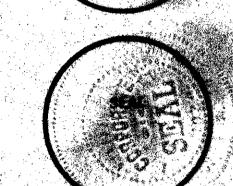
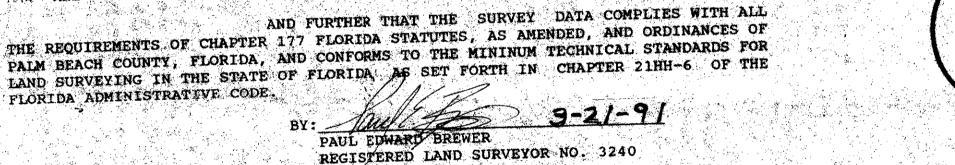
A PART OF INDIAN SPRING, A PLANNED UNIT DEVELOPMENT, LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL. SHEET 1 OF 3 DATA 0.509

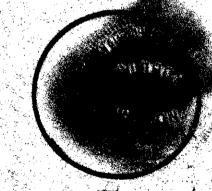
STATE OF FLORIDA

# HIST B. DUNKLE, Clock Circuit Court

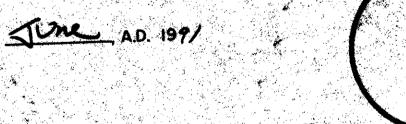












MADOF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA ATTEST2/

BOARD OF COUNTY COMMISSIONER

JOHN B. DUNKLE, CLERK

COUNTY APPROVALS:

COUNTY OF PALM BEACH

STATE OF FLORIDA

OTHER ENCUMBRANCES OF RECORD.

GEORGE T. WEBB, ACTING COUNTY ENGINEER, PALM BEACH COUNTY, FL.

DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) O DENOTES A PERMANENT CONTROL POINT (P.C.P.)

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 (N.00°04'43"E.) AS SHOWN ON EAST LINE, S.E. 1/4 34-45-42 7. ALL, LINES RADIAL UNLESS OTHERWISE NOTED.

II. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

PAUL E BREWER PLS IN THE OFFICE OF

8 PG 369

#### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE RESORT AT INDIAN SPRING INCORPORATED, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS HAMPTON FAIRWAYS PLAT TWO, SAID LAND LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: "HAMPTON FAIRWAYS PLAT TWO"

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.00°04'43"E., A DISTANCE OF 1480.22 FEET; THENCE; N.89°55'17"W., A DISTANCE OF 1479.56 FEET TO THE POINT OF BEGINNING; THENCE S.90°00'00'W., A DISTANCE OF 90.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY 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; THENCE S.00°00'00"E., A DISTANCE OF 107.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE SOUTHERLY AND WESTERLY 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, THENCE N. 89.08.09"W., A DISTANCE OF 35.22 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S.45'38'32"W.; THENCE NORTHERLY AND WESTERLY 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 TO THE POINT OF TANGENCY; THENCE S.90'00'00"W., A DISTANCE OF 217.21 FEET; THENCE N.54°23'02"W., A DISTANCE OF 38.93 FEET; THENCE S.73°21'04"W., A DISTANCE OF 50.00 FEET; THENCE S.22°56'37"W., A DISTANCE OF 38.60 FEET; THENCE S.32°05'07E., A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS 5.32 05 07 E., THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.09 FEET, A CENTRAL ANGLE OF 04°31'39", AN ARC LENGTH OF 13.28 FEET, THENCE N.36°36'46"W., A DISTANCE OF 18.58 FEET; THENCE N.76°00'00"W., A DISTANCE OF 53.20 FEET; THENCE S.14°00'00"W., A DISTANCE OF 10.00 FEET; THENCE N.76°00'00"W., A DISTANCE OF 85.62 FEET; THENCE N.14°00'00"E., A DISTANCE OF 124.78 FEET; THENCE N.00°00'00"E., A DISTANCE OF 530.00 FEET; THENCE N.43°00'00"E., A DISTANCE OF 125.00 FEET TO THE POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N. 62°34'18"E.; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1380.00 FEET, A CENTRAL ANGLE OF 06°30'38", AND ARC LENGTH OF 156.81 FEET; THENCE N.70'00'00"E., A DISTANCE OF 61.91 FEET TO THE POINT ON THE ARC OF A CIRCULAR CENTRAL ANGLE OF 03°39'48", AN ARC LENGTH OF 84.40 FEET TO THE POINT OF TANGENCY; THENCE S.38°14' 59"E., A DISTANCE OF 48.14 FEET; THENCE N.70°00'00"E., A DISTANCE OF 203.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 625.33 FEET, A CENTRAL ANGLE OF 24°23'27", AN ARC LENGTH OF 266.20 FEET; THENCE S.00'00'00"E, A DISTANCE OF 58-33 FEET; THENCE N.90°00'00"E., A DISTANCE OF 40.69 FEET; THENCE S.00°00'00"E. DISTANCE OF 469.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.98 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR PRIVATE ROAD PURPOSES, UTILITY AND DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B" (ACCESS TRACT) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR INGRESS, EGRESS, UTILITY AND DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION , ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "D" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR OPEN SPACE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

