

42/36

A PORTION OF A P.U.D.

# ALPHA AT INDIAN SPRING

BEING A REPLAT OF TRACT "A", INDIAN SPRING PLAT NO. 3, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY, 1981

TOTAL AREA THIS PLAT	24.99 ACRES
LESS ROAD RIGHTS OF WAY AND PARKING	3.13 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	21.86 ACRES
APPLICABLE DENSITY FACTOR	N.A.
TOTAL UNITS PERMITTED	N.A.
TOTAL UNITS THIS PLAT	220 UNITS (PROPOSED)
DENSITY OF THIS PLAT	8.80 UNITS PER ACRE

# 36

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) ss  
 This Plat was filed for record at 9:50am  
 this 27 day of March  
 1981 and duly recorded in Plat Book No  
 42 on page 37-38  
 JOHN B. DUNKLE, Clerk, Circuit Court  
 By *[Signature]* D.C.

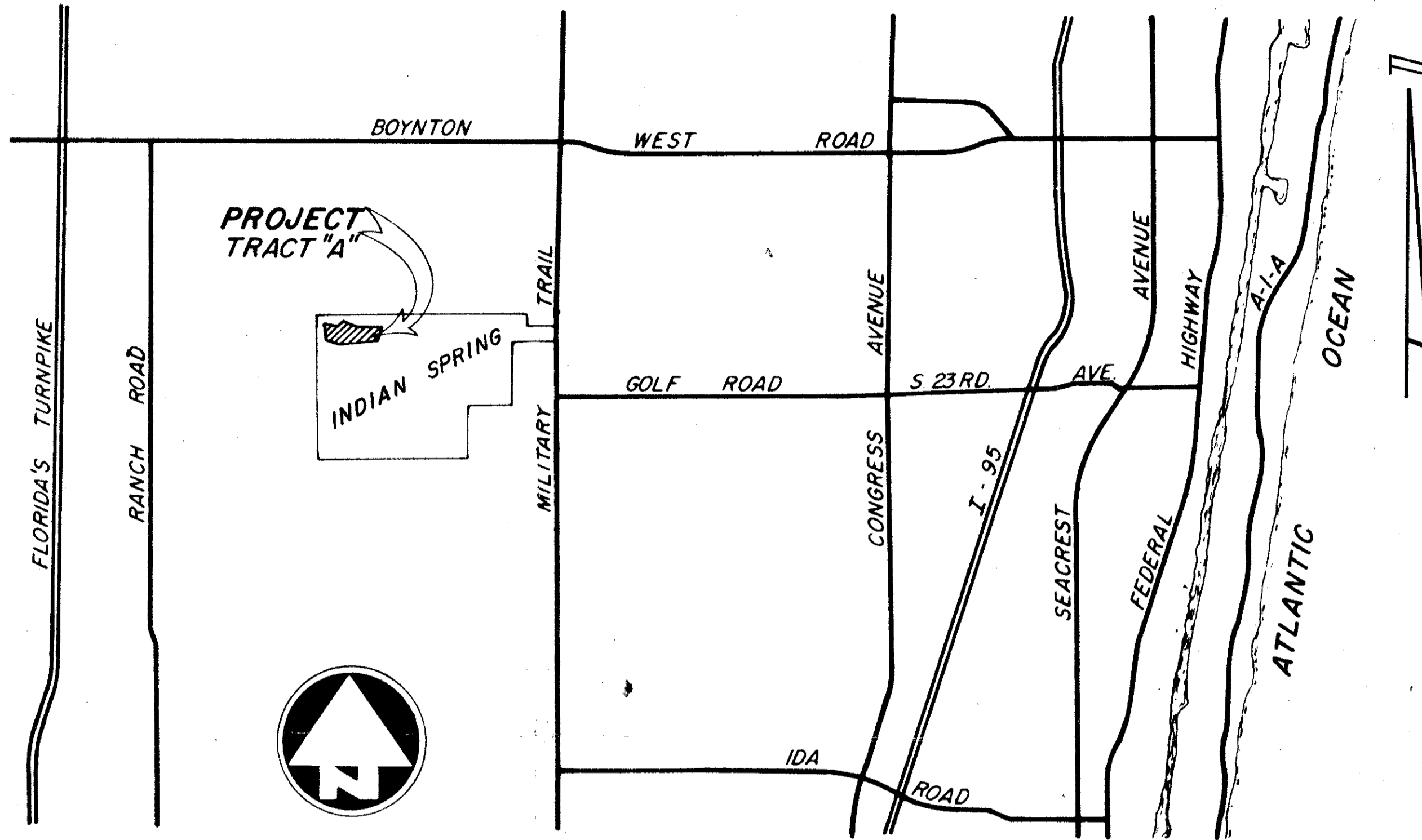
**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING HOUSING TRACT "A", INDIAN SPRING PLAT NO. 3, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ALPHA AT INDIAN SPRING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID HOUSING TRACT "A", THENCE WITH THE FOLLOWING COURSE AND DISTANCE AROUND THE BOUNDARY OF SAID TRACT "A".

