

A PLANNED UNIT DEVELOPMENT

# Fountains South Tract B-2

## 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

FOUNTAINS SOUTH  
TRACT B-2  
P.B.2. SITE DATA

AREAS	
Tract B-2 & Lots	9.31 Acres
Recreation Tract	0.14 Acres
San Marino Way	0.50 Acres
Total area of Plat	9.96 Acres
OPEN SPACE	
Residential Open Space (65% of Tract B-2)	6.47 Acres
DENSITY	
Total Dwelling Units	44 Units
Total Area	9.96 Acres
Density	4.4 Units/Acre

88

STATE OF FLORIDA  
COUNTY OF PALM BEACH : SS

This Plat was filed for record at 12:46 P.M. this 12 day of NOVEMBER, 1987, A.D., and duly recorded in Plat Book No. 58 on Pages 98, 99, and 100.

JOHN B. DUNKLE, Clerk  
BY: Barbara G. West, D. C.

### LEGAL DESCRIPTION AND DEDICATION

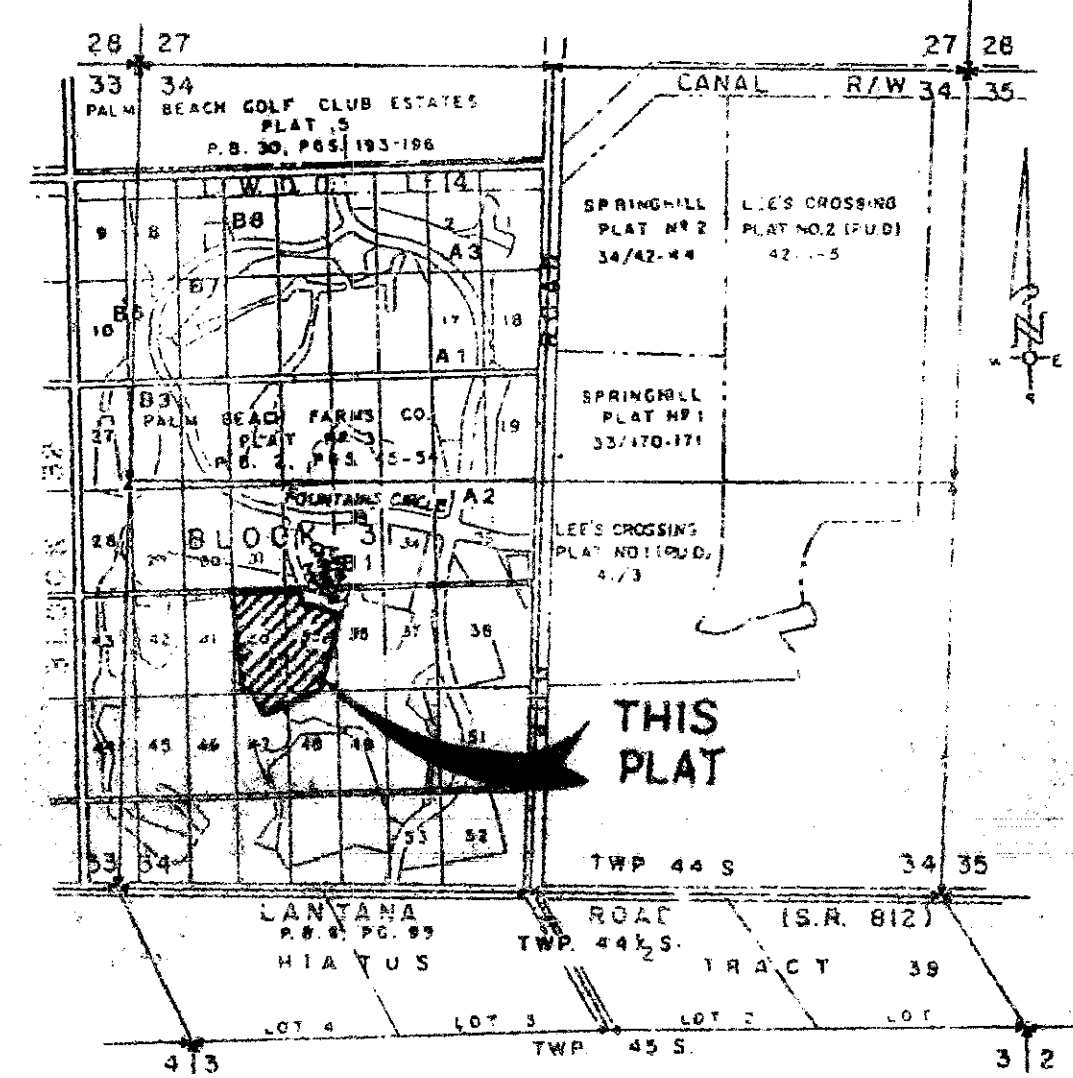
KNOW ALL MEN BY THESE PRESENTS that Fountains of Palm Beach, a joint venture, owners of the land shown hereon, being a parcel of land in Tracts 38 through 41, 47 and 48, Block 31, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, said land being shown hereon as FOUNTAINS SOUTH TRACT B-2, being more particularly described as follows:

