

54/93

FOUNTAINS SOUTH TRACT B-3-2

SHEET 1 OF 2 SHEETS

REPLAT OF A PORTION OF BLOCK 31 OF PALM BEACH FARMS CO. PLAT No. 3 (P.B. 2, PG. 45-54, P.B.C.R.)
SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

93

Prepared By:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA
By: **FREDERICK E. CONROD III, P.L.S. #2816**

34/44/42
SUBDIVISION * Fountains S. Tract
BOOK 54 PAGE 93-94
FLOOD ZONE B FLOOD MAP # 170A
QUAD # 23 ZONING 1
SE ZIP CODE 33461
PUD NAME

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 10:41 AM THIS 11th
DAY OF September, 1986, A.D.
AND DULY RECORDED IN PLAT BOOK
NO. 54 ON PAGES 93
AND 94
JOHN B. DUNKLE, CLERK
By Frederick E. Conrod III, P.L.S. D.C.

DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FOUNTAINS OF PALM BEACH, a Joint Venture, owner of the land shown hereon, being a parcel of land in Tracts 25, 26, 28, 29, 30, 31 and 32, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, said lands being shown hereon as FOUNTAINS SOUTH TRACT B-3-2, more particularly described as follows:

A portion of PALM BEACH FARMS COMPANY PLAT NO. 3, lying in Section 34, Township 44 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida more particularly described as follows:

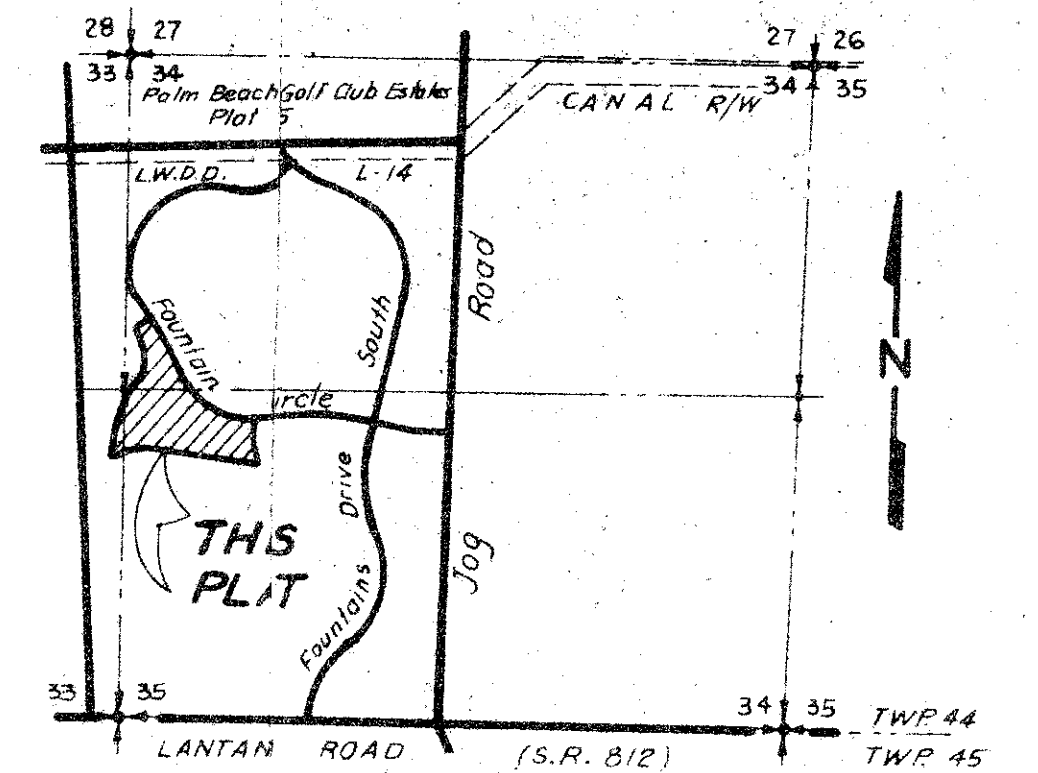
COMMENCE at the South quarter corner of said Section; thence North 02° 36' 08" East, along the East boundary of the southwest one-quarter (S.W. 1/4) of said Section, 1,798.58 feet; thence North 78° 00' 00" West, 1,612.23 feet; to the POINT OF BEGINNING; thence continue North 78° 00' 00" West, 849.18 feet; thence West 100.00 feet; thence South 67° 00' 00" West, 194.51 feet; thence North 17° 00' 00" West, 104.42 feet; thence North 17° 00' 00" East, 225.60 feet; thence North 52.81 feet; thence North 38° 00' 00" East, 265.00 feet; thence North 15° 00' 00" East, 150.00 feet; thence North 260.00 feet; thence North 34° 00' 00" West, 62.07 feet; thence North 56° 00' 00" East, along the boundary of FOUNTAINS SOUTH TRACT B-3-1 and B-6, according to the plat thereof, as recorded in Plat Book 47, Pages 198 through 200, of the Public Records of Palm Beach County, Florida, 132.92 feet, to a point on the South right-of-way line of Fountains Circle, as shown on said plat, said point also being on the arc of a radially tangent curve; thence southeasterly along said right-of-way line and along said right-of-way line as shown on the plat of FOUNTAINS SOUTH TRACT B-5, according to the plat thereof, as recorded in Plat Book 49, Pages 144-146, of said Public Records, and along the arc of said curve, being concave to the Southwest, having a radius of 670.00 feet, a delta of 24° 54' 52", an arc distance of 291.34 feet to a point of reverse curvature; thence southeasterly along said right-of-way line and its southeasterly prolongation, and along the arc of said curve, being concave to the northeast, having a radius of 630.00 feet, a delta of 66° 54' 52", an arc distance of 735.76 feet; thence tangent to said curve, South 76° 00' 00" East, 184.13 feet; thence South 31° 00' 00" East, along the boundary of Fountains Circle, as shown on the plat of FOUNTAINS SOUTH TRACT B-5, according to the plat thereof, as recorded in Plat Book 49, Page 98 through 100 of the Public Records of Palm Beach County, Florida, 35.36 feet; thence South 76° 45' 48" East along said boundary, 60.01 feet; thence South 14° 00' 00" West, 45.80 feet; thence southerly along the arc of a tangent curve, being concave to the East, having a radius of 370.00 feet, a delta of 35° 30' 00", an arc distance of 229.25 feet to a point of reverse curvature; thence southeasterly along the arc of said curve, being concave to the Southwest, having a radius of 1,530.00 feet, a delta of 01° 59' 00", an arc distance of 52.96 feet; thence South 70° 29' 00" West, along a radial line, 60.00 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 13.735 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties, their successors, and assigns, as follows:

