February, A.D. Nineteen Hundred Eighty Eight

-Indian Spring Plat No. 5-

A Part Of Indian Spring, A Planned Unit Development, Lying In Section 34, Township 45 South, Range 42 East
Being A Replat Of A Portion Of Tract "C", Indian Spring Plat No. 3, P.B. 41, Pp. 6 - 8, Public Records, Palm Beach County, Florida

Dedication:

State of Florida)
ss
County of Palm Beach)

Know All Men By These Presents, that The Resort At Indian Spring, Inc., A Florida Corporation, together with Tuscan I.S. Homes, Inc., A Florida Corporation, together with Harris Brett Development, Inc., A Florida Corporation together with Leonard E. Greenberg and Phyllis S. Greenberg, together with Milton Wallace and Enid Wallace, together with Selene Fishkin, owners of the land shown hereon as "Indian Spring Plat No. 5", said land lying in Section 34, Township 45 South, Range 42 East, said land being a Replat of a portion of Tract "C", Indian Spring Plat No. 3, according to the Plat thereof, as recorded in Plat Book 41, Pages 6 through 8, inclusive, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

Beginning at the Northeast Corner of said Tract "C"; Thence, S. 11°00'00" E., along the Easterly Boundary of said Tract "C", a distance of 770.00 feet; Thence, Southeasterly along said curve, continuing along the Easterly Boundary of said Tract "C", through a central angle of 44°00'00", a distance of 230.38 feet to the end of said curve; Thence, S. 55°00'00" W., continuing along the Easterly Boundary of said Tract "C", radial to the previously described curve, a distance of 260.00 feet; Thence, N. 66°00'00" W., continuing along the Boundary of said Tract "C", a distance of 345.00 feet; Thence, N. 79°00'00" W., continuing along the Boundary of said Tract "C", a distance of 170.00 feet; Thence, N. 11°00'00" E., departing the Boundary of said Tract "C", a distance of 120.00 feet; Thence, N. 79°00'00" W., a distance of 37.74 feet; Thence, N. 11°00'00" E., a distance of 50.00 feet; Thence, S. 79°00'00" E., a distance of 25.38 feet; Thence, N. 10°53'18" E., a distance of 140.55 feet; Thence, N. 17°30'00" W., a distance of 207.56 feet; Thence, N. 47°30'00" W., a distance of 158.86 feet; Thence, N. 08°30'28" W., a distance of 20.29 feet; Thence, N. 58°00'00" E., a distance of 72.42 feet; Thence, N. 32°00'00" W., a distance of 190.00 feet; Thence, N. 58°00'00" E., a distance of 144.16 feet to the point of curvature of a curve to the right, having a radius of 120.00 feet; Thence, Northeasterly along said curve, through a central angle of 30°27'30", a distance of 63.79 feet to the end of said curve; Thence, N. 48°15'45" E., a distance of 32.29 feet; Thence, N. 08°00'00" E., a distance of 71.01 feet; Thence, N. 37°00'00" W., a distance of 35.36 feet to the intersection thereof with the N. line of said Tract "C"; Thence, S. 62°00'00" E., along the N. line of said Tract "C", a distance of 334.91 feet to the point of beginning. (P.O.B.)

Containing 12.44 Acres, more or less

Have Caused the same to be surveyed and platted as shown hereon, and do hereby make the following dedications and reservations:

1. Tract "A", as shown hereon, is hereby dedicated to Westgate Homeowner's Association, Inc., a Florida Corporation not for profit, for private roadway purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "L" (the Water Management Tract And Drainage Easement) as shown hereon, is hereby dedicated to The Indian Spring Maintenance Association, Inc., a Florida Corporation not for profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. The 20' lake maintenance easement, as shown hereon, is hereby dedicated to The Indian Spring Maintenance Association, Inc., a Florida Corporation not for profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The 20' lake maintenance access easement, as shown hereon, is hereby dedicated to The Indian Spring Maintenance Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. The Landscape Easement, as shown hereon, is hereby dedicated to Westgate Homeowner's Association, Inc., a Florida Corporation not for profit, for Landscaping and all other lawful purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the purposes of construction and maintenance of utility facilities, including "Cable Television Systems".
7. The drainage easements, as shown hereon, are hereby dedicated to The Indian Spring Maintenance Association, Inc., a Florida Corporation not-for-profit, 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. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
8. The 5 foot limited access easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

In Witness Whereof, The Resort At Indian Spring, Inc., a Florida 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 1st day of September, 1988.

The Resort At Indian Spring, Inc.
A Florida Corporation

Attest: Marjorie A. Maloney, Secretary — By: Alvin Kaplan, President

Acknowledgement:
State of Florida)
ss
County of Palm Beach)

Before Me, personally appeared Alvin Kaplan and Marjorie A. Maloney, 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 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 1st day of September, A.D. 1988.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXP. FEB 16,1991 BONDED THRU GENERAL INS. UND.
Notary Public:

In Witness Whereof, Harris Brett Development, Inc., a Florida Corporation, has caused these presents to be signed by its President and attested to by its Secretary, and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2 day of September, 1988.

