

49/144

DRAWING NUMBER

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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 a parcel of land in Tracts 11-14, 24, 25, 31, and in the thirty-foot easement between said tracts, Block 31, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, said thirty-foot easement being abandoned by Resolution Number R-78-664, and recorded in Official Record Book 2682, Pages 690 and 691, Public Records of Palm Beach County, Florida, said land being shown hereon as FOUNTAINS SOUTH TRACT B-5, being more particularly described as follows:

BEGINNING at the southwest corner of Tract B-7 FOUNTAINS SOUTH TRACTS B-7 AND B-8, as recorded in Plat Book 46, Pages 28 through 30, Public Records of Palm Beach County, Florida; thence South 89°31'09" East (assumed bearing datum) along the south line of Tract B-7, 90.83 feet; thence South 27°00'00" East, 80.95 feet; thence North 63°00'00" East, 610.00 feet; thence North 80°00'00" East, 190.00 feet; thence North 34°00'00" East, 70.00 feet; thence EAST, 120.00 feet; thence SOUTH, 130.00 feet; thence South 16°00'00" West, 240.00 feet; thence South 42°00'00" West, 510.00 feet; thence South 10°00'00" East, 155.00 feet; thence South 26°00'00" West, 200.00 feet; thence South 16°35'04" East, 139.35 feet; thence South 27°34'00" West along a radial line, 116.57 feet to a radial curve; thence northwesterly along an arc of a curve concave to the north-east having a radius of 570.00 feet, a central angle of 23°32'56", an arc distance of 234.28 feet to a radial line; thence South 51°17'03" West along said radial line, 60.00 feet to a radial curve; thence northerly along said curve being concave to the east having a radius of 630.00 feet, a central angle of 29°37'49", an arc length of 325.80 feet to point of reverse curvature; thence northwesterly along an arc of a curve concave to the southwest having a radius of 670.00 feet, a central angle of 22°54'52", an arc distance of 267.96 feet to a radial line being the south line of FOUNTAINS SOUTH TRACTS B-3-1 AND B-6 as recorded in Plat Book 47, Pages 198 through 200 of said records; thence North 58°00'00" East along said radial line, 60.00 feet to the southeast corner of said plat being on a radial curve; thence northwesterly along the east line of Fountains Circle as shown on said plat being an arc of a curve concave to the northeast having a radius of 730.00 feet, a central angle of 06°12'09", an arc length of 79.03 feet to a point of reverse curvature; thence northerly along said line being an arc of a curve concave to the east having a radius of 420.00 feet, a central angle of 38°39'00", an arc distance of 283.32 feet to the POINT OF BEGINNING, containing 14.69 acres, more or less.

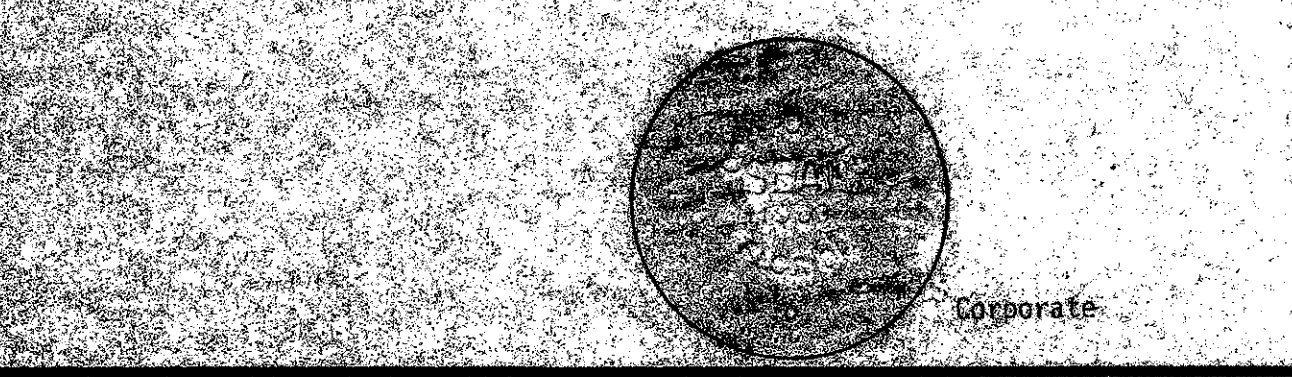
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

