

A PLANNED UNIT DEVELOPMENT

Fountains South

TRACT A-2

96

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that City National Bank of Miami, a National Banking Association, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551, owner of the land shown hereon, being in Tracts 18-20, 35 and in the thirty foot reservation between said tracts, Block 31, Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, said land also being a replat of a portion of FOUNTAINS SOUTH TRACTS A1 AND B1, as recorded in Plat Book 43, Pages 133 and 134 of said records, said land being shown hereon as FOUNTAINS SOUTH TRACT A-2, being more particularly described as follows:

Commencing at the south quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East (assumed bearing datum) along the east line of the west half of Section 34, a distance of 2389.00 feet; thence North 87°23'52" West, 40.00 feet; thence South 47°36'08" West, 35.36 feet; thence North 87°23'52" West, 87.23 feet to a point of curvature; thence westerly along an arc of a curve concave to the north having a radius of 646.00 feet, a central angle of 14°42'52", an arc distance of 165.90 feet to the POINT OF BEGINNING; thence continuing along said curve concave to the north having a radius of 646.00 feet, a central angle of 02°40'28", an arc distance of 30.15 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the south having a radius of 754.00 feet, a central angle of 05°59'28", an arc distance of 78.84 feet to a point of tangency; thence North 76°00'00" West, 75.00 feet; thence North 31°00'00" West, 35.36 feet; thence North 14°00'00" East, 221.00 feet to a point of curvature; thence northerly along an arc of a curve concave to the west having a radius of 1340.00 feet, a central angle of 11°56'23", an arc distance of 279.24 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the east having a radius of 960.00 feet, a central angle of 20°54'01", an arc length of 350.19 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the west having a radius of 540.00 feet, a central angle of 19°15'22", an arc distance of 181.48 feet to the southwest corner of FOUNTAINS SOUTH TRACT A-3 as recorded in Plat Book 45, pages 134 and 135; thence South 60°00'00" East along the south line of Tract A-3 and the southeasterly extension thereof, 160.21 feet; thence South 20°00'00" West, 300.00 feet; thence South 04°00'00" West, 727.07 feet to the POINT OF BEGINNING, containing 3.63 acres, more or less.

IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BLOCK 31,

PALM BEACH FARMS CO. PLAT NO. 3, P.B.2, PAGES 45-54,

AND BEING A REPLAT OF A PORTION OF

FOUNTAINS SOUTH TRACTS A1 AND B1, P.B. 43, PAGES 133 AND 134,

PUBLIC RECORDS OF

PALM BEACH COUNTY, FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF DADE : SS

I, Steven E. Goldman, 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 in City National Bank of Miami, a National Banking Association, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551; that the current taxes have been paid; and that I find the property is encumbered only by the mortgage shown hereon, and that said mortgage is true and correct, and that there are no other encumbrances of record.

Date: August 9, 1984
Steven E. Goldman, Attorney-at-law

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF DADE : 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 Record Book 3209 at Pages 172 and 1231 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 attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 13 day of August, 1984, A.D..

ATTEST: Louisa E. Vogt BY: Herbert A. Kolben
LOUISA E. VOGT Vice President HERBERT A. KOLBEN Vice President