- The Golf Cart Access Easement as shown is hereby dedicated for proper access purposes to FOUNTAINS COUNTRY CLUB, INC., a Florida corporation not for profit, its successors and assigns, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- The Parcel shown hereon as SAN MARINO WAY, is hereby dedicated as a private right-of-way for road purposes to FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, not for profit, its successors, and assigns, and is the perpetual maintenance obligation of said association, its successors, and assigns, without recourse to Palm Beach County. Said Parcel may also be used for the construction and maintenance of utility and drainage systems.
- The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.
- Parcels "B", "C" and "D" as shown hereon are hereby dedicated for open space purposes to and for the use and enjoyment of FOUNTAINS SOUTH ATRIUM HOMES ASSOCIATION, INC., a Florida corporation, not for profit, its successors, and assigns, and are the perpetual maintenance obligation of said association, its successors, and assigns, without recourse to Palm Beach County.
- Parcel "E", as shown hereon, is hereby dedicated for recreational purposes to and for the use and enjoyment of FOUNTAINS SOUTH ATRIUM HOMES ASSOCIATION, INC., a Florida corporation, not for profit, its successors, and assigns, and is the perpetual maintenance obligation of said association, its successors, and assigns, without recourse to Palm Beach County.
- Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
- Parcel "A", as shown hereon, is hereby dedicated in perpetuity for road purposes to FOUNTAINS SOUTH ATRIUM HOMES ASSOCIATION, INC., a Florida corporation, not for profit, its successors, and assigns, and is the perpetual maintenance obligation of said association, its successors, and assigns, without recourse to Palm Beach County. Said parcel may also be used for the construction and maintenance of utility and drainage systems.
- Parcel "F" and the drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage. Parcel "F" and drainage easements are the perpetual maintenance obligation of FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, not for profit, its successors, and assigns, without recourse to Palm Beach County.
- The Landscape Easement as shown hereon is dedicated to FOUNTAINS SOUTH ATRIUM HOMES ASSOCIATION, INC., for landscaping purposes and is the perpetual maintenance obligation of said association, without recourse to Palm Beach County.
- The Lake Maintenance Easement shown hereon is hereby dedicated to the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, not for profit, its successors and assigns, for proper purpose and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF the above named JOINT VENTURE has caused the presents to be signed by the Vice President of Goldlist Construction Incorporated and the Treasurer and Vice President of Trizec Properties, Inc. and their corporate seals affixed here to by and with the authority of their Boards of Directors this 4th and 5th day of June, 1986, respectively.



