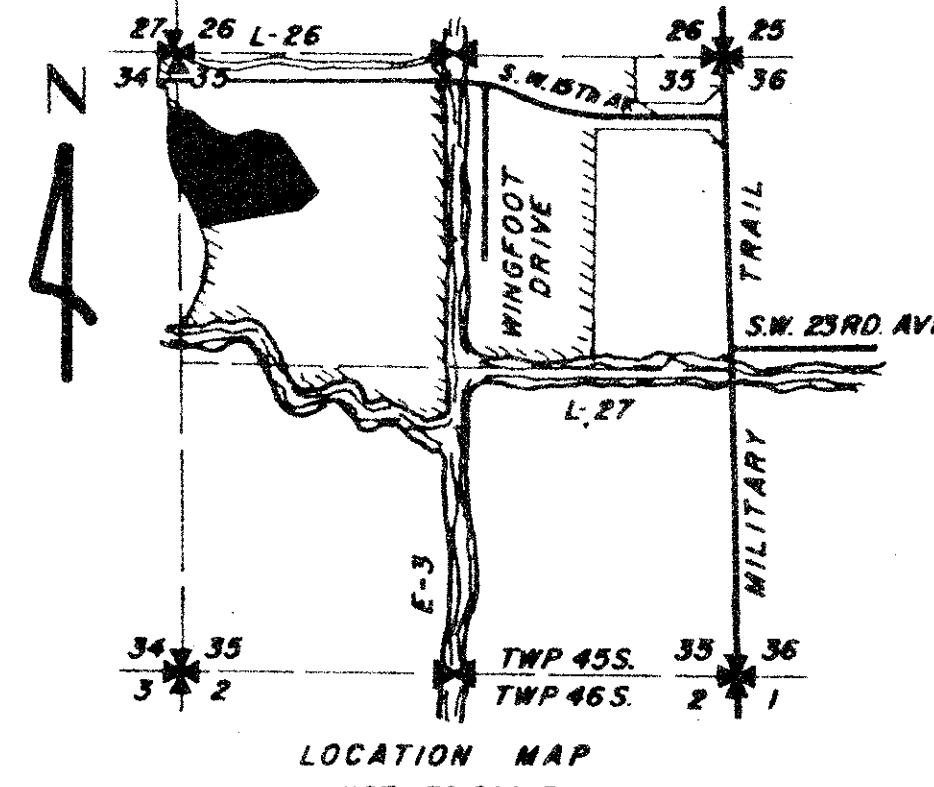


GREEN LAKES AT INDIAN SPRING

A parcel of land in the Northwest one-quarter of Section 35, Township 45 South, Range 42 EAST, being a replat of a part of tracts R-4 & G-2, Indian Spring Plat NO. 1, P.B. 31, Pp. 43-47, Palm Beach County, Florida.

December 1977

SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS R-4, AND G-2, AS SHOWN ON INDIAN SPRING PLAT NO. ONE, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GREEN LAKES AT INDIAN SPRING, A PART OF INDIAN SPRING PUD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 35, BEAR NORTH 89°17'48" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 53.00 FEET; THENCE, SOUTH 00°04'43" WEST, A DISTANCE OF 365.09 FEET FOR A POINT OF BEGINNING;

THENCE, SOUTH 73°27'14" EAST, ALONG THE BOUNDARY LINE OF SAID TRACT R-4, A DISTANCE OF 165.80 FEET; THENCE, SOUTH 26°54'08" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 123.43 FEET; THENCE, SOUTH 76°56'33" EAST, DEPARTING FROM SAID LINE, A DISTANCE OF 100.83 FEET; THENCE, SOUTH 89°56'07" EAST, A DISTANCE OF 70.08 FEET; THENCE, SOUTH 71°13'23" EAST, A DISTANCE OF 209.01 FEET; THENCE, SOUTH 63°37'07" EAST, A DISTANCE OF 76.89 FEET; THENCE, SOUTH 32°00'52" EAST, A DISTANCE OF 112.49 FEET RETURNING TO THE BOUNDARY LINE OF SAID TRACT R-4; THENCE, SOUTH 25°23'33" EAST, ALONG SAID LINE, A DISTANCE OF 628.11 FEET; THENCE, SOUTH 61°57'11" WEST, DEPARTING FROM SAID LINE, A DISTANCE OF 149.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°03'26", A DISTANCE OF 73.33 FEET TO THE POINT OF TANGENCY AND THE BOUNDARY LINE OF SAID TRACT R-4; THENCE, SOUTH 73°00'37" WEST, ALONG SAID LINE, A DISTANCE OF 393.93 FEET; THENCE, NORTH 62°43'19" WEST, DEPARTING FROM SAID LINE, A DISTANCE OF 34.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INDIAN SPRINGS TRAIL (A 108 FOOT ROAD RIGHT OF WAY) AND THE BOUNDARY LINE OF SAID TRACT R-4 BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 953.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 71°32'44" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID LINE, THROUGH A CENTRAL ANGLE OF 06°22'54", A DISTANCE OF 106.15 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 24°50'10" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 682.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°54'53", CONTINUING ALONG SAID LINE, A DISTANCE OF 217.42 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 00°04'43" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 213.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.266 ACRES

