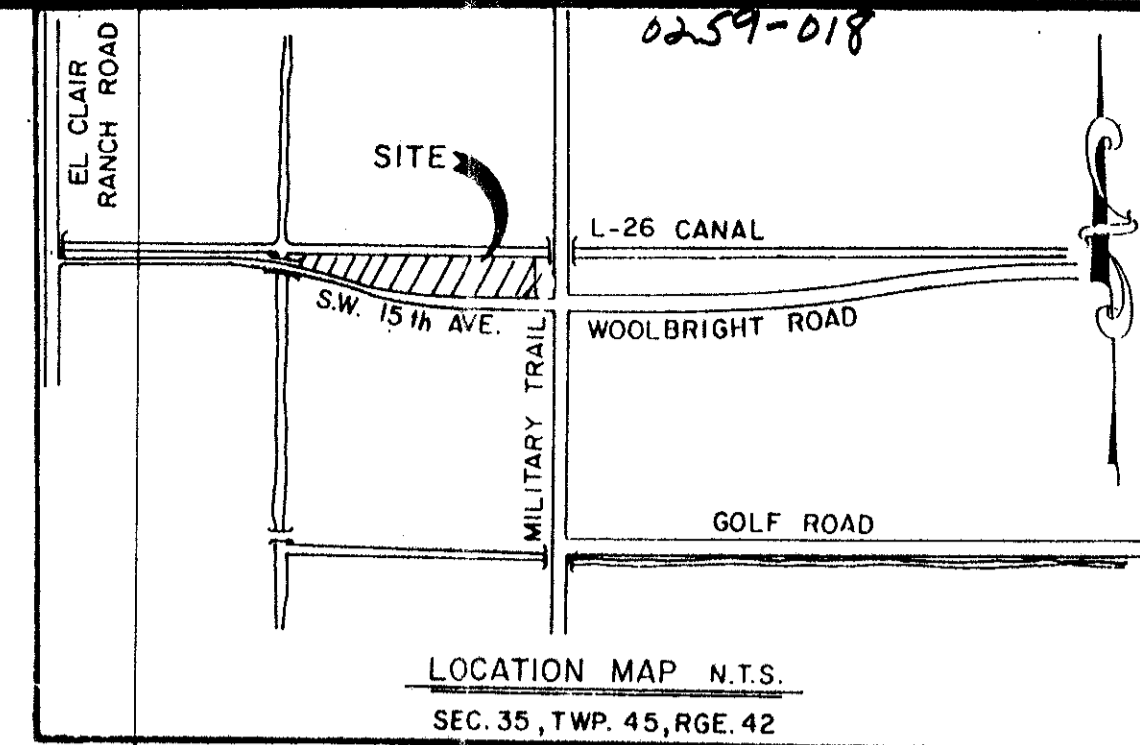


INDIAN SPRING PLAT NO. 7

A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT

LYING IN THE NORTHEAST ONE QUARTER OF SECTION 35,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA
AND BEING A REPLAT OF TRACT "S-1", INDIAN SPRING PLAT NO. 1, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 46 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE EAST 208.00 FEET THEREOF
SHEET 1 OF 3

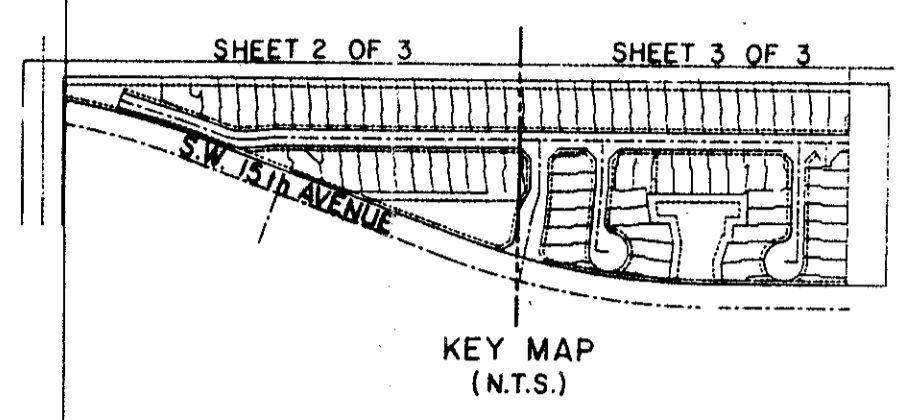


156

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:49 A.M.
THIS 23RD DAY OF NOVEMBER
A.D. 1993 AND DULY RECORDED
IN PLAT BOOK 71 ON
PAGES 156 AND 157
THRU
DOROTHY H. WILKEN,
CLERK CIRCUIT COURT

S. County
PR 95-21298
LOT 28

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
NOVEMBER 1992



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that Resort at Indian Spring, Inc., a Florida corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 35, Township 45, Range 42, Palm Beach County, Florida, shown hereon as "INDIAN SPRING PLAT NO. 7", being more particularly described as follows:

Tract "S-1", INDIAN SPRING PLAT NO. 1", according to the plat thereof, as recorded in Plat Book 31, Pages 43 through 46 of the Public Records of Palm Beach County, Florida, less the East 208.00 feet thereof.

