

- Replat Of Lots 40, 41 & 42, Evian At Indian Spring -

0259-015

171

A Part Of Indian Spring, A Planned Unit Development, Lying In Section 34, Township 45 South, Range 42 East
 Being A Replat Of Lots 40, 41 & 42, Evian At Indian Spring, P. B. 57, Pp. 14 - 17, Inclusive, Public Records, Palm Beach County, Florida.

Dedication:

March A.D., Nineteen Hundred Ninety

Know all men by these presents, that Seagull Associates South Corp., a Florida Corporation, owner of the lands shown hereon as "Replat Of Lots 40, 41 & 42, Evian At Indian Spring"; said land lying in Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida; said land being a replat of Lots 40, 41 & 42, Evian At Indian Spring, according to the Plat thereof, as recorded in Plat Book 57, Pages 14 through 17, inclusive, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

All of Lots 40, 41 & 42, Evian At Indian Spring, according to the Plat thereof, as recorded in Plat Book 57, Pages 14 through 17, inclusive, Public Records, Palm Beach County, Florida

Containing 0.50 Acres, more or less.

Has caused the same to be surveyed and platted, and does hereby dedicate the following:

1. The overhang easements, as shown hereon, are hereby dedicated, in perpetuity, for maintenance access, roof overhang and other related purposes as appropriate.

In Witness Whereof, Seagull Associates South Corp., A Florida Corporation, has caused these presents to be signed by Paul Schmergel, Sr., Its President, and attested by Paul Schmergel, Jr., Its Vice President, and its Corporate seal to be affixed hereto by and with the authority of its Board Of Directors this 16th day of April, 1990.

Seagull Associates South Corp.
 A Florida Corporation

Attest: Paul Schmergel Jr.
 Paul Schmergel, Jr., Vice President

By: Paul Schmergel Sr.
 Paul Schmergel, Sr., President

Acknowledgement:

State Of Florida)
 County Of Palm Beach) ss

Before me, personally appeared Paul Schmergel, Sr., and Paul Schmergel, Jr, 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, respectively, of Seagull Associates South Corp., A Florida 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 16th day of April, A.D., 1990.

My commission expires: 13-July-1992

Elaine MacKechnie
 Elaine MacKechnie, Notary Public

Mortgagee's Consent:

State Of Florida)
 County Of Palm Beach) ss

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 Records Book 6083, at Page 893, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Barnett Bank Of South Florida, N.A.
 A National Banking Association.

In Witness Whereof, Barnett Bank Of South Florida, N.A., A National Banking Association, has caused these presents to be signed by Martha S.Tabio, its Senior Vice President, and attested by Ella Lindsay, its Vice President, and its seal to be affixed hereon by the authority of its board of directors this 16th day of April, A.D., 1990.

Attest: Ella Lindsay
 Ella Lindsay, Vice President

By: Martha S. Tabio
 Martha S. Tabio, Senior Vice President

Acknowledgement:

State Of Florida)
 County Of Palm Beach) ss

Before me personally appeared Martha S. Tabio and Ella Lindsay, 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, respectively, of Barnett Bank Of South Florida, N.A., A National Banking Association, and that the seal affixed to the foregoing instrument is the seal of said Barnett Bank Of South Florida, N.A., A National Banking Association, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Barnett Bank Of South Florida, N.A., A National Banking Association.

Witness My Hand and official seal this 16th day of April, A.D., 1990.

My commission expires: 08-December-1992

Marilyn Cotton
 Marilyn Cotton, Notary Public

Title Certification:

