

HAMPTON FAIRWAYS PLAT ONE

A PART OF INDIAN SPRING, A PLANNED UNIT DEVELOPMENT,
LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL.

P.U.D.	DATA
TRACT 'A'	= 1.897 ac.
TRACT 'B'	= 0.711 ac.
TRACT 'D'	= 0.194 ac.
TRACT 'L'	= 2.910 ac.
TRACT 'R'	= 0.787 ac.
L.M.E.	= 0.289 ac.
LOTS	= 7.927 ac.
TOTAL	= 14.715 ac.
DWELLING UNITS	= 49
DENSITY	= 3.330 / ac.
PETITION NUMBER	= 73-52 (C)

152

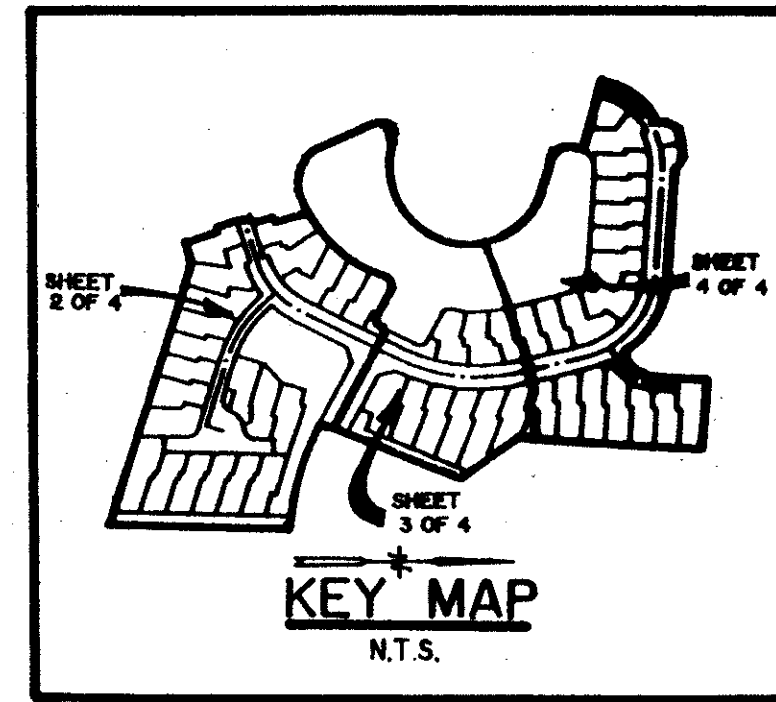
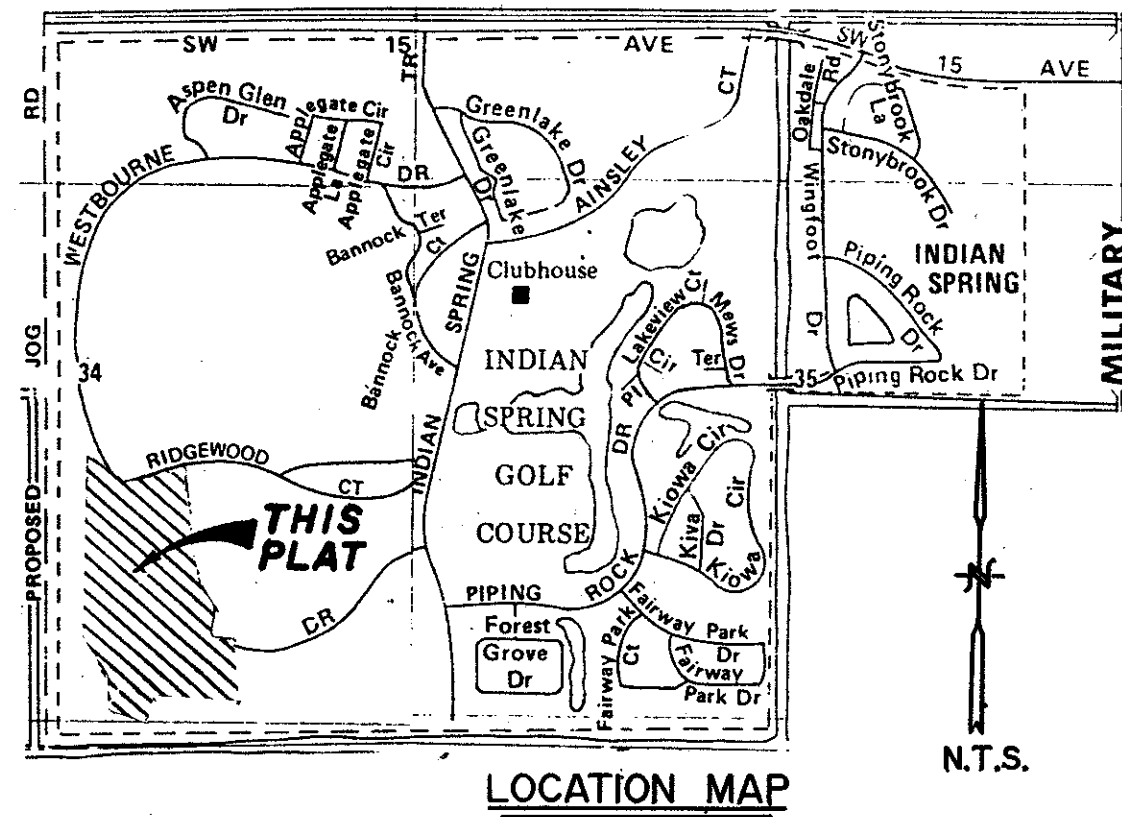
STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORDED IN BOOK 64 PAGE 152
DATE JAN 90
BY: [Signature]
NOTARY PUBLIC STATE OF FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE RESORT AT INDIAN SPRING INCORPORATED, A FLORIDA CORPORATION TOGETHER WITH SHELDON W. RUBIN CONSTRUCTION CO., LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS HAMPTON FAIRWAYS PLAT ONE, SAID LAND LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N00°04'43"E, A DISTANCE OF 270.20 FEET; THENCE N89°55'17"W, A DISTANCE OF 1240.05 FEET, TO THE POINT OF BEGINNING; THENCE N77°00'00"W, A DISTANCE OF 575.00 FEET; THENCE S67°40'21"W, A DISTANCE OF 39.66 FEET; THENCE N22°19'39"W, A DISTANCE OF 72.50 FEET; THENCE S67°40'21"W, A DISTANCE OF 10.00 FEET; THENCE N22°19'39"W, A DISTANCE OF 42.50 FEET; THENCE N25°51'11"W, A DISTANCE OF 30.06 FEET; THENCE N19°29'37"W, A DISTANCE OF 42.61 FEET; THENCE N70°30'23"E, A DISTANCE OF 15.03 FEET; THENCE N22°19'39"W, A DISTANCE OF 74.56 FEET TO THE POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N28°04'20"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 273.86 FEET, A CENTRAL ANGLE OF 05°44'41" AN ARC LENGTH OF 27.46 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 85°19'39", AN ARC LENGTH OF 111.69 FEET TO THE POINT OF TANGENCY; THENCE N27°00'00"W, A DISTANCE OF 129.59 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.05 FEET, A CENTRAL ANGLE OF 131°00'00", AN ARC LENGTH OF 57.27 FEET TO THE POINT OF TANGENCY; THENCE 76°00'00"E, A DISTANCE OF 14.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 180°00'00", AN ARC LENGTH OF 502.65 FEET TO THE POINT OF TANGENCY; THENCE N76°00'00"W, A DISTANCE OF 72.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 85°01'02", AN ARC LENGTH OF 55.64 FEET; THENCE 76°00'00"W, A DISTANCE OF 145.15 FEET; THENCE N14°00'00"E, A DISTANCE OF 42.