Said lands situate in Palm Beach County, Florida, containing 688,808.6 Square Feet / 15.8129 Acres, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets, Parking and Driveway Tracts:

Tract "R", as shown hereon, is hereby reserved for the Brookside at Indian Spring Homeowners Association, Inc., its successors and assigns, as a residential access street for private street purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

2. Water Management Tracts:

Tracts (W-1 and W-2), as shown hereon, are hereby reserved for the Indian Spring Maintenance Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3. Recreation Areas:

Tract F, as shown hereon, is hereby reserved for the Brookside at Indian Spring Homeowners Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Open Space/Landscape/Buffer Tracts:

Tracts L-1 through L-10, as shown hereon, are hereby reserved for the Brookside at Indian Spring Homeowners Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

5. Drainage and Lake Maintenance/Access Easements:

The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Brookside at Indian Spring Homeowners Association, Inc., its successors and assigns, without recourse to Palm Beach County.

The lake maintenance easements as shown hereon are hereby reserved for the Indian Spring Maintenance Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

6. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The lift station easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station and related purposes.

7. Private Street:

Tract "R-1", as shown hereon, is hereby reserved for the Brookside at Indian Spring Homeowners Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

8. **Limited Access Easements:**
The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

9. **Overhang Easements:**
Overhang easements as shown hereon are hereby reserved for the Brookside at Indian Spring Homeowners Association, Inc., its successors and assigns, for maintenance of roof overhangs.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of April, 1993.

Resort at Indian Spring, Inc., a Florida Corporation
WITNESS: Marjorie M. Peterman Secretary
Alvin Kaplan President
Tracy S. Dunham Vice President
(CORPORATE SEAL)

SURVEY NOTES:

- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
- 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 easement, 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 Plat No. 1", as recorded in Plat Book 36 at Pages 184-186 of the Public Records of Palm Beach County, Florida, bearing North 89°17'49" West along the North line of Tract "S-1".
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument Marked No. 5005.
- 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.
- Lines intersecting curves are non-radial unless shown otherwise.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 7420 at Page 476 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal affixed hereon by and with the authority of its Board of Directors this 15 day of April, 1993.

First Union National Bank of Florida
A National Banking Association
WITNESS: Ann Fife
Laibelle Connessio
BY: Tracy S. Dunham
Tracy S. Dunham
Vice President
(CORPORATE SEAL)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Alvin Kaplan who is personally known to me, and did not take an oath, and who executed the foregoing instrument as President of Resort at Indian Spring, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 13th day of April, 1993.

My commission expires: Notary Public
(SEAL)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Tracy S. Dunham who is personally known to me, and did not take an oath, and who executed the foregoing instrument as Vice President of First Union National Bank of Florida, a National Banking Association, and acknowledged to and before me that she executed such instrument as such officer 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 15th day of April, 1993.

My commission expires: Notary Public
(SEAL)

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 16 day of Nov, 1993.

ATTEST: BY: Ver Post
Dorothy H. Wilken, Clerk
Deputy Clerk

COUNTY ENGINEER:
This plat is hereby approved for record this 16 day of Nov, 1993.

George Webb
George Webb, County Engineer

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Alvin Kaplan who is personally known to me, and did not take an oath, and who executed the foregoing instrument as Vice President of The Brookside at Indian Spring Homeowners Association, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 13th day of April, 1993.

My commission expires: Notary Public
(SEAL)

RESORT AT INDIAN SPRING, INC. NOTARY
FIRST UNION NATIONAL BANK OF FLORIDA NOTARY
COUNTY ENGINEER
COUNTY COMMISSION
BROOKSIDE HOMEOWNERS ASSOCIATION, INC. NOTARY
INDIAN SPRING PLAT No. 7
71/156

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Brookside at Indian Spring Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 13th day of April, 1993.

Brookside at Indian Spring Homeowners Association, Inc., a Florida Corporation not for profit
BY: Alvin Kaplan
Alvin Kaplan, President

WITNESS: Tracy S. Dunham
John Wilken
(CORPORATE SEAL)

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Albert N. Proujansky, Esq., 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 the Resort at Indian Spring, Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no other encumbrances of record.

Dated: Oct. 7, 1993
Albert N. Proujansky
Albert N. Proujansky, Esq.
Licensed in Florida

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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law and that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Dated: 4/1/93
David P. Lindley
David P. Lindley, P.L.S.
License No. 5005
State of Florida

S.C.
PR# 95-16446 Lot 27
Indian Spring
0259-018
BROOKSIDE HOMEOWNERS ASSOCIATION, INC. NOTARY
INDIAN SPRING PLAT No. 7
71/156

PET. 73-5P
ALLO. #0001
(Credit all used)

BOOK 71 PAGE 156
FLOOD ZONE AH-20' FLOOD MAP #2056
GLAD # 35 ZONING RS
CE 73-52
INDIAN SPRING