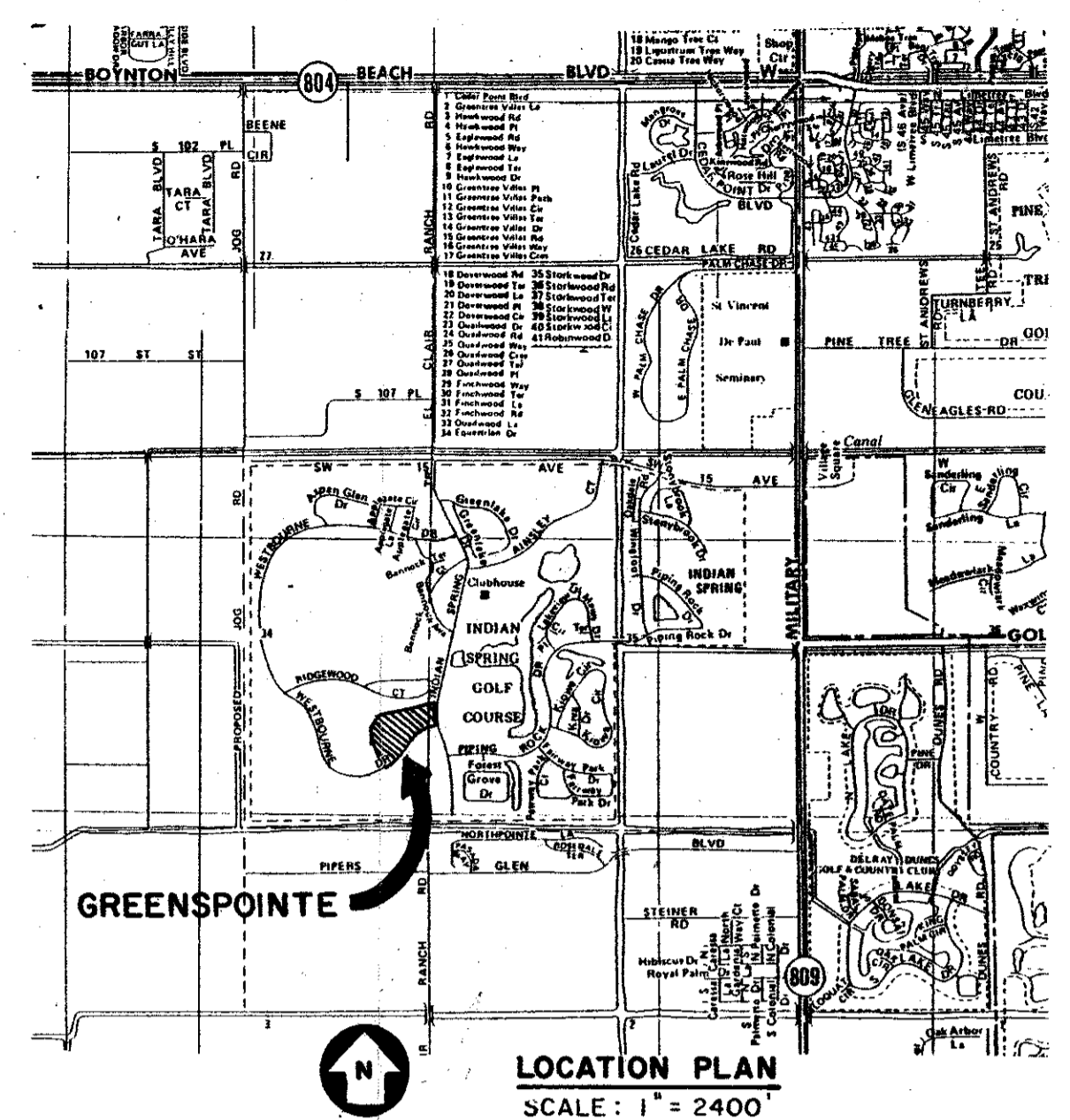


GREENSPOINTE

A PART OF INDIAN SPRING, A P.U.D.
SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.
MARCH, 1988



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/19/88
at 2:28 day of Nov
1988, and duly recorded in Plat Book No. 61 on page 27, 27A & 28
John B. Dunkle, Clerk Circuit Court
John B. Dunkle



DESCRIPTION:

