

# SOUTHGATE AT INDIAN SPRING

A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT LYING IN THE SOUTHWEST ONE QUARTER OF SECTION 35,

TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA. A PORTION BEING A REPLAT OF A PORTION OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36 AT PAGES 184-186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. FURTHER ABOVE SAID PORTION OF LAND HAS BEEN ABANDONED BY OFFICIAL RECORD BOOK 3646 PAGES 1990-1993 PALM BEACH COUNTY FLORIDA.

SHEET 1 OF 2

MORTGAGEE'S CONSENT

LOT 5 OK 6531 Pg 1022  
LOT 6 OK 6534 Pg 1652  
LOT 7 OK 6534 Pg 1746

PREPARED BY  
GEORGE W. CAULFIELD  
CAULFIELD and WHEELER, INC.  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407) 392-1991  
MAY 1990

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 of Page of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

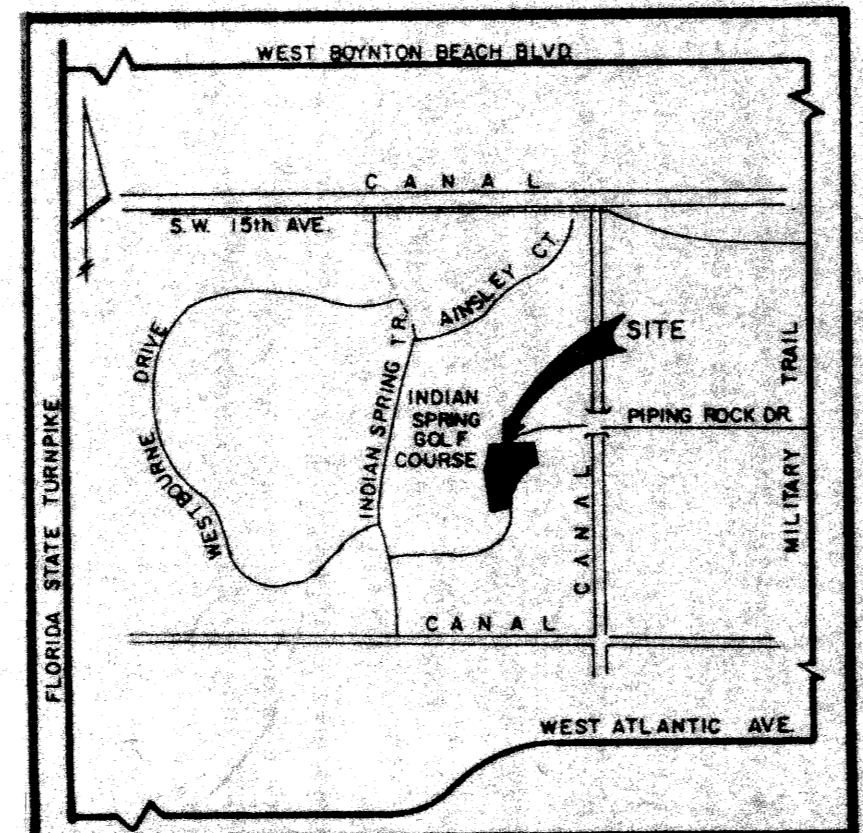
### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the Resort at Indian Spring, Inc., a Florida corporation and Stephen Albanese Construction, Inc., a Florida corporation, owners of the shown hereon, lying in the southwest one-quarter of Section 35, Township 45 South, Range 42 East, Palm Beach County, Florida, being a Replat of a portion of "INDIAN SPRING TRAIL AND PIPING ROCK DRIVE", according to the plat thereof, as recorded in Plat Book 36, at Pages 184 - 186 of the public records of Palm Beach County, Florida, said portion of land has been abandoned by Official Records Book 3646, Pages 1990-1993 of said public records, shown hereon as "Southgate at Indian Spring", being more particularly described as follows:

COMMENCING AT P.R.M. NO. 11 as shown on the Westerly right-of-way line of Piping Rock Drive as shown on the plat of "INDIAN SPRING TRAIL AND PIPING ROCK DRIVE" as recorded in Plat Book 36 on pages 184 through 186, inclusive, of the Public Records of Palm Beach County, Florida; thence Southerly along the said Westerly right-of-way line of said Piping Rock Drive, being a curve concave Westerly having a radius point which bears North 81°49'38" West, having a radius of 1810.00 feet through a central angle of 04°22'38", a distance of 138.28 feet for a POINT OF BEGINNING; thence bear North 09°15'42" East (bearings used are based on those shown on said plat of "INDIAN SPRINGS TRAIL AND PIPING ROCK DRIVE"), a distance of 201.37 feet; thence bear North 84°27'41" West, a distance of 43.07 feet; thence bear North 55°07'29" West, a distance of 88.83 feet; thence bear North 74°45'24" West, a distance of 50.09 feet; thence bear South 89°51'52" West, a distance of 82.08 feet; thence bear North 06°52'07" West, a distance of 469.56 feet; thence bear North 05°36'57" East, a distance of 113.39 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 180.00 feet and whose radius point bears North 19°53'03" West from this point; thence Northwesterly along said curve, through a central angle of 29°26'39", a distance of 92.50 feet to a point of reverse curvature of a curve concave Southerly and having a radius 90.00 feet; thence Easterly along said curve, through a central angle of 61°43'54", a distance of 96.97 feet; thence bear South 77°35'48" East, tangent to the previous curve, a distance of 290.69 feet; thence bear North 84°52'41" East, a distance of 125.34 feet; thence bear South 62°34'43" East, a distance of 121.53 feet; thence bear South 78°44'26" East, a distance of 150.00 feet; thence bear South 05°00'00" West, a distance of 210.00 feet; thence bear South 31°00'00" West, a distance of 400.00 feet; thence bear South 44°00'00" West, a distance of 104.77 feet; thence bear South 51°00'00" West, a distance of 271.57 feet to a point in the Easterly right-of-way line of said Piping Rock Drive; thence bear North 77°27'00" West, a distance of 60.00 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida Containing 11.863 acres, more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- STREETS**  
That the streets shown hereon as Tract R is hereby dedicated to the "Southgate Homeowners Association, Inc." for private roadway, drainage and utility purposes and are the perpetual maintenance obligation of said association without recourse to Palm Beach County, Florida.
- EASEMENTS**
  - The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities including Cable T.V.
  - The drainage easements, as shown are hereby dedicated to the "Southgate Homeowners Association, Inc.", for the construction and maintenance of drainage facilities and are the perpetual maintenance obligation of said association, without recourse to Palm Beach County, Florida.
- WATER MANAGEMENT TRACTS/DRAINAGE RIGHTS-OF-WAY:**  
The water management tract shown hereon as Tract W, the Lake Access Easement and the Lake Maintenance easements are hereby dedicated to the "Southgate Homeowners Association, Inc.", for the proper purposes and are the perpetual maintenance obligation of said association without recourse to Palm Beach County, Florida.
- OPEN SPACE AREAS:**  
The open space/common area, Tracts L-1, L-2, L-3, and L-4 as shown are for Common, Drainage, and Utility purposes and are hereby dedicated to "Southgate Homeowners Association, Inc." and are the perpetual maintenance obligation of said association without recourse to Palm Beach County, Florida.



### DEDICATION (CONTINUED)

IN WITNESS WHEREOF, Resort at Indian Spring, Inc., a Florida corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of September, 1990

The Resort at Indian Spring, Inc., a corporation of the State of Florida  
By: *Alvin Kaplan*  
Alvin Kaplan, President

ATTEST:  
*Marjorie M. Peterman*  
Marjorie M. Peterman  
Vice President

IN WITNESS THEREOF, Stephen Albanese Construction, Inc., a Florida Corporation, has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23rd day of May, 1991.

ATTEST:  
*Louise L. Albanese*  
Louise L. Albanese  
Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
BEFORE ME personally appeared Stephen Albanese and Louise L. Albanese, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of Stephen Albanese Construction, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed such instruments 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 23rd day of May, 1991.

My commission expires:  
*Joan C. Huelsh*  
Notary Public

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
BEFORE ME personally appeared Stephen Gargiulo and Bernard Astor, 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 Vice President of Coral Gables Federal Savings and Loan, severally 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 22 day of May, 1991.

My commission expires: Nov. 13, 1994  
*Cliff S. Lyles*  
Notary Public

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
BEFORE ME personally appeared Alvin Kaplan and Marjorie M. Peterman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of The Resort at Indian Spring, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed such instruments 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 10th day of September, 1990.

My commission expires:  
*Joan C. Huelsh*  
Notary Public

### NOTE

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.

### SURVEY NOTES

- In instances where drainage and utilities easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with drainage facilities within these areas of intersection.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on utility or drainage easements.
- No structures, trees or shrubs shall be placed on drainage easements or, utility easements which are provided for water and sewer use.
- Approval of landscaping on utility easements, other than water and sewer, shall be only with approval of all utilities occupying same.
- Bearings shown hereon are relative to the Plat of "Indian Spring Trail and Piping Rock Drive" as recorded in Plat Book 36 at pages 184-186 of the public records of Palm Beach County, Florida, bearing North 77°27'00" West along the most Southerly property line.
- P.R.M. - indicates 4"x4"x24" Permanent Reference Monument. Marked No. 4806
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- P.C.P. - indicates Permanent Control Point (Nail in brass survey cap)
- P.C.P.'s which fall in Sanitary Sewer manholes will be placed straddling the manhole.

THE RESORT AT INDIAN SPRING, INC. COUNTY ENGINEER COUNTY COMMISSION NOTARY SURVEYOR

PET. 73-52 ALLOC. #0001 COLLECT 0259-016 (PARCEL 8 ONLY)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:22 P.M. THIS 23 DAY OF JULY A.D. 1991 AND DULY RECORDED IN PLAT BOOK 36 ON PAGES 30 AND 31

CORAL GABLES FEDERAL SAVINGS AND LOAN

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
I, Albert N. Proujansky, 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. that the current taxes have been paid; and that I find that the property is free of encumbrances.

9/7/90  
Redated 5/14/91  
*Albert N. Proujansky*  
Attorney at Law

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 9th day of July, 1991.

ATTEST:  
JOHN B. DUNKLE, Clerk  
By: *Diana Cowart*  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 2 day of July, 1991.  
*George T. Webb, PE*  
Acting 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, that (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, and meets the minimum technical standards set forth in rule 21H-6 adopted by the Florida Board of Land Surveyors Pursuant to Florida Statutes 472-027.

Date: 30 July 1990  
*George W. Caulfield, P.L.S.*  
Registered Surveyor No. 1930  
State of Florida

NOTARY

TAB 453  
BOOK 123 PAGE 20  
FLOOD EVIDENCE FLOOD MAP # ZONING R6  
DATE 11-15-92  
AP CODE