- 1. STREETS
The tracts FOUNTAINS CIRCLE, PRIVATE R/W 1, and PRIVATE R/W 2 as shown hereon are hereby dedicated for private right of way purposes to FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, its successors and assigns, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
2. TRACT B-5 (open space)
TRACT B-5 as shown hereon is hereby dedicated for open space purposes to and for the use and enjoyment of FOUNTAINS SOUTH VILLAS ASSOCIATION TWO, INC., a Florida corporation not for profit, its successors or assigns, and is the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.
3. RECREATION TRACT
The RECREATION TRACT as shown hereon is hereby dedicated for recreational purposes to and for the use and enjoyment of FOUNTAINS SOUTH VILLAS ASSOCIATION TWO, INC., a Florida corporation not for profit, its successors or assigns, and is the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.
4. EASEMENTS
a) The Access, Utility, and Drainage easements as shown 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 obligation of FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, its successors or assigns, without recourse to Palm Beach County.
b) The Golf Cart Access Easement as shown is hereby dedicated for proper access purposes to FOUNTAINS COUNTRY CLUB, INC., a Florida corporation not for profit, its successors and assigns, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
c) The Limited Access Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, 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 Secretary and its corporate seal affixed hereto by and with the authority of the Beneficiaries of Trust 5004551, this 9th 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 Buznego, DAVID BUZNEGO, SENIOR VICE PRESIDENT, TRUST OFFICER