Harris Brett Development, Inc.
A Florida Corporation

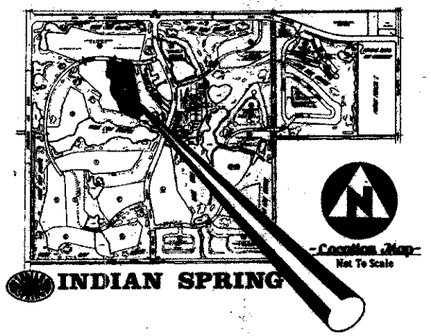
Attest: Robert Mulvee, Secretary — By: Robert Mulvee, President

Acknowledgement:
State of Florida)
ss
County of Palm Beach)

Before Me, personally appeared Robert Mulvee and Ron Mulvee, 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 Harris Brett Development, Inc., a Florida Corporation, and acknowledged to and before me that they executed such instrument as such officers of Harris Brett Development, 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 2 day of September, A.D. 1988.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA
Notary Public:



-Location Map-
Not To Scale

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

Area Summary:

Tract "A"	-	2.35 Acres
Tract "L"	-	1.58 Acres
Lots	-	8.51 Acres
Total	-	12.44 Acres

Fee Simple Lots 26
Density 2.09 Units/Acre

In Witness Whereof, Tuscan I.S. Homes, Inc., a Florida 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 1 day of September, 1988.

Tuscan I.S. Homes, Inc.
A Florida Corporation

Attest: Albert N. Proujansky, Secretary — By: J. Alan Crate, President

Acknowledgement:
State of Florida)
ss
County of Palm Beach)

Before Me, personally appeared J. Alan Crate and Albert N. Proujansky, 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 Tuscan I.S. Homes, Inc., a Florida Corporation, and acknowledged to and before me that they executed such instrument as such officers of Tuscan I.S. Homes, 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 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 1 day of September, A.D. 1988.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXP. FEB 16,1991 BONDED THRU GENERAL INS. UND.
Notary Public:

In Witness Whereof, We Milton Wallace and Enid Wallace do hereunto set our hands and seals, this 7th day of Sept., 1988.

Witness as to both: — By: Milton Wallace — By: Enid Wallace

Acknowledgement:
State of Florida)
ss
County of Palm Beach)

Before Me, personally appeared Milton Wallace and Enid Wallace, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged before me that they execute said instrument for the purposes expressed therein.

Witness My Hand and official seal this 7th day of September, A.D. 1988.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXP. FEB 16,1991 BONDED THRU GENERAL INS. UND.
Notary Public:

In Witness Whereof, We Leonard E. Greenberg and Phyllis S. Greenberg do hereunto set our hands and seals, this 17th day of Sept., 1988.

Witness as to both: — By: Leonard E. Greenberg, Leonard E. Greenberg — By: Phyllis S. Greenberg, Phyllis S. Greenberg

Acknowledgement:
State of Florida)
ss
County of Palm Beach)

Before Me, personally appeared Leonard E. Greenberg and Phyllis S. Greenberg, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they execute said instrument for the purposes expressed therein.

Witness My Hand and official seal this 17 day of September, A.D. 1988.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXP. FEB 16,1991 BONDED THRU GENERAL INS. UND.
Notary Public:

In Witness Whereof, I, Selene Fishkin, do hereunto set my hand and seal, this 16 day of Sept., 1988.

Witness: — By: Selene Fishkin, Selene Fishkin

Witness:

Acknowledgement:
State of Florida-CT)
ss
County of Palm Beach)

Before Me, personally appeared Selene Fishkin, to me well known, and known to me to be the individual described in and who executed the foregoing instrument and acknowledged before me that she execute said instrument for the purposes expressed therein.

Witness My Hand and official seal this 16 day of Sept., A.D. 1988.

My Commission Expires: 3/14/89
Notary Public:

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 in The Resort At Indian Spring, Inc., A Florida Corporation, together with Tuscan I.S. Homes, Inc., A Florida Corporation, together with Harris Brett Development, Inc., A Florida Corporation; Together with Milton Wallace and Enid Wallace ; Together with Leonard E. Greenberg and Phyllis S. Greenberg , Together with Selene Fishkin ; that the current taxes have been paid , that all mortgages are shown and are true and correct , and that there are no other encumbrances.

Date: October 3, 1988

Albert N. Proujansky, Esquire

Surveyor's Certification:
State of Florida)
ss
County of Palm Beach)

I Hereby Certify, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the hereon described property; 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Date: 20 day of SEPT., A.D., 1988. — By: Wm. R. Van Campen, R.L.S., Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on, or relative to the bearing of North 79°00'00" West, along the South line of Housing Tract "C", as shown on Indian Spring Plat No. 3, according to the Plat thereof, as recorded in Plat Book 41, Pages 6 through 8, inclusive, Public Records, Palm Beach County, Florida.
2. ⊠ Denotes a Permanent Reference Monument (P.R.M.)
3. ⊕ Denotes a Permanent Control Point (P.C.P.)
4. Lot lines / boundary lines which intersect a curve are radial to said curve unless otherwise noted.

0259-006

Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. 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.

County Approvals:
State of Florida)
ss
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 25th day of OCTOBER, A.D. 1988.

By: Chairman, Board of County Commissioners, Palm Beach County, Florida

Attest:
John B. Dunkle, Clerk
By: Deputy Clerk

County Engineer:
This Plat is hereby approved for record this 25th day of OCTOBER, A.D. 1988.
By: Herbert F. Kahler, P.E.

State Of Florida)
ss
County Of Palm Beach)

This Plat was filed for record at 11:16 A this 1st day of Nov., A.D. 1988, and duly recorded in Plat Book 41 on Pages 63 through 65

John B. Dunkle,
Clerk of the Circuit Court
By: Barbara A. Platt
Deputy Clerk

61/63

BENCH MARK
LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BLVD. - SUITE 121 - RIVIERA BEACH, FLORIDA 33404

-Record Plat-
Indian Spring Plat No. 5

SCALE: 1" = 100' | DATE: 9/20/88 | DRAWN: R.D.B. | CHECKED: | FIELD BK: | PAGE: