IN THE SOUTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH RANGE, 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS

MAY 1996

DEDICATION

INTERDEVCO/RBG.XLVIII, L.P.

AN ILLINOIS LIMITED PARTNERSHIP KNOW ALL MEN BY THESE PRESENTS THAT INTERDEVOO PROJECTS, L.L.O. A LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AND THE SCHOOL DISTRICT OF PALM BEACH COUNTY OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE SPRINGS -PLAT NO. 1, "A PORTION OF JOG ROAD RESIDENTIAL P.U.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 10; THENCE BEAR SOUTH 05 DEGREES 30 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 10, A DISTANCE OF 972.62 FEET: THENCE NORTH 88 DEGREES 27 MINUTES 56 SECONDS WEST, ALONG A LINE 140.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THAT CERTAIN SCHOOL BOARD OF PALM BEACH COUNTY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 8348, AT PAGE 688, PALM BEACH COUNTY FLORIDA, PUBLIC RECORDS, A DISTANCE OF 1293.19 FEET TO AN INTERSECTION WITH A LINE 220.00 FEET EASTERLY OF AND PARALLEL WITH AN EAST LINE OF SAID SCHOOL BOARD OF PALM BEACH COUNTY PARCEL; THENCE SOUTH 05 DEGREES 32 MINUTES 01 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 507.15 FEET: THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 290.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES OO SECONDS AND A RADIUS OF 560 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 112.67 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN ROADWAY EASEMENT FOR ACCESS TO JOG ROAD AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8348, AT PAGE 688; THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 80.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 485 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 485 FEET FROM SAID POINT, THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID ROADWAY EASEMENT AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 253.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID ROADWAY EASEMENT. A DISTANCE OF 112.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640 FEET; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY LINE OF SAID ROADWAY EASEMENT AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 45 SECONDS, A DISTANCE OF 147.40 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 88 DEGREES 11 MINUTES 45 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 223.22 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 44 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 82.52 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF JOG ROAD AS NOW LAID OUT AND IN USE: (120 FOOT WIDE RIGHT OF WAY) SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2560 FEET AND BEARS SOUTH 60 DEGREES 26 MINUTES 39 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 06 MINUTES 22 SECONDS A DISTANCE OF 94.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07 DEGREES 27 MINUTES 15 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 107.34 FEET; THENCE SOUTH 42 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID ROADWAY EASEMENT FOR ACCESS TO JOG ROAD, A DISTANCE OF 76.19 FEET: THENCE NORTH 88 DEGREES 11 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 203.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 552 FEET; THENCE EASTERLY, CONTINUING ALONG THE NORTHERLY LINE OF SAID ROADWAY EASEMENT AND ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 45 SECONDS, A DISTANCE OF 127.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 112.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 573 FEET; THENCE EASTERLY, CONTINUING ALONG THE NORTHERLY LINE OF SAID ROADWAY EASEMENT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 43 MINUTES 17 SECONDS, A DISTANCE OF 157.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 48 DEGREES 41 MINUTES 22 SECONDS EAST, A DISTANCE OF 33.48 FEET; THENCE NORTH 06 DEGREES 30 MINUTES 27 SECONDS EAST. NDISTANCE OF 201.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340 FEET AND A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 05 SECONDS; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.60 FEET TO THE POINT OF TANGENCY: THENCE NORTH 29 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 375.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340 FEET AND A CENTRAL ANGLE OF 37 DEGREES 50 MINUTES 04 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 224.51 FEET TO THE END OF SAID CURVE; THENCE NORTH 22 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 112.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 194 FEET AND A CENTRAL ANGLE OF 62 DEGREES 14 MINUTES 17 SECONDS, A DISTANCE OF 210.73 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84 DEGREES 53 MINUTES 40 SECONDS WEST. A DISTANCE OF 83.84 FEET; THENCE NORTH 05 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 366.14 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 22 MINUTES 12 SECONDS

CONTAINING: 49.692 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:

EAST ALONG SAID NORTH LINE, A DISTANCE OF 1934.62 FEET TO THE POINT OF BEGINNING.