A parcel of land lying in Section 34, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 34; thence bear North 00°-04'-43" East, along the East Line of said Section 34, a distance of 1724.13 feet; thence bear North 89°-55'-17" West, a distance of 191.89 feet to a point in the West right-of-way of Indian Spring Trail according to the Plat of INDIAN SPRING TRAIL AND PIPING ROCK DRIVE as recorded in Plat Book 36 on pages 184 through 186, inclusive, of the Public Records of Palm Beach County, Florida, and the Point of Beginning; thence bear South 79°-00'-00" West, a distance of 680.00 feet; thence bear South 85°-00'-00" West, a distance of 225.66 feet; thence bear South 31°-00'-00" West, a distance of 252.63 feet; thence bear South 17°-00'-00" East, a distance of 279.26 feet; thence bear South 38°-00'-00" East, a distance of 310.00 feet to the beginning of a non-tangent curve concave Northwesterly, having a radius of 465.00 feet and a radius point that bears North 44°-00'-00" West, from this point; thence Northeastly along said curve, through a central angle of 03°-45'-00", a distance of 30.43 feet; thence bear North 42°-15'-00" East, tangent to the previous curve, a distance of 100.00 feet to the Point of Curvature of a curve concave Southeasterly and having a radius of 1044.02 feet; thence Northeastly, along said curve, through a central angle of 32°-00'-00", a distance of 583.09 feet to the end of said curve; thence bear North 69°-53'-55" East, along a line non-tangent to the previous curve, a distance of 50.17 feet; thence bear North 76°-59'-00" East, a distance of 115.14 feet; thence bear North 32°-30'-52" East, a distance of 35.03 feet to a point on the said Westerly right-of-way line of Indian Spring Trail, being a curve concave to the East and whose radius point bears North 78°-02'-43" East for 1054.00 feet; thence Northerly along said curve, through a central angle of 22°-12'-17", a distance of 408.47 feet to the POINT OF BEGINNING (P.O.B.).

Containing 516,630 square feet, or 11.8602 acres, more or less.

NOTES:

- PRM INDICATES PERMANENT REFERENCE MONUMENT
- PCP INDICATES PERMANENT CONTROL POINT

BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING NO. 1, RECORDED AT PLAT BOOK 31, PAGES 43 THROUGH 47, EAST LINE OF SECTION 34 = N 00°-04'-43" E.

ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE PALM BEACH COUNTY ZONING REGULATIONS.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TABULATION:

- TYPES OF UNITS: 62 CONDOMINIUM APARTMENTS
- TOTAL ACRES: 11.86 ACRES
- DENSITY: 5.23 DU./AC.
- RECREATION AND OPEN SPACE: 1.18 AC.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SANCTUARY HOMES, INC., OWNER OF LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "GREENSPOINTE," BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", "C", "D" AND "E" ARE RESERVED BY THE DEVELOPER FOR RESIDENTIAL PURPOSES IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "F" IS DEDICATED AS A PRIVATE ROAD, FOR ACCESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES, AND IS HEREBY DEDICATED TO GREENSPOINTE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THAT ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "G" AND "H" ARE DEDICATED AS ACCESS TRACTS, FOR ACCESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES, AND ARE HEREBY DEDICATED TO THE GREENSPOINTE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THAT ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "J", "K" AND "L" ARE DEDICATED FOR RECREATION, OPEN SPACE, LANDSCAPING AND OTHER PROPER PURPOSES, AND ARE HEREBY DEDICATED TO THE GREENSPOINTE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THAT ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND CABLE TELEVISION SYSTEMS.
- DRAINAGE EASEMENTS, AS SHOWN, ARE DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE HEREBY DEDICATED TO THE GREENSPOINTE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THAT ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH DRAINS A PUBLIC RIGHT-OF-WAY.
- LIMITED ACCESS EASEMENTS, AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SANCTUARY HOMES, INC., 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 19 DAY OF SEPTEMBER, 1988.

ATTEST: SANCTUARY HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA.

By: James M. Labonte SECRETARY
By: John A. Labonte PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JOHN A. LABONTE AND JAMES M. LABONTE, 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 SANCTUARY HOMES, INC., A 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 19 DAY OF SEPTEMBER, 1988.

My Commission Expires: 02/7/91

Merce Harouni
NOTARY PUBLIC
SEAL SANCTUARY HOMES, INC.
SEAL CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5569 AT PAGE 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6TH DAY OF OCTOBER, 1988.

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION
A CORPORATION OF THE STATE OF FLORIDA.

BY: [Signature]
VICE PRESIDENT

ATTEST: [Signature]
BY: [Signature]
TITLE: Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STEPHEN J. GARIBOLDI AND DEBBY MARSHALL TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A 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 6TH DAY OF OCTOBER, 1988.

My Commission Expires: NOV. 13, 1990

Clara L. Melrose
NOTARY PUBLIC
SEAL CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

Brent Wolmer, ATTORNEY AT LAW, DULY LICENSED 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 SANCTUARY HOMES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY. THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

COHEN, SCHERER, COHN AND SILVERMAN, P.A.

DATE: 10/19/88
By: Brent Wolmer
ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF NOVEMBER, 1988.

By: Carol E. Louist
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT
By: [Signature] DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF NOVEMBER, 1988.

By: [Signature]
H.F. KAHLERT, P.E., COUNTY ENGINEER

0259-010

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 (P.R.M.'s) Permanent Reference Monuments were placed on Aug. 24, 1988, as required by law, that (P.C.P.'s) Permanent Control Points will be set under the guarantees 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 complies with the minimum technical standards per Chapter 21-HB6, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

By: [Signature]
Daniel C. Fortin
Registered Surveyor No. 2853
State of Florida

0259-010
THIS INSTRUMENT WAS PREPARED BY: CARL L. SKILES

FORTIN, LEAVY, SKILES, INC.
299 West Casino Gardens Boulevard
Boca Raton, Florida 33432

GREENSPOINTE 6/97
SHEET 1 of 3 SHEETS
JOB NO. 387 DWG. 488-005

SECTION 34 - Greenspointe
PLAT 97
RS 73-52
39437
TAZ 4E3
01/15/82