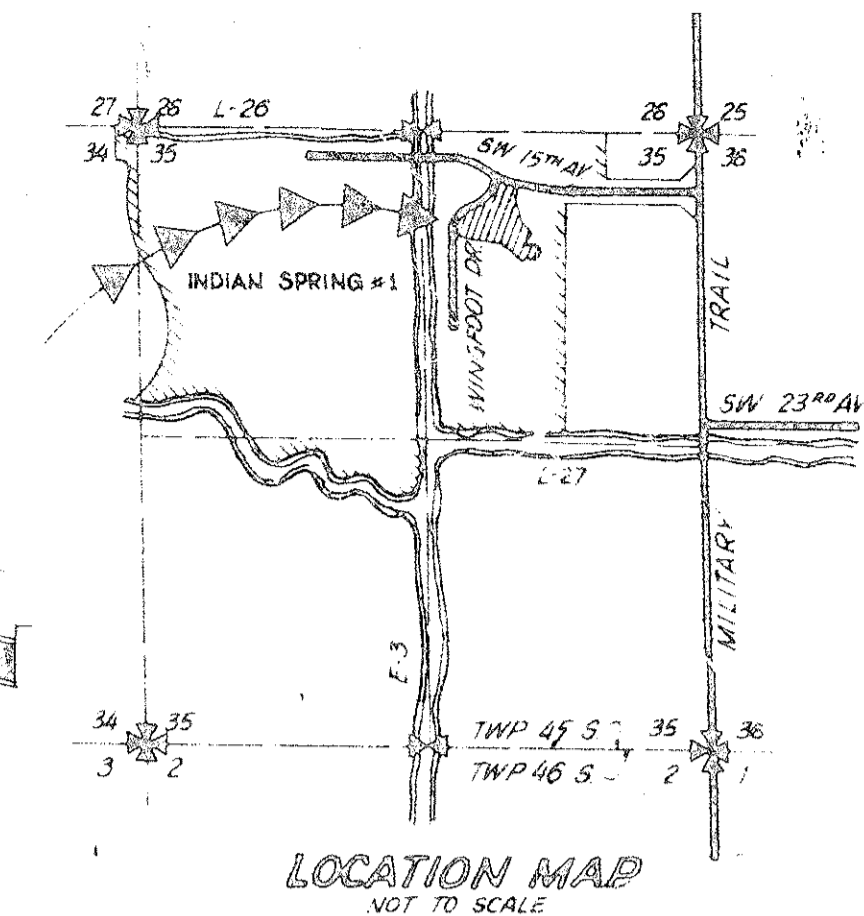


INDIAN SPRING

PLAT NO. 2
(A PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF TRACT R-1 AND TRACT G-1, OF INDIAN SPRING, PLAT NO. 1, AS RECORDED IN PLAT BOOK 31, PAGES 43-47, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICE OF BENCH MARK, LAND SURVEYING & MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33409



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 10:30 A.M. THIS 10th DAY OF JULY, A.D. 1975, AND DULY RECORDED IN PLAT BOOK NO. 31, PAGE 48.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EPIC CORPORATION, A SOUTH CAROLINA CORP. OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TWP. 45S., RGE. 42E., PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS INDIAN SPRING PLAT NO. 2, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF TRACT R-1 AND TRACT G-1, OF INDIAN SPRING, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PART OF TRACT R-1 AND TRACT G-1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID TRACT R-1, SAID CORNER BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WINGFOOT DRIVE, AS SHOWN ON SAID PLAT;

THENCE, SOUTH 00-52-53 EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.94 FEET;

THENCE, SOUTH 78-39-36 EAST, A DISTANCE OF 381.99 FEET;

THENCE, SOUTH 70-27-35 EAST, A DISTANCE OF 405.00 FEET;

THENCE, SOUTH 40-18-21 EAST, A DISTANCE OF 315.00 FEET;

THENCE, NORTH 49-41-39 EAST, A DISTANCE OF 100.00 FEET;

THENCE, SOUTH 40-18-21 EAST, A DISTANCE OF 37.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET;

THENCE, SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 250-31-44, A DISTANCE OF 218.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 20-50-05 WEST;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70-31-44, A DISTANCE OF 30.77 FEET TO THE END OF SAID CURVE;

THENCE, NORTH 49-41-39 EAST, A DISTANCE OF 100.00 FEET;

THENCE, NORTH 40-18-21 WEST, A DISTANCE OF 315.00 FEET;

THENCE, NORTH 29-30-03 WEST, A DISTANCE OF 360.00 FEET;

THENCE, NORTH 15-30-40 WEST, A DISTANCE OF 204.52 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT R-1;

THENCE NORTH 70-37-07 WEST, ALONG THE NORTH LINE OF SAID TRACT R-1, A DISTANCE OF 299.50 FEET;

THENCE, SOUTH 64-22-53 WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT R-1, A DISTANCE OF 106.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 70-37-07 WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID TRACT R-1, THROUGH A CENTRAL ANGLE OF 38-51-40, A DISTANCE OF 251.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 31-41-27 EAST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID TRACT R-1, THROUGH A CENTRAL ANGLE OF 59-11-25, A DISTANCE OF 311.24 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 00-52-53 EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT R-1, A DISTANCE OF 21.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT R-1, AND THE POINT OF BEGINNING.