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 SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

THE SWALE 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 SPRINGS* 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 SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SPRINGS 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.

TRACT "A-A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS,, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B1" AND "B2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

CONTINUED---

DEDICATION CONTINUED...

THE 10', 15' AND 20' LANDSCAPE/BUFFER TRACTS AS SHOWN HEREON AS TRACTS "B-B1", "B 82", "8-83" AND "8-84" ARE HEREBY RESERVED FOR THE SPRINGS HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR LANDSCAPE/BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY, A MAXIMUM FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT IS PERMITTED.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SPRINGS 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.

TRACT "C-C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON AS TRACTS "D", "E" AND "F", ARE HEREBY RESERVED FOR THE SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "D-D" AND "E-E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SPRINGS-X HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

TRACTS "G" THROUGH "Z-1", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

TRACTS "LZ-1" THROUGH "LZ-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE SPRINGS FIOMEOWNERS ASSOCATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGTION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

THE ROOF OVERHANG EASEMENTS (R.R.M.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF. THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ATTESTED BY ITS MEMBER AND ITS SEAL TO BE

AFFIXED HERETO, THIS 2/ DAY OF MARCH, 1997.

INTERDEVOO/REG. XLVIII, L.R., AN ILLINOIS LIMITED PARTNERSHIP

INTERDEVOO PROJECTS, LLC. 8Y: Intendence Projects,

A LIMITED LIMITED COMPANY

L.L.C. A Florida L.L.C., a Florida limited liability JOSE M. SURIOL MANAGING MEMBER partner MEMBER WITNESS: WITNESS JANA MISA

IN WITNESS WHEREOF, THE ABOVE-NAMED SCHOOL DISTRICT OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUPERINTENDENT BY AND WITH AUTHORITY OF THE SCHOOL BOARD OF PALM BEACH COUNTY, THIS 22 DAY OF JANUARY, 1997.

//DR JOAN P. KOWAL SUPERINTENDENT THE SCHOOL DISTRICT OF PALM BEACH COUNTY

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED JOSE M. SUBIOL AND BOGER DALAL WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSED EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _2/ DAY OF MACH ____ 1997.

1/10/98 <u> ACKNOWLEDGEMENT</u>

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED DR. JOAN P. KOWAL, WHO IS PERSONALLY KNOWN TO MESOR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID

INSTRUMENT FOR THE PURPOSED EXPRESS THEREIN.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

wat bounton THE SPRINGS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREEY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ADAY OF THE SPRINGSHOMEOWNERS



BY: Lichelle Rideward

ASSOCIATION, INC., A FLORIDA

CORPORATION NOT FOR PROFIT.

STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEY MAP

BEFORE ME PERSONALLY APPEARED MUNIC KUMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SPRINGSHOMEOWNERS 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.

TICOL A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF

Wee Projects, Eiling. AND THE SCHOOL DISTRICT OF PALM BEACH COUNTY: THAT THE

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

CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF

RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE

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 RECORD BOOK 9650 AT PAGE 1003 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SO V. P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1997.

BEFORE ME PERSONALLY APPEARED BOLOGUE WHO IS PERSONALLY AND WHO EXECUTED THE AS IDENTIFICATION, AND WHO EXECUTED THE

FOREGOING INSTRUMENT AS SR. V. P. OF OHIO SAVINGS BANKA 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

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF

S.88° 22'12" E. ALONG THE NORTH LINE OF THE SOUTHEAST ONE QUARTER OF

SECTION 10. TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS

NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE

PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL

EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR

BUILDING SETBACK LINES SHALL BE AS INDICATED ON THE APPROVED FINAL

LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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

PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

= DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) #2297

FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO BUILDING WILL ENCROACH INTO ANY DRAINAGE EASEMENT

PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

UNLESS OTHERWISE NOTED.