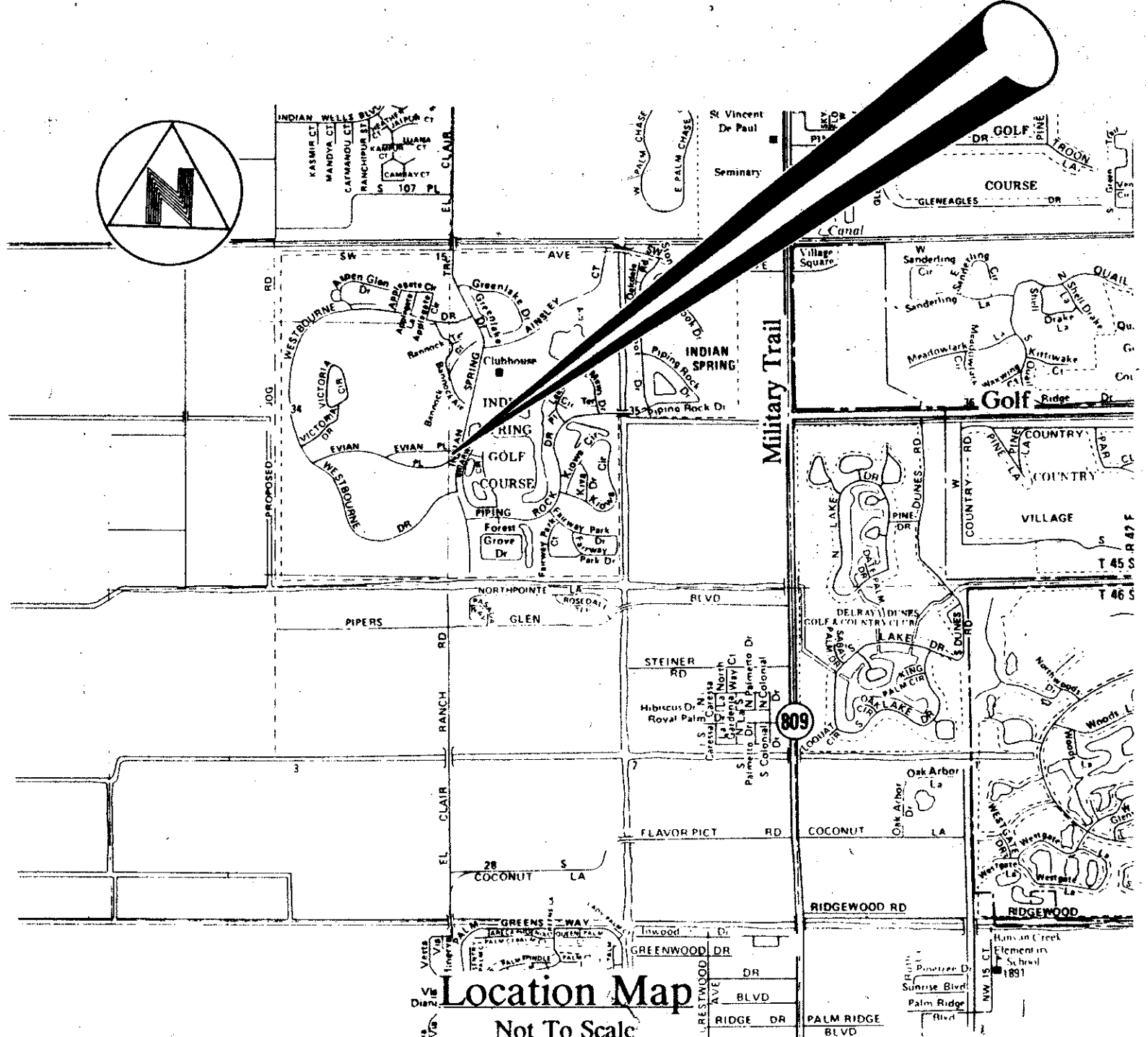
State Of Florida)
 County Of Palm Beach) ss

We, Chicago Title Insurance Company, a duly licensed Title Insurance Company in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Seagull Associates South Corp., a Florida Corporation; that the current taxes have been paid, and that we find that the property is encumbered by the mortgage shown hereon and that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