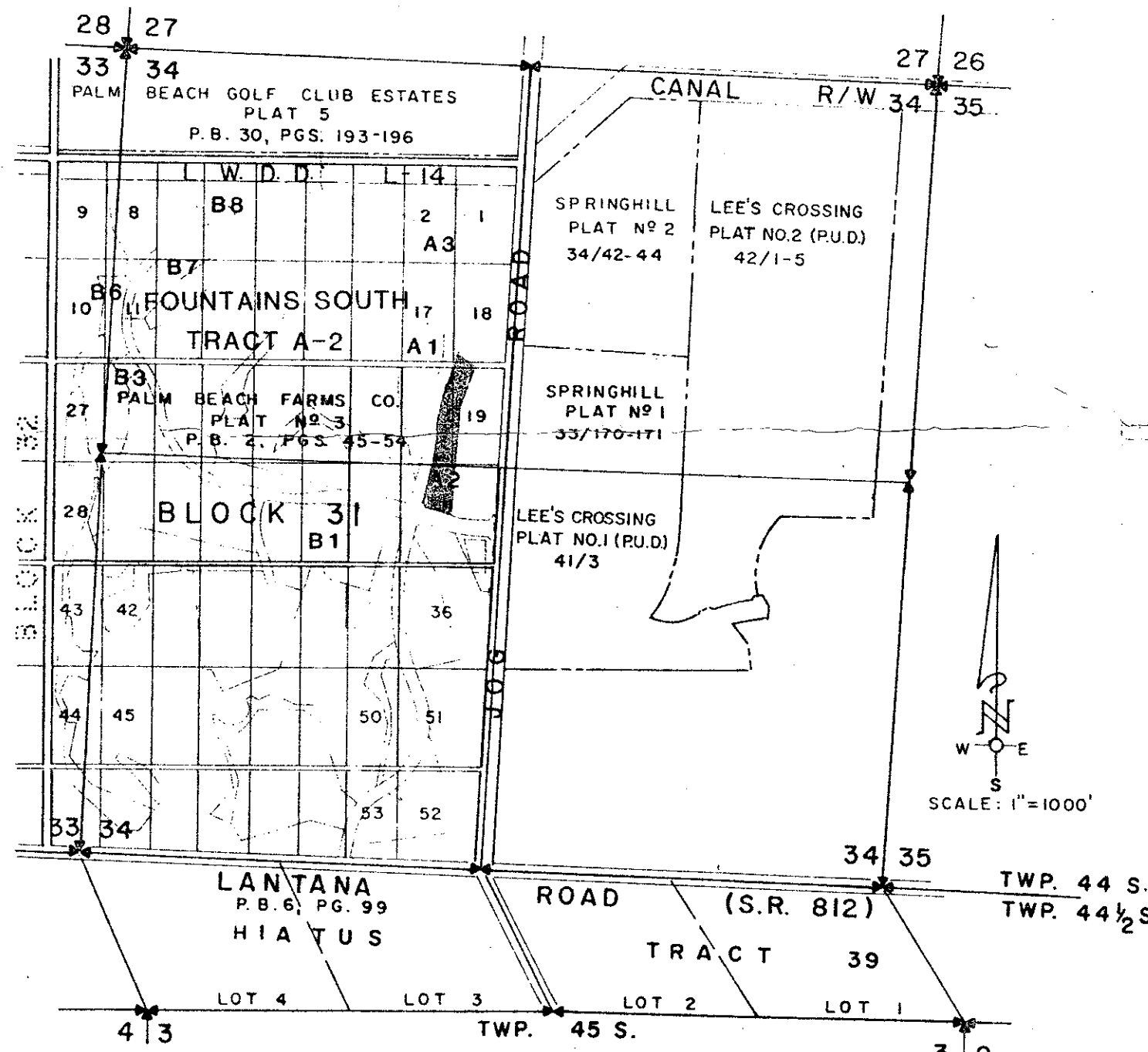
ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF DADE : SS

BEFORE ME personally appeared Louisa E. Vogt and Herbert A. Kolben to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of Citicorp Real Estate, Inc., a Delaware 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 13 day of August, 1984, A.D..

My commission expires: Carnew M. Lamer
Notary Public, State of Florida, at Large



LOCATION MAP

LAND 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 and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that the Permanent Control Points (P.C.P.'s) will be set under the guarantee posted with Palm Beach County for the required improvements, 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: 08/15/84
Dennis Painter
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 16 day of October, 1984, A.D..

By: Ken Spillias
Ken Spillias, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 16 day of October, 1984, A.D..

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

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

By: Keith H. Compton
Deputy Clerk

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

1. TRACT A-2 and RECREATIONAL TRACT

The tracts shown hereon as TRACT A-2 and the RECREATIONAL TRACT are hereby dedicated for condominium and recreational purposes respectively, to the FOUNTAINS SOUTH CONDOMINIUM NO. 2 ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

2. EASEMENTS:

a) The access, utility and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of access, utilities, and drainage, respectively. The access and drainage easements are the perpetual maintenance obligations of the FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, not for profit, its successors and assigns, without recourse to Palm Beach County.

b) The Limited Access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, for purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of the Beneficiaries of Trust 5004551 this 9 day of August, 1984, A.D..

CITY NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN LAND TRUST AGREEMENT DATED NOVEMBER 1, 1979, AND KNOWN AS TRUST 5004551

ATTEST: David Buzyego BY: Frank B. Buzyego
DAVID BUZYEGO SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF DADE : SS

BEFORE ME personally appeared FRANK G. BRIGANCE JR. and Althea A. Tomblery 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 Notary Public of the City National Bank of Miami, a National Banking Association, as Trustee of said Trust 5004551, 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 9 day of August, 1984, A.D..