Beginning at the southwest corner of Tract B-1, FOUNTAINS SOUTH REPLAT OF TRACTS 41 AND 81, as recorded in Plat Book 49, Pages 98, 99, and 100, Public Records of Palm Beach County, Florida; thence South 77°00'00" East (assumed bearing datum) along the south line of Tract B1, 198.60 feet; thence South 17°00'00" West, 533.05 feet; thence South 68°00'00" West, 410.00 feet; thence North 27°00'00" West, 160.00 feet; thence WEST, 60.00 feet; thence North 06°00'00" West, 652.68 feet; thence EAST, 469.20 feet to a non-tangent curve; thence northwesterly along the arc of a curve concave to the southwest having a radius of 1470.00 feet, a central angle of 04°54'04", a chord length of 125.71 feet bearing North 17°03'58" West, an arc distance of 125.74 to the southwest corner of San Marino Way, as shown on the plat of FOUNTAINS SOUTH TRACT B-3-2, as recorded in Plat Book 54, Pages 93 and 94 of said Public Records; thence North 70°29'00" East along a radial line being the south line of San Marino Way, 60.00 feet to the southeast corner thereof and to a radial curve; thence southeasterly along an arc of a curve concave to the southeast being 60.00 feet northeast of and concentric with the previously described curve, having a radius of 1530.00 feet, a central angle of 08°11'00", a chord distance of 218.34 feet bearing South 15°25'30" East, an arc distance of 218.52 feet to the POINT OF BEGINNING, containing 9.96 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:

- STREETS**  
The tract shown hereon as SAN MARINO WAY is hereby dedicated for private right of way purposes to FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Said tract may also be used for construction and maintenance of utility and drainage systems.
- OPEN SPACE TRACT**  
The Open Space Tract as shown hereon is hereby dedicated for proper purposes and as open space to and for the use and enjoyment of FOUNTAINS SOUTH VILLAS THREE ASSOCIATION, INC., a Florida corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- 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 THREE ASSOCIATION, INC., a Florida corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

### LOCATION MAP



INDEX

HEADING	SHEET NUMBER
Title Sheet	1
Tract Sheet	2
Easement Sheet	3

### GENERAL PLAT NOTES

- Denotes a Permanent Reference Monument (P.R.M.)
  - Denotes a Permanent Control Point (P.C.P.)
- The east line of the west 1/2 of Section 34, Township 44 South, Range 42 East, is assumed to bear North 02°36'08" East.
- The Palm Beach Farms Co. Plat No. 3 thirty foot reservations for road, ditch and dike purposes as shown hereon, have been abandoned by resolution R-81-1495, and filed in Official Record Book 3641, Pages 682, Public Records of Palm Beach County and by R-78-664, filed in O.R.B. 2882, Page 690 of said Public Records.
- There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use of upon drainage, maintenance or maintenance access easements.
- There shall be no buildings or any kind of construction placed on utility or drainage easements.
- There shall be no construction in Tract B-2 which will significantly inhibit the drainage of the Tract.
- Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
- Where a drainage easement and any other type of easement cross, any and all uses for drainage purposes shall take precedence.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

**MORTGAGEE'S CONSENT**

STATE OF GEORGIA  
COUNTY OF COBB : SS

The undersigned hereby certifies that it is the holder of a mortgage on 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 is recorded in Official Record Book 4753, at Page 1575 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon, but the lien and priority of the mortgage shall not otherwise be affected.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Manager, Corporate Banking and attested to by its Manager, Corporate Banking and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15<sup>th</sup> day of October, 1987, A.D.

CANADIAN IMPERIAL BANK OF COMMERCE,  
ATLANTA AGENCY

ATTEST: *E. Roger Golden* By: *Richard W. Watts*  
E. Roger Golden, Manager, Corporate Banking; Richard W. Watts, Senior Manager, Corporate Banking

**ACKNOWLEDGMENT**

STATE OF GEORGIA : SS  
COUNTY OF COBB : SS

BEFORE ME personally appeared Richard W. Watts and E. Roger Golden to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Manager, Corporate Banking and Manager, Corporate Banking of Canadian Imperial Bank of Commerce, Atlanta Agency, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the corporate seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official this 15<sup>th</sup> day of October, 1987, A.D.

My commission expires: *See Notary Seal*

**ACKNOWLEDGMENT**

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared Stephen M. Platt and Richard Reid, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents, respectively, of Goldlist Construction, Incorporated, a joint venturer of FOUNTAINS OF PALM BEACH, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the corporate seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official this 25<sup>th</sup> day of September, 1987, A.D.