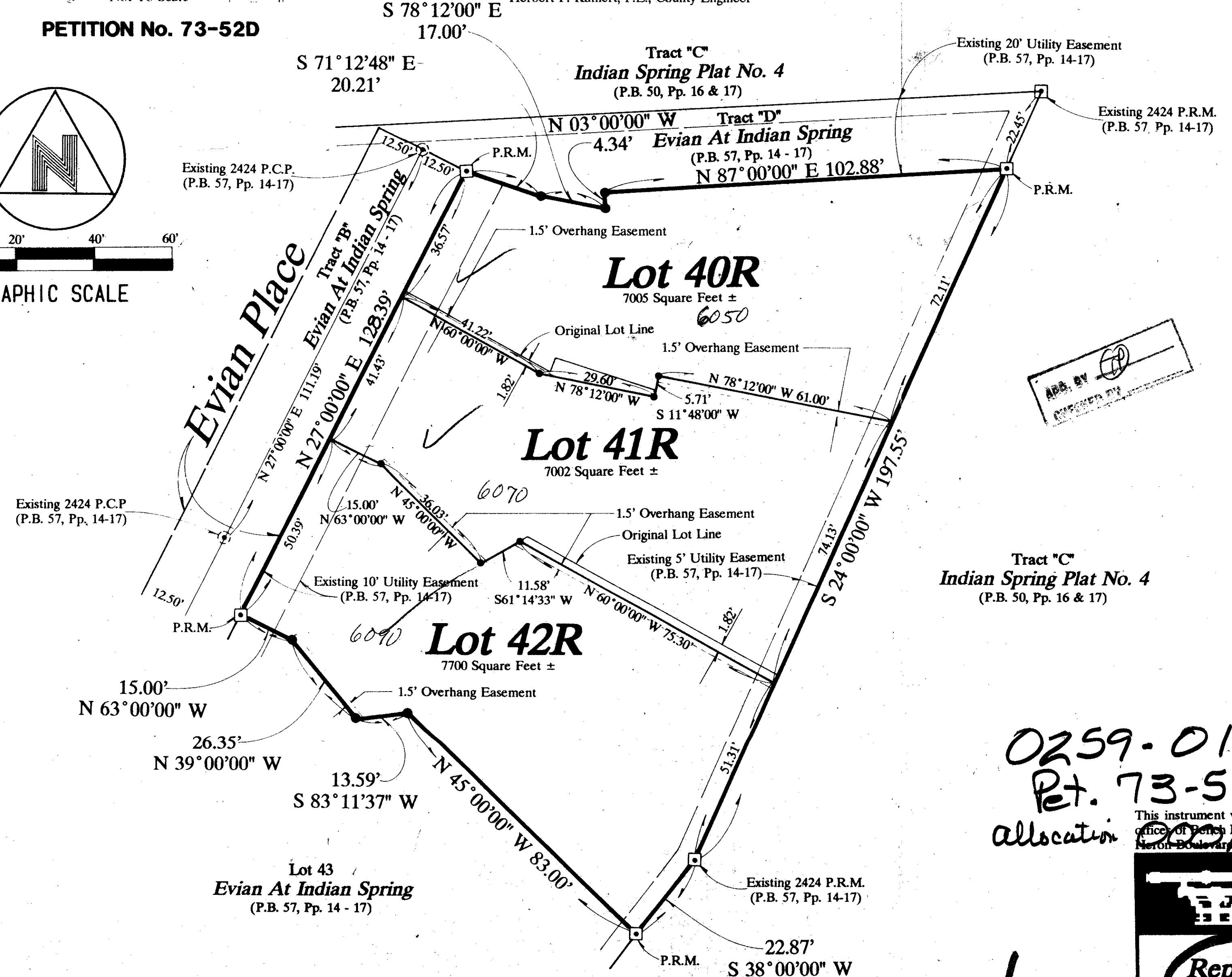
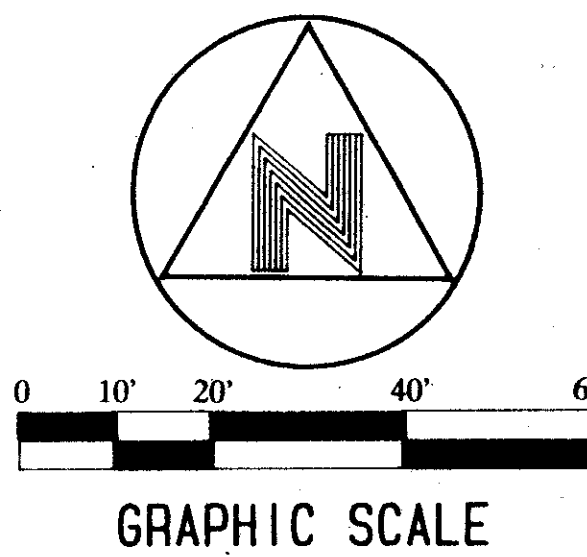
Chicago Title Insurance Company