THENCE WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 87°-15'-00" WEST, A RADIUS OF 760.00 FEET AN ARC LENGTH OF 139.28 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WESTBOURNE DRIVE (TRACT 1) AND THE SOUTHERLY BOUNDARY LINE OF TRACT "A" AS RECORDED BY THE ABOVE DESCRIBED SUBDIVISION INDIAN SPRINGS PLAT NO. 3 (P.U.D.) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 6 THRU 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA: THENCE NORTH 82°-00'-00" WEST, A DISTANCE OF 515.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1190.00 FEET: THENCE WESTERLY ALONG SAID CURVE CONTINING ALONG SAID LINE THROUGH A CENTRAL ANGLE OF 32°-30'-00" A DISTANCE OF 675.01 FEET TO A POINT: THENCE NORTH 69°-0'-00" WEST, A DISTANCE OF 685.00 FEET; THENCE NORTH 9°-00'-0" WEST A DISTANCE OF 336.49 FEET; THENCE NORTH 36°-00'-00" EAST, A DISTANCE OF 68.18 FEET; THENCE SOUTH 85°-00'-00" EAST, A DISTANCE OF 393.00 FEET; THENCE NORTH 36°-00'-00" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 75°-30'-00" EAST, A DISTANCE OF 660.00 FEET; THENCE NORTH 90°-00'-00" EAST A DISTANCE OF 940.00 FEET; THENCE SOUTH 12°-00'-00" WEST A DISTANCE OF 577.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 24.999 ACRES MORE OR LESS.



## LOCATION SKETCH

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- TRACTS "A" AND "B" (ROAD RIGHT-OF-WAY) ARE HEREBY DEDICATED TO THE APPLGAE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, OR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE APPLGAE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE URPOSE OF INGRESS AND EGRESS FOR LOTS 10, 11 AND 12 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO THE APPLGAE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION FOR THE URPOSE OF INGRESS AND EGRESS FOR LOTS 26, 27 AND 28 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "N" AS SHOWN HEREON IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES TO THE APPLGAE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS "E", "F", "G" AND "H" (ROAD RIGHT-OF-WAY) AND TRACT "O" (ACCESS WAYS) ARE HEREBY DEDICATED TO THE OWNERS OF RESIDENCES LOCATED IN HOUSING TRACT NO.1 FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.
- TRACT "J" AS SHOWN HEREON IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES TO THE OWNERS OF RESIDENCES LOCATED IN HOUSING TRACT NO.1, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.
- HOUSING TRACT NO. 1, AS SHOWN HEREON IS HEREBY RESERVE UNTO CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, THEIR HEIRS, SUCCESSORS, OR ASSIGNS, FOR THE PURPOSES OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES.
- TRACTS "I", "B", "C", "D", "E", "F", "G", "H" AND "L" AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT AND AS A UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- TRACT "M" AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF RESIDENCES LOCATED IN HOUSING TRACT NO.1 FOR THE PURPOSES OF INGRESS AND UTILITIES AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE DRAINAGE EASEMENTS AND THE UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AND FLORIDA POWER AND LIGHT COMPANY, THEIR SUCCESSORS AND ASSIGNS, AND OTHER PUBLIC UTILITIES OVER, UNDER, THROUGH AND UPON TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "L", "M" AND HOUSING TRACT NO.1 AS SHOWN HEREON EXCEPTING HOWEVER ANY AREAS PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE, IN ORDER TO PROVIDE UNDERGROUND COMMUNICATION OR POWER FACILITIES TO EACH BUILDING SITE IN THIS SUBDIVISION.
- TRACT "P" (WATER MANAGEMENT TRACT) (SPECIAL LAKE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF RESIDENCES LOCATED IN HOUSING TRACT NO.1 FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS. TRACT "P" AS SHOWN HEREON IS ALSO A DRAINAGE EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13<sup>th</sup> DAY OF MARCH 1981.