My commission expires: *See Notary Seal*

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA : SS  
COUNTY OF SAN DIEGO : SS

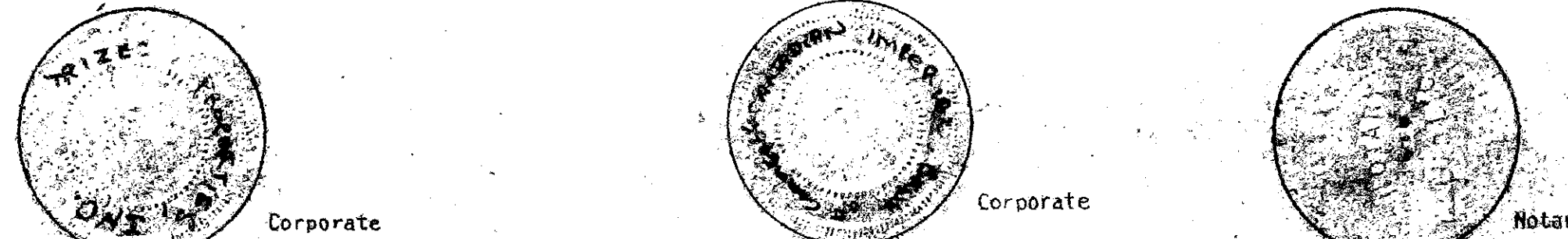
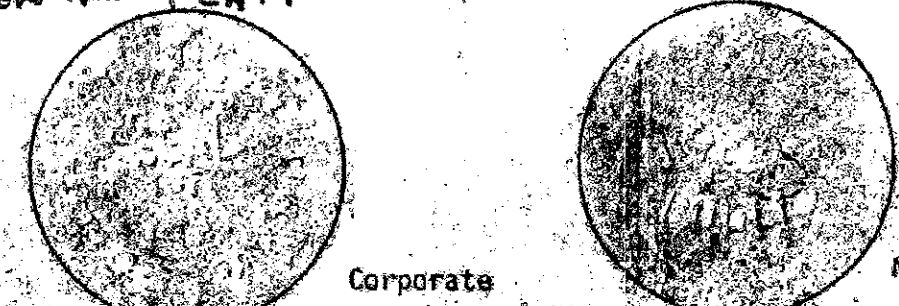
BEFORE ME personally appeared Aubrey MacLean and Tom Stephenson, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Treasurer and Vice President of Trizec Properties, Inc., a joint venturer of FOUNTAINS OF PALM BEACH, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the corporate seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official this 2<sup>nd</sup> day of February, 1987, A.D.

My commission expires: FEB. 2, 1989 *See Notary Seal*

IN WITNESS WHEREOF, Fountains of Palm Beach, a joint venture, has caused these presents to be signed by the President of Goldlist Construction and attested to by its Vice President, and signed by the Vice President of Trizec Properties, Inc. and attested to by its Treasurer, and their corporate seals to be affixed hereto by and with the authority of their respective Board of Directors, this 29 day of September, 1987, A.D.

FOUNTAINS OF PALM BEACH, A JOINT VENTURE  
BY: GOLDLIST CONSTRUCTION INCORPORATED, a Florida Corporation  
ATTEST: *Richard Reid* Richard Reid, Vice President  
BY: *Stephen M. Platt* Stephen M. Platt, Vice President  
BY: TRIZEC PROPERTIES, INC., a Delaware Corporation, Licensed to do Business in the State of Florida  
ATTEST: *Aubrey MacLean* Aubrey MacLean, Treasurer  
*Tom Stephenson* Tom Stephenson, Vice President



GREENBERG, TRAUIG, ASKEW, HOFFMAN, LIPOFF, ROSEN, & QUENTEL, P.A.  
Date: Sept. 30, 1987  
By: *Charles W. Edgar III* Charles W. Edgar, III, Attorney-at-Law

**LAND SURVEYOR'S CERTIFICATION**

This is to certify that the plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Adair & Brady, Inc. 0244-009  
Date: Sept. 29, 1987  
By: *Dennis Painter* Dennis Painter, Registered Land Surveyor, Florida Certificate No. 3542

58/98  
This instrument was prepared by:  
Dennis Painter, E.L.S., ADAIR & BRADY, INC., 1958 South Congress Avenue, West Palm Beach, Florida

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS  
Dr. GB P.B. Scale  
Ch. DP P.G. Date SEPT. 1987  
Ad. Job No. 69565J

FOUNTAINS SOUTH TRACT B-2 TITLE SHEET  
FP 823 1 of 3

TAZ 348 349442  
SUBDIVISION = Fountains South Tract B-2  
BOOK 58 PAGE 98  
BLOCK 31 MAP = 170A  
ROAD # 53  
SE PAD  
PUD NAME