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. A LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. TRACTS "A" AND "B" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GREEN LAKES CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, TO BE USED AS A DRAINAGE EASEMENT AND FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. THE ACCESS WAY & PARKING DRIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GREEN LAKE CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR ROAD PURPOSES AND FOR THE CONSTRUCTION, MAINTENANCE AND USE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, INDIAN SPRING CF, INC., AS GENERAL PARTNER OF INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25TH DAY OF JANUARY A.D., 1978.

INDIAN SPRING CF, INC.
GENERAL PARTNER OF INDIAN SPRING,
A FLORIDA GENERAL PARTNERSHIP

ATTEST: LARRY NEWMAN, ASSISTANT SECRETARY
BY: MICHAEL WARREN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED MICHAEL WARREN AND LARRY NEWMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF THE ABOVE NAMED INDIAN SPRING CF, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS MICHAEL WARREN, PRESIDENT AND LARRY NEWMAN ASST. SECRETARY, RESPECTIVELY OF SAID INDIAN SPRING CF, INC., 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 25th DAY OF JANUARY A.D., 1978.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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 THAT THE TITLE TO THE PROPERTY IS VESTED TO INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP; 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.

DATE: Feb. 9, 1978

MARSHALL B. WOOD, JR., ATTORNEY-AT-LAW
WOOD, COBB, MURPHY & CRAIG

MORTGAGEE'S CONSENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED CITIBANK, N.A. OF NEW YORK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN 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, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITIBANK, N.A. OF NEW YORK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CASHIER AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF JANUARY A.D., 1978.

ATTEST: THOMAS E. FREEMAN, ACCOUNT OFFICER
BY: BARRETT B. ESKELL, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

BEFORE ME PERSONALLY APPEARED FRANK R. GUY AND THOMAS E. FREEMAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY, OF ABOVE NAMED CITIBANK, N.A. OF NEW YORK, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY, OF SAID CITIBANK, N.A., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITIBANK, N.A. OF NEW YORK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF JANUARY A.D., 1978.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

NOTES:

1. THE BEARINGS AS STATED HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT 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.
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS:
8. TRACT "C" RESERVED FOR RESIDENTIAL PURPOSES.

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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 AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, 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.

DATE: 14th DAY OF FEBRUARY A.D., 1978.

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

COUNTY APPROVALS:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF February, A.D., 1978.

BY: HERBERT KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF February, A.D., 1978.

BY: PEGGY EVATT, CHAIRWOMAN

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: DEPUTY CLERK

35/45/42 0259-307

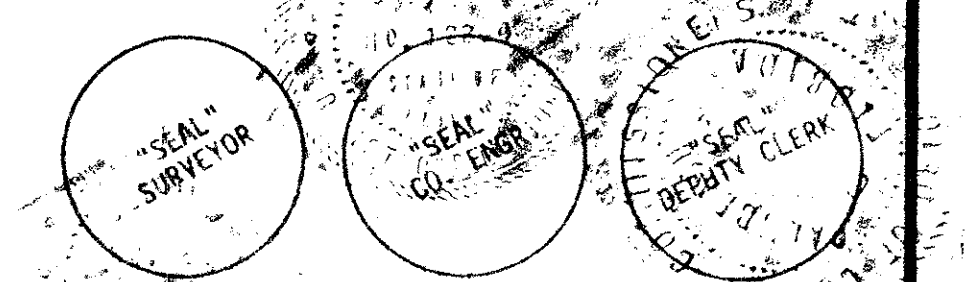
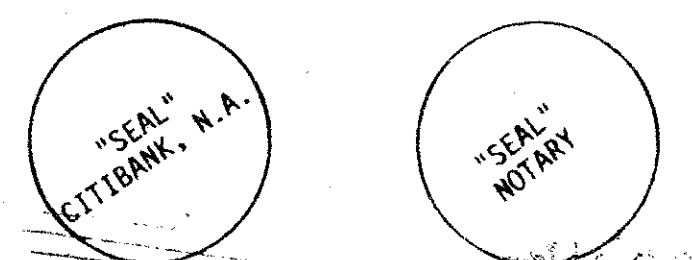
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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:08 AM. THIS 23rd DAY OF February AD, 1978 AND DULY RECORDED IN PLAT BOOK 31 ON PAGES 43 AND 44.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: DC

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GREEN LAKES AT INDIAN SPRINGS

DRAWN		FIELD BOOK		DATE		JOB NO.	
WSK	NO	PG		12/21/77			
DESIGNED	CHECKED	SCALE				DRAWING NO.	SHEET
RJW	RJW	1"=50'					2