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.09 FEET, A CENTRAL ANGLE OF 43°54'53", AN ARC LENGTH OF 126.83 FEET; THENCE N32°05'07"W, A DISTANCE OF 10.00 FEET; THENCE N22°56'37"E, A DISTANCE OF 38.60 FEET; THENCE N73°21'04"E, A DISTANCE OF 50.00 FEET; THENCE S54°23'02"E, A DISTANCE OF 38.93 FEET; THENCE N90°00'00"E, A DISTANCE OF 217.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 219.27 FEET, A CENTRAL ANGLE OF 45°38'32", AN ARC LENGTH OF 174.67 FEET; THENCE S89°08'09"E, A DISTANCE OF 35.22 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N43°54'50"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.57 FEET, A CENTRAL ANGLE OF 46°05'10", AN ARC LENGTH OF 64.81 FEET TO THE POINT OF TANGENCY; THENCE N00°00'00"E, A DISTANCE OF 107.55 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N04°49'15"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 649.10 FEET, A CENTRAL ANGLE OF 04°49'15", AN ARC LENGTH OF 54.62 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"E, A DISTANCE OF 90.45 FEET; THENCE S00°00'00"E, A DISTANCE OF 380.79 FEET; THENCE S40°00'00"E, A DISTANCE OF 148.59 FEET; THENCE S18°00'00"W, A DISTANCE OF 310.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N23°46'06"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 24°46'06", AN ARC LENGTH OF 231.27 FEET; THENCE S02°03'15"E, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.



DEDICATION CONTINUED

IN WITNESS WHEREOF, THE ABOVE MENTIONED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28TH DAY OF OCTOBER, 1989.

THE RESORT AT INDIAN SPRINGS, INC. A FLORIDA CORPORATION
 ATTEST: Marjorie A. Malaney BY: Alvin Kaplan
 MARJORIE A. MALANEY SECRETARY ALVIN KAPLAN / PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA) SS.
 COUNTY OF PALM BEACH)
 BEFORE ME, PERSONALLY APPEARED ALVIN KAPLAN AND MARJORIE A. MALANEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF THE RESORT AT INDIAN SPRING, INC. A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE RESORT AT INDIAN SPRING, INC. A FLORIDA 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 THE 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 27TH DAY OF October OF A.D., 1989.
John C. Helms MY COMMISSION EXPIRES: February 18, 1991
 NOTARY PUBLIC: STATE OF FLORIDA.