TRACT "L" AND LAKE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS A WATER MANAGEMENT TRACT AND ACCESS EASEMENT RESPECTIVELY, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF LAKES AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID CORPORATION, ITS

THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE

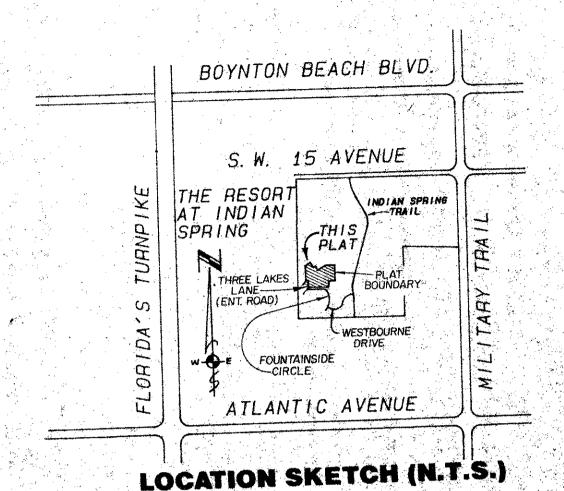
FOR DRAINAGE AND ALL OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOTS ABUTTING THE RESPECTIVE EASEMENTS, FOR THE PURPOSE OF MAINTAINING ROOF

PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR LAKE MAINTENANCE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE

TRACT "P" AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ROADWAY PURPOSES, UTILITY AND DRAINAGE, AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND



### DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE MENTIONED CORPORATION HAS CAUSED 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 2 912 DAY OF August 1990.

THE RESORT AT INDIAN SPRING . INC. A FLORIDA CORPORATION

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

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 THE OFFICIAL RECORD BOOK 6235 AT PAGE(S) SUBORDINATED TO THE DEDICATION SHOWN HEREON.

TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF Acquit

SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA ) SS

BEFORE ME, PERSONALLY APPEARED STEPHEN J. GARGIULO AND THOMAS H. LEFEBURE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND AS VICE PRESIDENT, RESPECTIVELY, OF CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, INC. A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, 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.

A.D., 1990.

ACKNOWLEDGEMENT: STATE OF FLORIDAN SS

MARJORIE A. MALANAY SECRETARY

TO SAID INSTRUMENT BY THE DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE 307 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALE BE

IN WITNESS WHEREOF, THE BELOW MENTIONED CORPORATION HAS CAUSED THESE PRESENTS

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF THE STATE OF FLORIDA.

-SHEET 3 OF 3

## SURVEYOR'S NOTES:

3. D.E. DENOTES DRAINAGE EASEMENT 4. U.E. DENOTES UTILITY EASEMENT

8 L.M.E. DENOTES LAKE MAINTENANCE EASEMENT 9. N.R. DENOTES NON-RADIAL LINE DENOTES 90% IN PROPERTY LINE.

SURVEYOR'S NOTES (cont.)

13. L.A.E. DENOTES LAKE ACCESS EASEMENT

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; THAT THE CURRENT TAXES

HAVE BEEN PAID: AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN

HEREON; AND THAT THE MORTGAGE SHOWN IS TRUE AND GORRECT, AND THAT THERE ARE NO

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT

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

PAUL EDWARD BREWER

STATE OF FLORIDA

LAW AND THAT P.C.P. 'S) PERMANENT CONTROL POINTS HAVE BEEN SET,

SURVEYOR'S CERTIFICATE: STATE OF FLORIDA ) SS

PALM BEACH COUNTY. SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION , INC., A FLORIDA CORPORATION NOT FOR PROFIT,

OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.