My commission expires: Althea A. Tomblery
Notary Public, State of Florida at Large

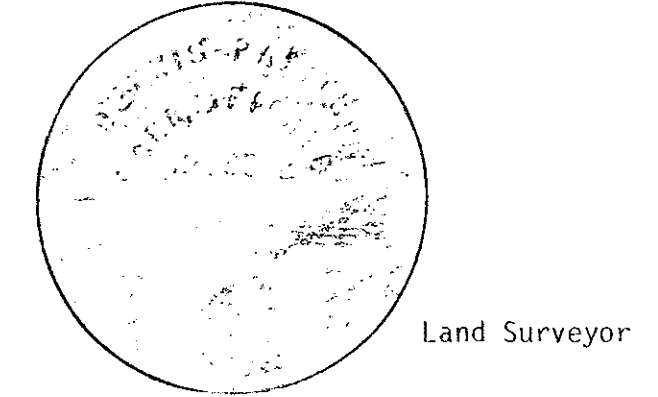
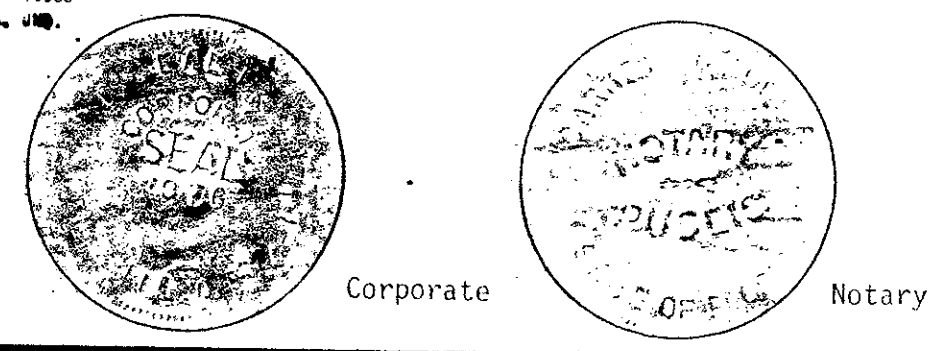
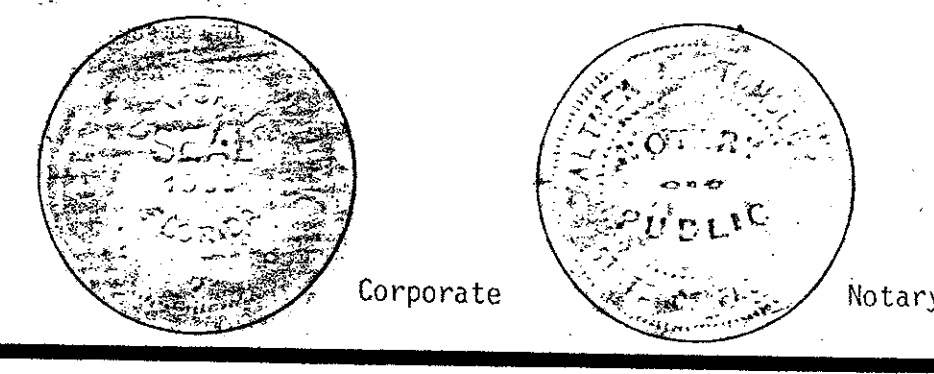
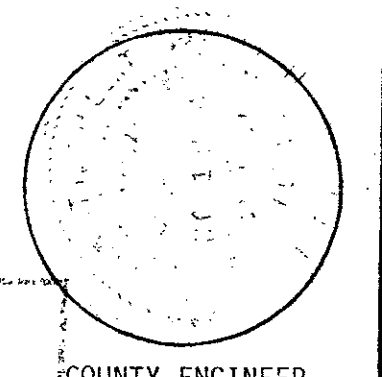
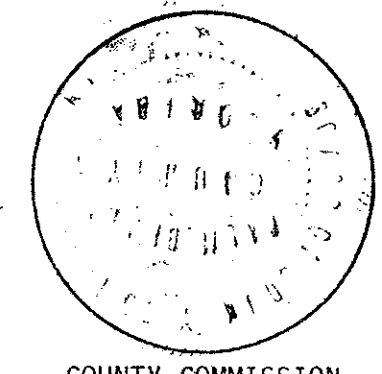
AREAS	
Total area of Tract A-2	3.12 Acres
Total area of Recreational Tract	0.51 Acres
Total area of Plat	3.63 Acres
OPEN SPACE	
Residential Open Space (65% of Tracts A-2 & Rec. Tract)	2.36 Acres
DENSITY	
Total Dwelling Units	20 Units
Total Area	3.63 Acres
Density	5.5 Units/Acre

0 244-300

49/96

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS			FOUNTAINS SOUTH TRACT A-2 RECORD PLAT	
WEST PALM BEACH			SHEET	
MH	F.B.	Scale	FP 823 1 OF 2	
PK.	PG.	Date AUG. 1984		
Ap.	Job No. 9562R			

This instrument was prepared by:
Dennis Painter, RLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida



DRAWING NUMBER
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