LOCATION SKETCH

P.U.D. DATA:

ACREAGE	13.735
DWELLING UNITS	52
RECREATION	0.313 ACRES
DWELLING UNITS / ACRE	3.79

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME personally appeared STEPHEN M. FLATT to me well known, and known to me to be the individual described in and who executed the foregoing instrument as VICE PRESIDENT of Goldlist Construction Incorporated, a joint venture of FOUNTAINS OF PALM BEACH, a Joint Venture and severally acknowledged to and before me that he executed such instrument as such officer of said corporation on behalf of the said partnerships and that the corporate seal affixed to the foregoing instrument is the 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 4th day of JUNE, A.D., 1986.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN DIEGO }
BEFORE ME personally appeared UBREY MACLEAN and TOM STEPHENSON to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as TREASURER and VICE PRESIDENT of Trizec Properties Inc., a joint venture of FOUNTAINS OF PALM BEACH, a Joint Venture, and severally acknowledged to and before me that the executed such instrument as such officers of said corporation on behalf of the said partnerships and that the corporate seal affixed to the foregoing instrument is the 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 5th day of JUNE, A.D., 1986.

TITLE CERTIFICATE

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
I, CHARLES W. EDGAR, III, 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 FOUNTAINS OF PALM BEACH, a Joint Venture; that the current taxes have been paid; and that the property is encumbered only by the mortgage shown hereon; and that said mortgage is true and correct, and that there are no other encumbrances of record.
Date: August 13, 1986 By: Charles W. Edgar, III, Attorney-at-law

MORTGAGEE'S CONSENT

STATE OF GEORGIA } S.S.
COUNTY OF FULTON }
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 4753 at Page 1575 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 the presents to be signed by its GENERAL MANAGER and attested to by its ASSISTANT MANAGER and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 10th day of JUNE, 1986, A.D.

CANADIAN IMPERIAL BANK OF COMMERCE, ATLANTA AGENCY
ATTEST: Kelly A. Chambers BY: Goldbank

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF GEORGIA } S.S.
COUNTY OF FULTON }
BEFORE ME, personally appeared Kelly A. Chambers and MR. Goldbank to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as GENERAL MANAGER and ASSISTANT MANAGER of Canadian Imperial Bank of Commerce, Atlanta Agency and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that said instrument is free act and deed of said corporation.
WITNESS my hand and official seal this 10th day of June, 1986.
My commission expires: August 1, 1986
By: Carol B. Belfrage
NOTARY PUBLIC, STATE OF GEORGIA

APPROVAL - PALM BEACH COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.
This plat is hereby approved for record this 9 day of Sept, A.D., 1986.

By: Karen T. Marcus
KAREN T. MARCUS, CHAIR
Palm Beach County

Attest: John B. Dunkle, Clerk
By: Kathryn A. Miller
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 9 day of Sept, A.D., 1986.

By: Herbert Kahler
HERBERT KAHLER
Palm Beach County Engineer

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 (P.R.M.'s) Permanent Reference Monuments have been placed 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. Permanent Control Points (P.C.P.'s) will be set as required by law.
DATE: 5/9/86 BY: Frederick E. Conrod III
Frederick E. Conrod III
Professional Land Surveyor
Florida Registration No. 2816

FOUNTAINS OF PALM BEACH
a Joint Venture
WITNESS: Stephanie J. Hunter BY: GOLDLIST CONSTRUCTION INCORPORATED
a Florida Corporation
WITNESS: Paul Perry BY: Frederick E. Conrod III
WITNESS: Nancy J. Patterson BY: TRIZEC PROPERTIES, INC.
a Delaware Corporation
WITNESS: Barbara L. Bopp BY: Frederick E. Conrod III

SEALS:	DEDICATION GOLDLIST CONSTRUCTION INCORPORATED	NOTARY	DEDICATION TRIZEC PROPERTIES, INC.	NOTARY	MORTGAGEE CANADIAN IMPERIAL BANK OF COMMERCE, ATLANTA AGENCY	NOTARY	COUNTY ENGINEER	SURVEYOR
	FOUNTAINS SOUTH TRACT B-3-2 <u>54/93</u>							

DRAWING NUMBER

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