SUBDIVISION PLAN PETITION NO. 94-16(A)

SURVEYOR'S CERTIFICATE

ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS / DAY OF

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ___/9 774

MY COMMISSION EXPIRES: 3 2801

CORPORATE NAME)

A FLORIDA CORPORATION

BY: FRANK Bolognin

RUTH MICHABLE

COUNTY ENGINEER

OHIO SAIVINGS BANK

DAY OF FEBRUARY 1997

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 / DAY OF HAVEN

CHRICIAL NUTLARY SEAL

COMMISSION NO. CONTIN

MY COMMISSION WAY, JAN. WAYNG

669-001

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES: 1/10/98

TITLE CERTIFICATION NOTARY PUBLIC STATE OF FLORID

STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF PALM BEACH

MORTGAGEES' CONSENT

STATE OF OHIO

COUNTY OF CUYAHOGA)

DEDICATION SHOWN HEREON.

WITNESS AMELLA STANK

CKNOWLEDGEMENT

COUNTY APPROVALS

COUNTY ENGINEER:

STATE OF FLORIDA OHP

COUNTY OF PALM BEACH

HYPOLUXO ROAD BOYNTON BEACH MUNICIPAL GOLF COURSE L-20 CANAL L-21 CANAL

LOCATION MAP

STATE OF FLORIDA

POROTHY H. WILKEN, Clock of Charle Course

DEDICATION

DEDICATION NOTARY

NOTARY

MORTGAGEE

MORTGAGEE NOTARY

BOORDINATES, BEARINGS, AND DISTANCES **COORDINATES SHOWN ARE GRID**

N.T.S.

BOYNTON

DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.0000319

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARING ROTATION PLAT TO GRID 01°44'49" COUNTER CLOCKWISE

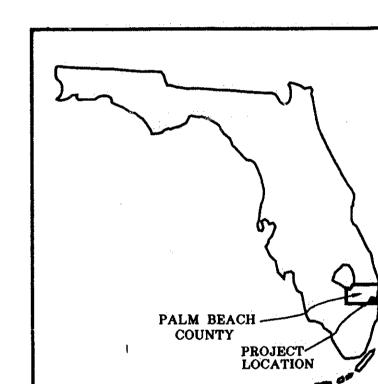
TABULAR DATA

PETITION NUMBER TOTAL AREA 4.347 UNITS/ACRE DENSITY TOWNHOUSE ZERO LOT LINE

SPRINGS HOMEOWNERS ASSOCIATION, INC.

49.692 ACRES

THIS INSTRUMENT WAS PREPARED BY PEDRO B. MORALES IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH LAKE WORTH, FLORIDA, 33463



VICINITY MAP

LEGEND:

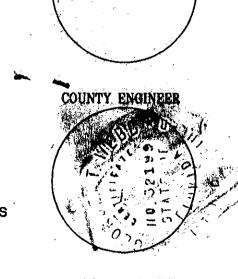
PLAT BOOK PERMANENT REFERENCE MONUMENT **DELTA ANGLE**

ARC LENGTH **CHORD BEARING** OFFICIAL RECORD BOOK D.B. DEED BOOK RW **RIGHT-OF-WAY** F.P.&L. FLORIDA POWER & LIGHT CENTERLINE R.R.M.E ROOF OVERHANG AND

RECIPROCAL MAINTENANCE **EASEMENTS** DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. AS NOTED DENOTES SET PERMANENT CONTROL POINT (P.C.P.) DENOTES ZERO LOT LINE ON THE

SIDE OF THE LINE SHOWN. S.D.E. SWALE DRAINAGE EASEMENT P.U.D. PLANNED UNIT DEVELOPMENT UTILITY EASEMENT U.E. D.E.

DRAINAGE EASESMENT LAKE MAINTENANCE EASEMENT L.M.E. LIMITED ACCESS EASEMENT L.A.E. RADIAL LINE P.O.B. POINT OF BEGINNING



LAND SURVEYOR



land surveyors - planners 5050 10th Avenue North Suite A - Lake Worth FL 33463-2062 Fax: 407-965-8963

BOYNTON