Dated this 18th day of April, A.D., 1990

By: Kenneth Andreozzi, V.P.
 Kenneth Andreozzi, Vice President



PETITION No. 73-52D



Surveyor's Certification:

Sheet One Of One.

State Of Florida)
 County Of Palm Beach) ss

I Herby Certify, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'S) permanent reference monuments have been placed as required by law; 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: 4/11/90

By: Wm. R. Van Campen
 Wm. R. Van Campen, R.L.S. 2424

Surveyor's Notes:

1. Bearings shown or stated hereon are based on or are relative to the bearing of North 24°00'00" East, along the East line of Evian At Indian Spring, according to the Plat thereof, as recorded in Plat Book 57, Pages 14 through 17, inclusive, Public Records, Palm Beach County, Florida
2. [] Denotes a permanent reference monument (P.R.M.)

General Easement Notes & Restrictive Covenants:

1. Building setback lines shall be as required by current Palm Beach County zoning regulations.
2. NOTICE: There may be additional restrictions, not shown on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

Approvals:

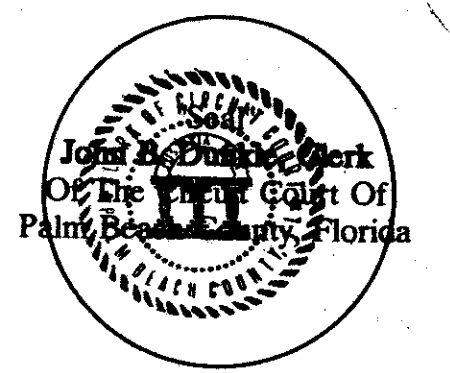
Board Of County Commissioners: This Plat is hereby approved for record this 5th day of JUNE, A.D., 1990.

Attest: Lane M. Marcus
 Lane M. Marcus, Chairman, VICE
 KAREN T. MARCUS
 County Engineer

Attest: John B. Dunkle
 John B. Dunkle, Clerk
 By: Debra A. Dowd
 Debra A. Dowd, Deputy Clerk

This Plat is hereby approved for record this 5th day of JUNE, A.D., 1990.

By: Herbert F. Kahlert
 Herbert F. Kahlert, P.E., County Engineer



State Of Florida)
 County Of Palm Beach) ss
 This Plat Was Filed For Record At 12:50 PM This 7th day of June, A.D., 1990, And Duly Recorded In Plat Book 65 On Page 177 through
 John B. Dunkle
 Clerk Of The Circuit Court
 By: John B. Plat
 Deputy Clerk

- "Seal" Seagull Associates South Corp.
- "Seal" Elaine MacKechnie, Notary Public
- "Seal" Barnett Bank Of South Florida, N.A.
- "Seal" Marilyn Cotton, Notary Public
- "Seal" Chicago Title Insurance Company
- "Seal" Wm. R. Van Campen, R.L.S. 2424
- "Seal" Board Of County Commissioners Of Palm Beach County
- "Seal" Herbert F. Kahlert, P.E., County Engineer Of Palm Beach County

0259-015
 Pet. 73-52
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This instrument was prepared by Gene D. Bowling, Jr., in and for the office of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL. (407) 848-2102

BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

Record Plat
Replat Of Lots 40, 41 & 42, Evian At Indian Spring

OWN: G3244
 SCALE: 1" = 20'
 SIZE: 24x36
 SHEET: 1 OF 1

SUBDIVISION: EVIAN AT INDIAN SPRING
 BOOK: 65
 PAGE: 171
 FLOOR: FLOOR 200A
 ZONING: RS
 PLAT: 73-52
 PUB. DATE: INDIAN SPRING

TAZ 453

65/171