

THE VILLAS OF MONTEREY AT INDIAN SPRING

A parcel of land in the Northwest one-quarter of Section 35, Township 45 South, Range 42 East, being a replat of tracts R-3, P-1, and a part of R-4, F-1 & G-2, Indian Spring Plat No. 1, P.B. 31, P.P. 43-47 Palm Beach County, Florida. August, 1977

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREIN, BEING A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF TRACTS R-3, P-1, AND A PART OF R-4, F-1 AND G-2, INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE VILLAS OF MONTEREY AT INDIAN SPRING, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT R-3; THENCE, SOUTH 00°52'53" EAST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT R-3, A DISTANCE OF 692.67 FEET TO THE SOUTHEAST CORNER OF SAID TRACT R-3; THENCE, SOUTH 61°44'29" WEST, ALONG THE BOUNDARY LINE OF SAID TRACT R-3 AND ALONG THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 451.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 662.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°39'29", A DISTANCE OF 261.79 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 84°23'58" WEST, A DISTANCE OF 438.00 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY BOUNDARY LINE OF SAID TRACT R-3; THENCE, NORTH 08°14'33" WEST, ALONG SAID SOUTHEASTERLY PROLONGATION AND ALONG SAID WESTERLY BOUNDARY LINE OF SAID TRACT R-3, A DISTANCE OF 142.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, AND WHOSE CHORD BEARS SOUTH 36°07'06" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'49", A DISTANCE OF 20.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'59", A DISTANCE OF 359.74 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 61°57'11" WEST, A DISTANCE OF 322.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°03'26", A DISTANCE OF 88.77 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 73°00'37" WEST, A DISTANCE OF 294.99 FEET; THENCE, SOUTH 31°05'31" WEST, A DISTANCE OF 33.40 FEET TO A POINT ON THE CURVED EASTERLY RIGHT OF WAY LINE OF INDIAN SPRING TRAIL, (A 108 FOOT ROAD RIGHT OF WAY) AS SHOWN ON INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 953.00 FEET, AND WHOSE CHORD BEARS NORTH 14°38'26" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 07°37'41", A DISTANCE OF 126.88 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 62°43'20" EAST, A DISTANCE OF 34.90 FEET; THENCE, NORTH 73°00'37" EAST, A DISTANCE OF 393.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'26", A DISTANCE OF 73.34 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 61°57'11" EAST, A DISTANCE OF 219.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'59", A DISTANCE OF 325.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'49", A DISTANCE OF 43.24 FEET TO THE POINT OF COMPOUND CURVATURE, OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°53'47", A DISTANCE OF 46.92 FEET TO THE WESTERLY BOUNDARY LINE OF SAID TRACT R-3, ENDING SPRING PLAT NO. 1, AND THE END OF SAID CURVE; THENCE, NORTH 08°14'33" WEST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 219.05 FEET; THENCE, NORTH 45°16'17" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 194.12 FEET; THENCE, NORTH 70°50'12" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT R-3, A DISTANCE OF 640.32 FEET; THENCE, NORTH 00°52'53" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT R-3, A DISTANCE OF 260.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST 15TH AVENUE, (A 120 FOOT ROAD RIGHT OF WAY); THENCE, NORTH 89°17'48" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 128.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 07°53'25", A DISTANCE OF 267.16 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING: 19.175 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. A LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. TRACTS "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", AND "AL" ARE PARKING ACCESS, UTILITY, AND DRAINAGE TRACTS, AND ARE HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. RECREATION TRACT "M" IS HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. AINSLEY COURT (TRACTS "N" AND "O") ARE HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION FOR PROPER ROAD PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ARE RESERVED FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, INDIAN SPRING CF, INC., AS GENERAL PARTNER OF INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF DECEMBER, A.D., 1977.

ATTEST: Larry Newman
LARRY NEWMAN, ASST. SECRETARY
BY: Michael Warren
MICHAEL WARREN, PRESIDENT