ATTEST: *[Signature]* RANDALL MCKIE, SECRETARY  
 BY: *[Signature]* HERBERT M. HUTT, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) ss

BEFORE ME PERSONALLY APPEARED HERBERT M. HUTT AND RANDALL MCKIE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HERBERT M. HUTT, PRESIDENT, AND RANDALL MCKIE, SECRETARY, RESPECTIVELY OF SAID CADILLAC FAIRVIEW INDIAN SPRING, 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 13<sup>th</sup> DAY OF MARCH A.D., 1981.

*[Signature]*  
 Notary Public  
 My Commission Expires: MARCH 20, 1984

NOTARY PUBLIC: *[Signature]*  
 MY COMMISSION EXPIRES: MARCH 20, 1984

MORTGAGEE'S CONSENT  
 STATE OF FLORIDA )  
 COUNTY OF DADE )

THE UNDERSIGNED CITICORP REAL ESTATE, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERETIN 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, CITICORP REAL ESTATE, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASS'T VICE PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HERON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11<sup>th</sup> DAY OF MARCH A.D. 1981.

ATTEST: *[Signature]* W.D. Smith A.V.P.  
 BY: *[Signature]* Herbert A. Kolben V.P.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED HERBERT A. KOLBEN AND DAVID A. SMITH TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASS'T VICE PRESIDENT OF CITICORP REAL ESTATE, INC., A CORPORATION AND 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 11<sup>th</sup> DAY OF MARCH A.D., 1981.

NOTARY PUBLIC: *[Signature]*  
 MY COMMISSION EXPIRES: 7-4-1982

Multiple official seals and stamps including: CADILLAC FAIRVIEW INDIAN SPRING, INC.; CITICORP REAL ESTATE, INC.; COUNTY OF PALM BEACH; DEPUTY PALM BEACH COUNTY ENGINEER; and various notary seals.

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) ss

I, RICHARD B. IVANS, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRING, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGEES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: March 13, 1981  
 BY: *[Signature]* Richard B. Ivans  
 ATTORNEY RICHARD B. IVANS, ESQUIRE  
 BROAD AND CASSELL  
 1108 KANE CONCOURSE  
 BAY HARBOR ISLANDS, FLORIDA 33154

**NOTES:**

- THE BEARINGS AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- 3a. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE, (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 73-4).
- 3b. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF ANY "BLANKET TYPE" UTILITY EASEMENTS OR UTILITY TRACTS WHICH SPECIFICALLY SUPPORT WATER, SEWER, OR OTHER APPLICABLE PUBLIC UTILITIES.
- 3c. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS OTHER THAN THOSE CONDITIONS OUTLINED ON THE IMMEDIATELY PRECEDING NOTE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'s) DESIGNATED THUS:

**APPROVALS:**

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>th</sup> DAY OF March A.D. 1981.

COUNTY ENGINEER: *[Signature]* Frank Foster, Chairman  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>th</sup> DAY OF March A.D. 1981.

ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 BY: *[Signature]* Herbery Kahlert, County Engineer

DEPUTY CLERK: *[Signature]* Mary Turley

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE HERON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET, AND PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF 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.

DATE: 13<sup>th</sup> DAY OF March A.D. 1981  
 THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI & MALAVASI ENGINEERS, INC. 1675 PALM BEACH LAKES BLVD., WEST PALM BEACH, FLORIDA 33401 PHONE 689-0554  
 BY: *[Signature]* Joseph M. Tucker  
 JOSEPH M. TUCKER  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA NO. 3285  
 EASEMENT PAPERS ATTACHED

ROSSI AND MALAVASI ENGINEERS  
 HOUSING TRACT "A"  
 WEST PALM BEACH, FLORIDA  
 ALPHA AT INDIAN SPRING

Date	JANUARY, 1981	Designed		Scale	1" = 50'	Sheet	
Drawn	T. CURBELO	Checked		Job No.	3152-80		
Appr.				File No.			