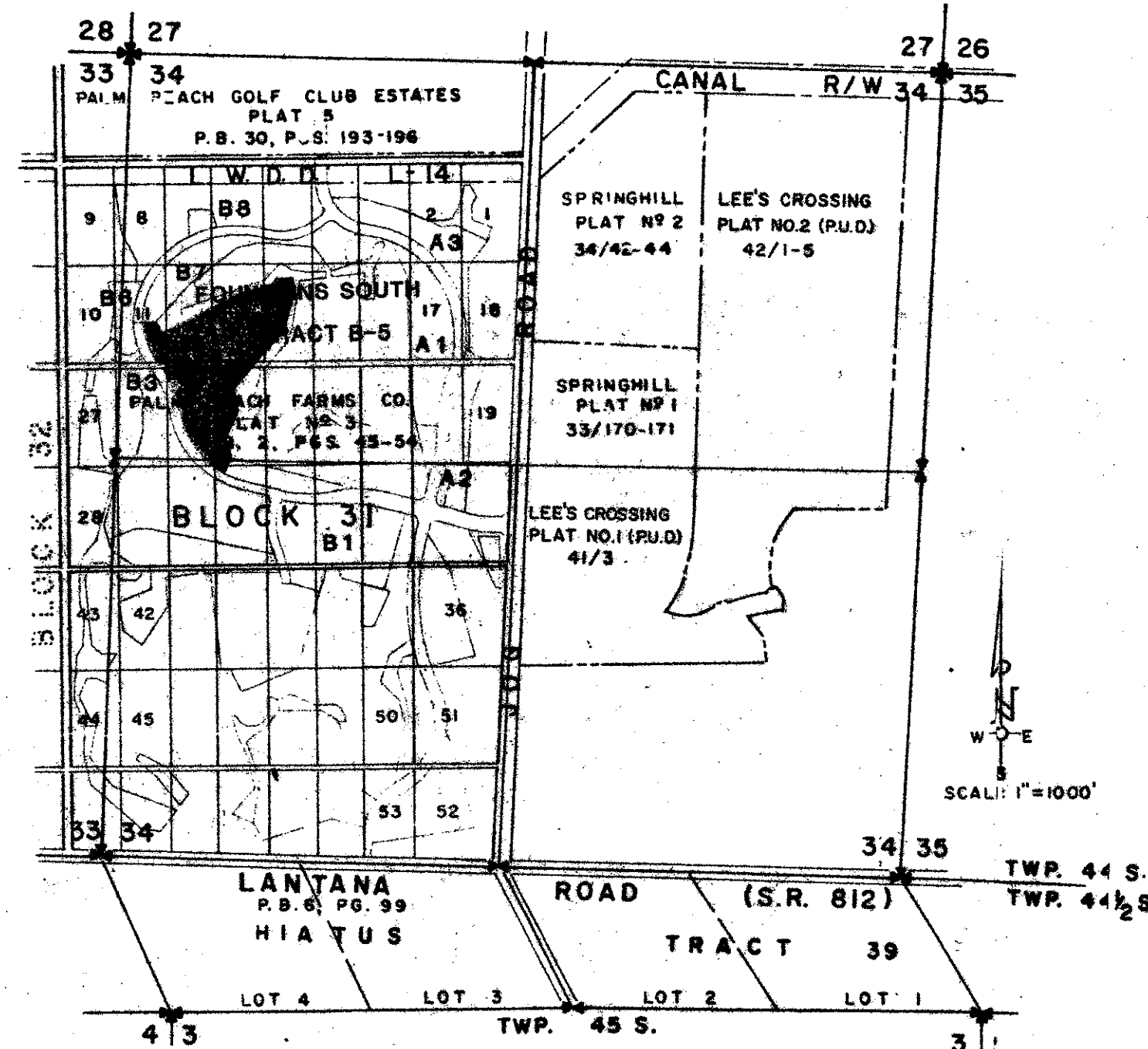
Fountains South

A PLANNED UNIT DEVELOPMENT

TRACT B-5

IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEING A REPLAT IN BLOCK 31, PALM BEACH FARMS CO. PLAT NO. 3, P.B.2, PAGES 45-54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JULY, 1984



LOCATION MAP

Table with columns: AREA, ACRES, DENSITY. Rows include Tract B-5 & Lots (12.68 Acres), Recreation Tract (0.32 Acres), Private R/W 1 (0.37 Acres), Private R/W 2 (0.51 Acres), Fountains Circle (0.81 Acres), Total area of Plat (14.69 ACRES), Residential Open Space (9.55 Acres), Total dwelling units (60 Units), Total Area (14.69 Acres), Density (4.1 Units/Acre).

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 1172 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 hereon by and with the authority of its Board of Directors this 13 day of August, 1984, A.D.

CITICORP REAL ESTATE, INC., a corporation of the State of Delaware
ATTEST: Louis E. Vogt, LOUIS E. VOGT Vice-President; Herbat A. Kell, HERBERT A. KOLBEN Vice-President

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF DADE : SS

BEFORE ME personally appeared Louis E. Vogt and Herbat A. Kell 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: Notary Public, State of Florida, at Large



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This Plat was filed for record at 10:20 AM this 9th day of NOVEMBER, 1984, A.D., and duly recorded in Plat Book No. 49 on Pages 144, 145, and 146.
JOHN B. DUNKLE, Clerk.
BY: James O. Jernandy, d.c.

COUNTY ENGINEER
This plat is hereby approved for record this 9th day of November, 1984, A.D.
BY: Herbert Kahler, P.E. County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Kenneth H. Compton, Deputy Clerk

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

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: Sept 6, 1984
Dennis Painter, Registered Land Surveyor, Florida Certificate No. 3542

This instrument was prepared by: Dennis Painter, RLS ADAIR & BRADY, INC. 1956 South Congress Avenue West Palm Beach, Florida

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS. FOUNTAINS SOUTH TRACT B-5 RECORD PLAT. SHEET 1 OF 3. Date: JULY 1984. Job No. 8562W.

144

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COUNTY OF PALM BEACH : SS
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