CONTAINING 12.255 ACRES, MORE OR LESS

DEDICATIONS & RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, THAT EPIC CORPORATION, A SOUTH CAROLINA CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON, BEING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "B", AS SHOWN HEREON, FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. HOWEVER, AN EASEMENT FOR WATER-SEWER UTILITIES IS HEREBY RESERVED.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

AND DOES HEREBY RESERVE AS FOLLOWS:

RESIDENTIAL AREAS: TRACT "A" IS HEREBY RESERVED FOR RESIDENTIAL PURPOSES.

IN WITNESS WHEREOF, THE SAID 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 10th DAY OF JULY, A.D. 1975.

ATTEST: SECRETARY BY: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED ELLIS CHINGOS AND VIRGINIA B. HAHNE, 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 EPIC CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID EPIC CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID EPIC 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 EPIC CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF JULY, A.D. 1975.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10th DAY OF JULY, A.D. 1976.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE, BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 75-4.

Wm. R. Van Campen
 WM. R. VAN CAMPEN
 REGISTERED SURVEYOR NO. 2424
 STATE OF FLORIDA

NOTES

- THE BEARINGS AS STATED HEREIN AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43-47, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- U.E. DENOTES UTILITY EASEMENT, AND D.E. DENOTES DRAINAGE EASEMENT.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- PERMANENT REFERENCE MONUMENTS DENOTED THUS: \square - P.R.M. 2424
 PERMANENT CONTROL POINTS DENOTED THUS: \odot - P.C.P. 2424
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

COUNTY APPROVALS

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF JULY, A.D. 1975.

BY: CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: DEPUTY CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE UNDERSIGNED FLEMING MORTGAGE COMPANY, A FLORIDA CORPORATION, CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON 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 AT PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLEMING MORTGAGE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF JULY, A.D. 1975.

FLEMING MORTGAGE COMPANY

ATTEST: BY: JANET K. RIDENOUR, SECRETARY DANIEL C. GREINER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED DANIEL C. GREINER AND JANET K. RIDENOUR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED FLEMING MORTGAGE COMPANY, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID FLEMING MORTGAGE COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID FLEMING MORTGAGE COMPANY 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 FLEMING MORTGAGE COMPANY.

WITNESS MY HAND AND SEAL OFFICIALLY, THIS 10th DAY OF JULY, A.D. 1975.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10th DAY OF JULY, A.D. 1976.

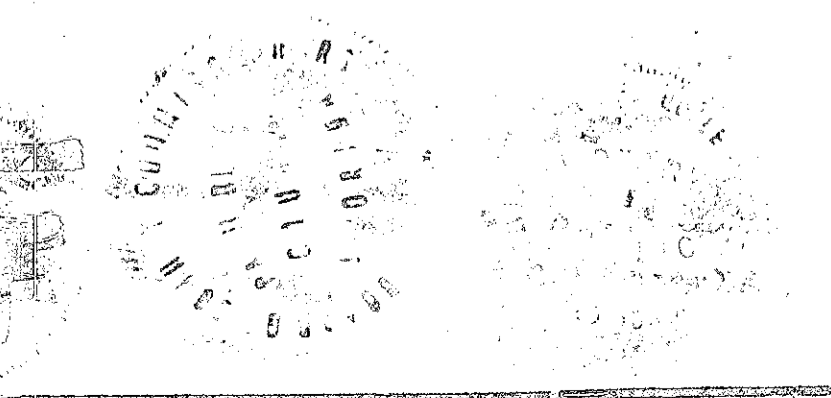
TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I, MARSHALL B. WOOD, JR., 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 TO EPIC CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

MARSHALL B. WOOD, JR.

0259-310

INDIAN



BENCH MARK
 land surveying and mapping, inc.
WENTMAN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 WEST PALM BEACH, FLORIDA

INDIAN SPRING PLAT NO. 2
 A PLANNED UNIT DEVELOPMENT

NO.	DATE	DESCRIPTION	BY

REVISIONS

DRAWN	MP	BOOK	DATE	SHEET NO.
111	1100	PG	1-7-76	1100-0
DESIGNED	MP	CHECKED	SCALE	1" = 60'
111	1100	1100-0		