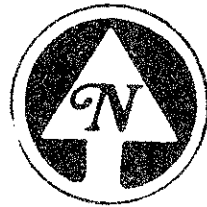
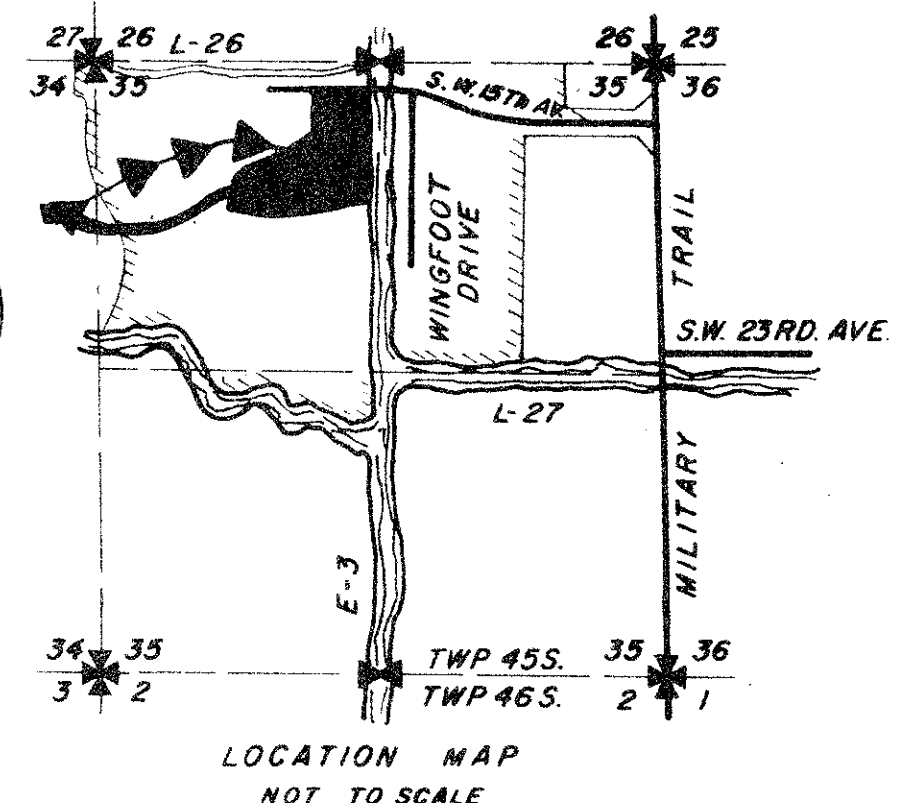
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED MICHAEL WARREN AND LARRY NEWMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SEC. OF THE ABOVE NAMED INDIAN SPRING CF, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS MICHAEL WARREN, PRESIDENT AND LARRY NEWMAN ASST. SEC. RESPECTIVELY OF SAID INDIAN SPRING CF, INC., 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 7th DAY OF December A.D., 1977.

NOTARY PUBLIC: Virginia B. Huber
MY COMMISSION EXPIRES: 12-26-77

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, MARSHALL B. WOOD, JR., 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP; 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.
Marshall B. Wood Jr. 12-8-1977
MARSHALL B. WOOD, JR., ATTORNEY AT LAW
WOOD, COBB, MURPHY & CRAIG



COUNTY APPROVAL:

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF DECEMBER, A.D., 1977.

BY: Herbert Kahler
HERBERT KAHLER, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF DECEMBER, A.D., 1977.

BY: Lake Lytal
LAKE LYTAL, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Michael Warren
DEPUTY CLERK

NOTES:

1. THE BEARINGS AS STATED HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43-47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS: PERMANENT CONTROL POINTS DESIGNATED THUS:

SHEET INDEX

- SHEET NO. 1---SIGNATURE SHEET
- SHEET NO. 2---LOT LAYOUT SHEET
- SHEET NO. 3---TRACT "O" (AINSLEY CT.)

35/45/42

SEE SHEET 3 OF 3, FOR AREA SUMMARY AND PLANNED UNIT DEVELOPMENT TABULATIONS

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.

DATE: 20th DAY OF DECEMBER A.D., 1977

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED CITIBANK, N.A. OF NEW YORK CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2357, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITIBANK, N.A. OF NEW YORK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CASHIER AND ITS OFFICIAL SEAL TO BE AFFIXED HERON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF December A.D., 1977.

ATTEST: Thomas E. Freeman
THOMAS E. FREEMAN, ACCOUNT OFFICER
BY: Frank R. Guy
FRANK R. GUY, VICE PRESIDENT



ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

BEFORE ME PERSONALLY APPEARED FRANK R. GUY AND THOMAS E. FREEMAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY, OF ABOVE NAMED CITIBANK, N.A. OF NEW YORK, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY OF SAID CITIBANK, N.A., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITIBANK, N.A. OF NEW YORK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF DECEMBER A.D., 1977.

NOTARY PUBLIC: Patricia A. Pitt
MY COMMISSION EXPIRES: 3/21/78

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA, PHONE 689-2111.

0259-308

BENCH MARK
land surveying and mapping, inc.
WENTMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
WEST PALM BEACH FLORIDA

THE VILLAS OF MONTEREY

VILLAS OF MONTEREY

NO.	DATE	DESCRIPTION	BY	DRAWN WSK	FIELD BOOK NO.	PG.	DATE	JOB NO.	SHEET
							8/31/77	77-117	1

