE PURPOSE OF SUBORDINATING ITS INTERESTS TO PALM BEACH COUNTY AND THE LAKE WORTH DRAINAGE DISTRICT, AS INDICATED.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF OCTOBER, 1985.

BY: H. Loy Anderson
H. LOY ANDERSON
PRESIDENT
FLORIDA NATIONAL BANK

Charles J. O'Mara
EXECUTIVE VICE-PRESIDENT
CHARLES J. O'MARA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME, PERSONALLY APPEARED H. LOY ANDERSON AND CHARLES J. O'MARA, TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE-PRESIDENT OF FLORIDA NATIONAL BANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF October, A.D. 1985.

MY COMMISSION EXPIRES: 3-23-87
NOTARY PUBLIC Karen A. Kearney

27/4 4/4
SEC. 27 — Jackson Wells
BOOK 52 — 145
PAGE(S) 8 — 125A
COUNTY 35 — 33837
RE
RECORDED

THIS INSTRUMENT PREPARED BY: N.W. LEE FORE SHALLOWAY, INC. ENGINEERS, PLANNERS AND SURVEYORS 932 N. DIXIE HWY. LAKE WORTH, FL 33460

SITE DATA

TOTAL GROSS AREA	75.24 AC
TOTAL NUMBER OF UNITS	348
GROSS DENSITY	4.62
RESIDENTIAL USE	64%
COMMERCIAL USE	0%
GOVERNMENTAL SERVICES	0%
STREETS AND TRANSPORTATION	36%
OPEN SPACE	164
WATER MGMT. AND RECREATION	5.24 AC
BUFFER ZONES	7.19 AC
SPECIAL AREAS (PARKS)	4.4 AC
ROAD RIGHT-OF-WAY DEDICATION	1.81 AC
LAKE BANKS OF MAINTENANCE	4.45 AC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET, AS REQUIRED BY LAW 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.

SURVEYOR'S SEAL

C. Rayman
CHET N.F. RAYMAN
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2631

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, HERBERT C. GIBSON, 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 THIS PROPERTY IS VESTED TO EARL STEWART JR., DOUGLAS STEWART, AND GARY LUING AND 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, AND THAT THERE ARE NO OTHER ENCUMBERENCES OF RECORD.

Oct 15, 1985 — Herbert C. Gibson
DATE — HERBERT C. GIBSON
ATTORNEY-AT-LAW
ADDRESS: SUITE 400, 323 1st. STREET
W.P.B. FLA. 33402.

ENGINEER'S SEAL

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 4th DAY OF June, 1986.

BY: Karen T. Marcus
KAREN T. MARCUS - CHAIR

ATTEST: JOHN B. DUNKLE, Clerk
BY: Patricia E. Miller
DEPUTY CLERK

COUNTY COMMISSIONERS SEAL

TURNOUT REQUIRED

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF June 1986.

BY: H. Kahlert
HERBERT KAHLERT — COUNTY ENGINEER

NOTARY SEAL

CORPORATE SEAL

52/145

SHALLOWAY inc
TELEPHONE 305/585-7822 932 N. DIXIE HIGHWAY LAKE WORTH, 33460

SHEET 1 OF 5

INDIAN WELLS

26 026355

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 11:31 AM this 31st day of January, 1986 and duly recorded in plat Book No. 52 on pages 145 thru 149

JOHN B. DUNKLE,
Clerk Circuit Court
BY: [illegible], D.C.