IN WITNESS WHEREOF, VALLYDALE INVESTMENT CORPORATION, AS GENERAL PARTNER OF THE ABOVE MENTIONED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15TH DAY OF November, 1989.

SHELDON W. RUBIN CONSTRUCTION CO., LTD. VALLYDALE INVESTMENT CORPORATION
 A FLORIDA LIMITED PARTNERSHIP. BY: A FLORIDA CORPORATION, AS GENERAL PARTNER
 ATTEST: Pamela Feller BY: Sheldon Rubin
 PAM FELLER / SECRETARY SHELDON W. RUBIN / PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA) SS.
 COUNTY OF PALM BEACH)
 BEFORE ME, PERSONALLY APPEARED SHELDON W. RUBIN AND PAM FELLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF VALLYDALE INVESTMENT CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF VALLYDALE INVESTMENT CORPORATION, A FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID VALLYDALE INVESTMENT CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE 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 15TH DAY OF November OF A.D., 1989.
Paul E. Brewer MY COMMISSION EXPIRES: August 25, 1992
 NOTARY PUBLIC: STATE OF FLORIDA.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA) SS.
 COUNTY OF DADE)
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOKS 6235 & 6239 AT PAGES 307 & 1022, 1030 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 BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13TH DAY OF November, 1989.

ATTEST: CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A FLORIDA CORPORATION
Stephen J. Gargiulo BY: Thomas H. Lefebvre
 SENIOR VICE-PRESIDENT VICE-PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF DADE)
 BEFORE ME PERSONALLY APPEARED THOMAS H. LEFEBVRE AND STEPHEN J. GARGIULO TO ME WELL KNOWN, TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SENIOR VICE-PRESIDENT OF CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A FLORIDA CORPORATION, AND 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 13TH DAY OF November 1989.
 MY COMMISSION EXPIRES: November 13, 1990
John C. Helms
 NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA) SS.
 COUNTY OF PALM BEACH)
 I, ALBERT N. PROUJANSKY, ESQUIRE, 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 THE RESORT AT INDIAN SPRING, INC. A FLORIDA CORPORATION; TOGETHER WITH SHELDON W. RUBIN CONSTRUCTION CO., LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
 DATE: OCTOBER 28, 1989
Albert N. Proujansky
 ALBERT N. PROUJANSKY, ESQUIRE

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 THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY 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, AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.
 BY: Paul E. Brewer
 PAUL EDWARD BREWER
 REGISTERED LAND SURVEYOR NO. 3240
 STATE OF FLORIDA

COUNTY APPROVALS:

STATE OF FLORIDA) SS.
 COUNTY OF PALM BEACH)
BOARD OF COUNTY COMMISSIONERS:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF January, A.D. 1990

BY: Carol J. Elmquist
 CAROL J. ELMQUIST, CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

ATTEST:
 JOHN B. DUNKLE, CLERK
 BY: John B. Dunkle
 DEPUTY CLERK

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF January, A.D. 1990

BY: Herbert F. Kahlert
 HERBERT F. KAHLERT, P.E. # 12284
 COUNTY ENGINEER, PALM BEACH COUNTY, FL.

SURVEYOR'S NOTES:

1. DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)
2. DENOTES A PERMANENT CONTROL POINT (P.C.P.)
3. D.E. DENOTES DRAINAGE EASEMENT
4. U.E. DENOTES UTILITY EASEMENT
5. O.E. DENOTES 1.5' OVERHANG EASEMENT
6. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WESTBOURNE DRIVE SOUTH, AS RECORDED IN PLAT BOOK 60, PAGES 200-201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARING (N00°04'43"E) AS SHOWN ON EAST LINE, S.E. 1/4 34-45-42
7. ALL LINES RADIAL UNLESS OTHERWISE NOTED.
8. L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
9. N.R. DENOTES NON-RADIAL LINE
10. DENOTES 90° IN PROPERTY LINE
11. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
12. L.A.E. DENOTES LAKE ACCESS EASEMENT

THIS INSTRUMENT PREPARED BY:
 PAUL E. BREWER P.L.S.
 IN THE OFFICE OF

BREWER & THIELE
 CONSULTING ENGINEERS, INC.
 12221 N.W. 35th Street
 Coral Springs, FL 33065
 (305) 733-5210

SCALE 1" = 30'
 F.B.P.O. 369
 DRAWN BY: D.L.
 CK'D BY:
 JOB NO. 89/027

HAMPTON FAIRWAYS PLAT ONE 64/152

HAMPTON FAIRWAYS PLAT ONE
 SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 73-52
 64/152