

# A PLANNED UNIT DEVELOPMENT ROSEDALE AT INDIAN SPRING

BEING A REPLAT OF TRACT R-2, AND LOTS 1 AND 2 OF BLOCK ONE, OF INDIAN SPRING PLAT NO. 1, AS RECORDED IN PLAT BOOK 31, Pp. 43-47 (INCL.), PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.  
JANUARY, 1977

# 193

This Plat was filed for Record at 8:40 A.M. this 6th day of May A.D., 1977 and duly recorded in Plat Book 32 on Pages 138-144  
JOHN E. DUNKLE, Clerk  
Circuit Court  
By: *[Signature]* DC

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN SPRING, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING TRACT R-2 AND LOTS 1 AND 2 OF BLOCK ONE, AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THRU 47, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ROSEDALE AT INDIAN SPRING, P.U.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT R-2; THENCE SOUTH 00° 52' 53" EAST ALONG THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3, A DISTANCE OF 833.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 OF BLOCK 2;

THENCE, NORTH 89° 07' 07" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE, NORTH 00° 52' 53" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 102.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, (AND ALONG THE EAST LINES OF SAID LOTS 1 AND 2 AND TRACT R-2), THROUGH A CENTRAL ANGLE OF 59° 11' 25", A DISTANCE OF 433.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, (CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT R-2), THROUGH A CENTRAL ANGLE OF 38° 55' 40", A DISTANCE OF 197.03 FEET TO THE END OF SAID CURVE;

THENCE, NORTH 25° 37' 08" WEST, (CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT R-2), A DISTANCE OF 106.07 FEET;

THENCE, NORTH 70° 37' 07" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT R-2, (ALSO BEING THE SOUTH RIGHT OF WAY LINE FOR SOUTHWEST 15TH AVENUE, A DISTANCE OF 121.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1940.00 FEET;

THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, (AND ALONG THE NORTHERLY LINE OF SAID TRACT R-2), THROUGH A CENTRAL ANGLE OF 09° 11' 59", A DISTANCE OF 311.50 FEET TO THE POINT OF BEGINNING (POB).

CONTAINING: 4.91 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 AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. THE LIMITED ACCESS EASEMENT AS SHOWN 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. TRACT "A", BEING A PARKING, ACCESS AND UTILITY TRACT, AND TRACTS "B" AND "C", BEING ACCESS AND UTILITY TRACTS, ARE HEREBY DEDICATED TO THE INDIAN SPRING MAINTENANCE ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF MARCH A.D., 1977.

INDIAN SPRING CF, INC.  
GENERAL PARTNER OF INDIAN SPRING,  
A FLORIDA GENERAL PARTNERSHIP  
BY: *[Signature]*  
MICHAEL WARREN, PRESIDENT

ATTEST: *[Signature]*  
RAYMOND W. ROYCE, ASST. SEC.

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
BEFORE ME PERSONALLY APPEARED MICHAEL WARREN AND RAYMOND W. ROYCE, TO ME WELL KNOWN AND KNOWN TO BE TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SEC. 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 RAYMOND W. ROYCE, ASST. SEC., 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 30th DAY OF MARCH A.D., 1977.

NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES Dec. 26, 1977

### SURVEYOR'S CERTIFICATE

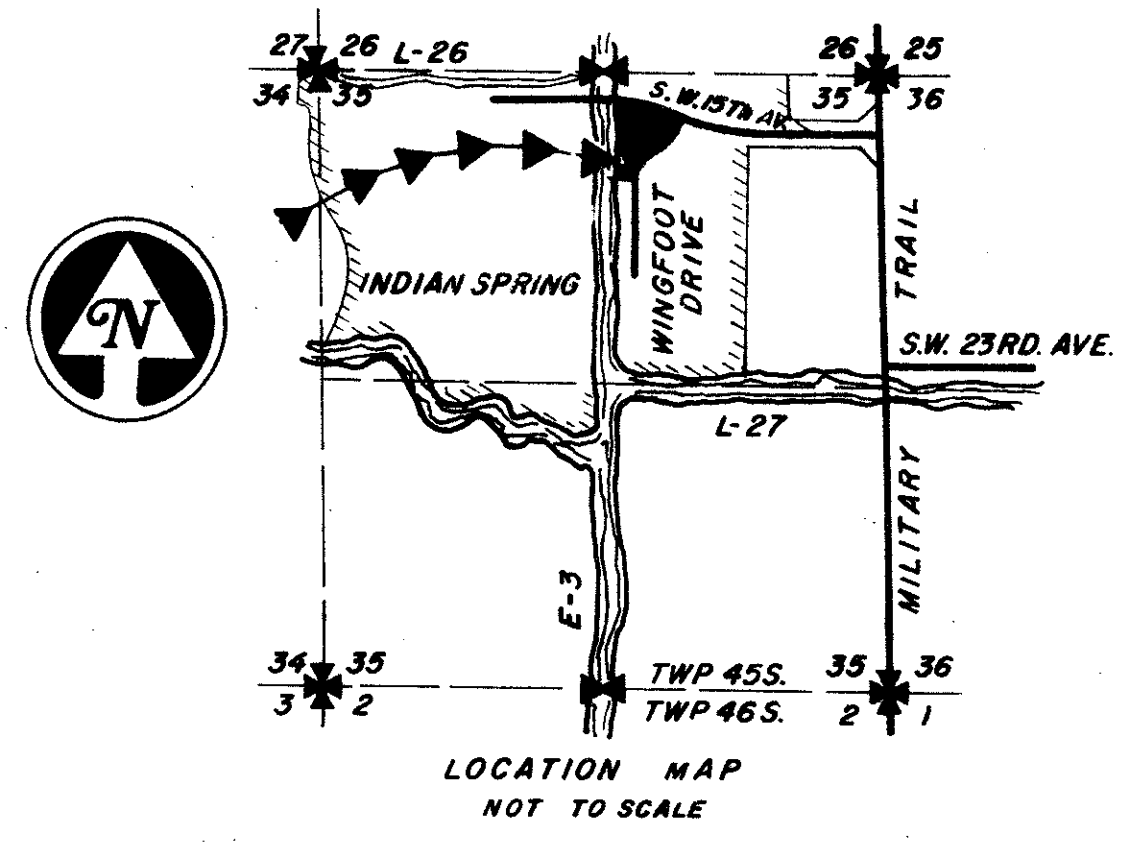
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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: 23rd DAY OF MARCH A.D., 1976  
BY: *[Signature]*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

### 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.

*[Signature]*  
MARSHALL B. WOOD, JR., ATTORNEY-AT-LAW  
WOOD, COBB, MURPHY & CRAIG



COUNTY APPROVALS:  
COUNTY ENGINEER:  
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.  
BY: *[Signature]*  
HERBERT KAHLERT, COUNTY ENGINEER  
BOARD OF COUNTY COMMISSIONERS:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF MARCH A.D., 1977.  
BY: *[Signature]*  
LAKE LITAL, CHAIRMAN  
ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *[Signature]*  
DEPUTY CLERK

- 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 43-47, 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: ■ P.R.M.  
PERMANENT CONTROL POINTS DESIGNATED THUS: ○ P.C.P.

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT-----	4.909 ACRES
LESS ROAD RIGHT OF WAY (OR PAVING COVERAGE IN-----)	0.00 ACRES
EXCESS OF 25% OF GROSS P.U.D. ACREAGE)	
EQUALS EFFECTIVE BASE RESIDENTIAL AREA-----	4.909 ACRES
TOTAL UNITS THIS PLAT-----	36 UNITS
OPEN SPACE THIS PLAT-----	2.7 ACRES
DENSITY-----	7.3 UNITS/ACRE
TOWNHOUSE CLUSTER CONCEPT	
TOTAL NUMBER OF BUILDINGS-----	7 BUILDINGS

ACREAGE SUMMARY

AREA TRACT "A"-----	1.722 ACRES
AREA TRACT "B"-----	0.198 ACRES
AREA TRACT "C"-----	0.045 ACRES
AREA LOTS 1-5-----	0.391 ACRES
AREA LOTS 6-11-----	0.434 ACRES
AREA LOTS 12-16-----	0.415 ACRES
AREA LOTS 17-36-----	1.704 ACRES
TOTAL AREA THIS PLAT-----	4.909 ACRES

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THE UNDERSIGNED FLEMING MORTGAGE COMPANY, A FLORIDA CORPORATION, AND CITIBANK, N.A. OF NEW YORK CERTIFY THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREE THAT THEIR 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, FLEMING MORTGAGE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF April A.D., 1977.

BY: *[Signature]*  
JANET K. RIDENOUR, SECRETARY  
BY: *[Signature]*  
H. EVERETT SMITH, PRESIDENT

IN WITNESS WHEREOF, CITIBANK, N.A. OF NEW YORK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF April A.D., 1977.

BY: *[Signature]*  
FRANK R. GUY, VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
BEFORE ME PERSONALLY APPEARED H. EVERETT SMITH AND JANET K. RIDENOUR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED FLEMING MORTGAGE COMPANY, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID FLEMING MORTGAGE COMPANY, AND THAT THE SEAL ATTACHED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID FLEMING MORTGAGE COMPANY, 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 FLEMING COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April A.D., 1977.

NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: \_\_\_\_\_

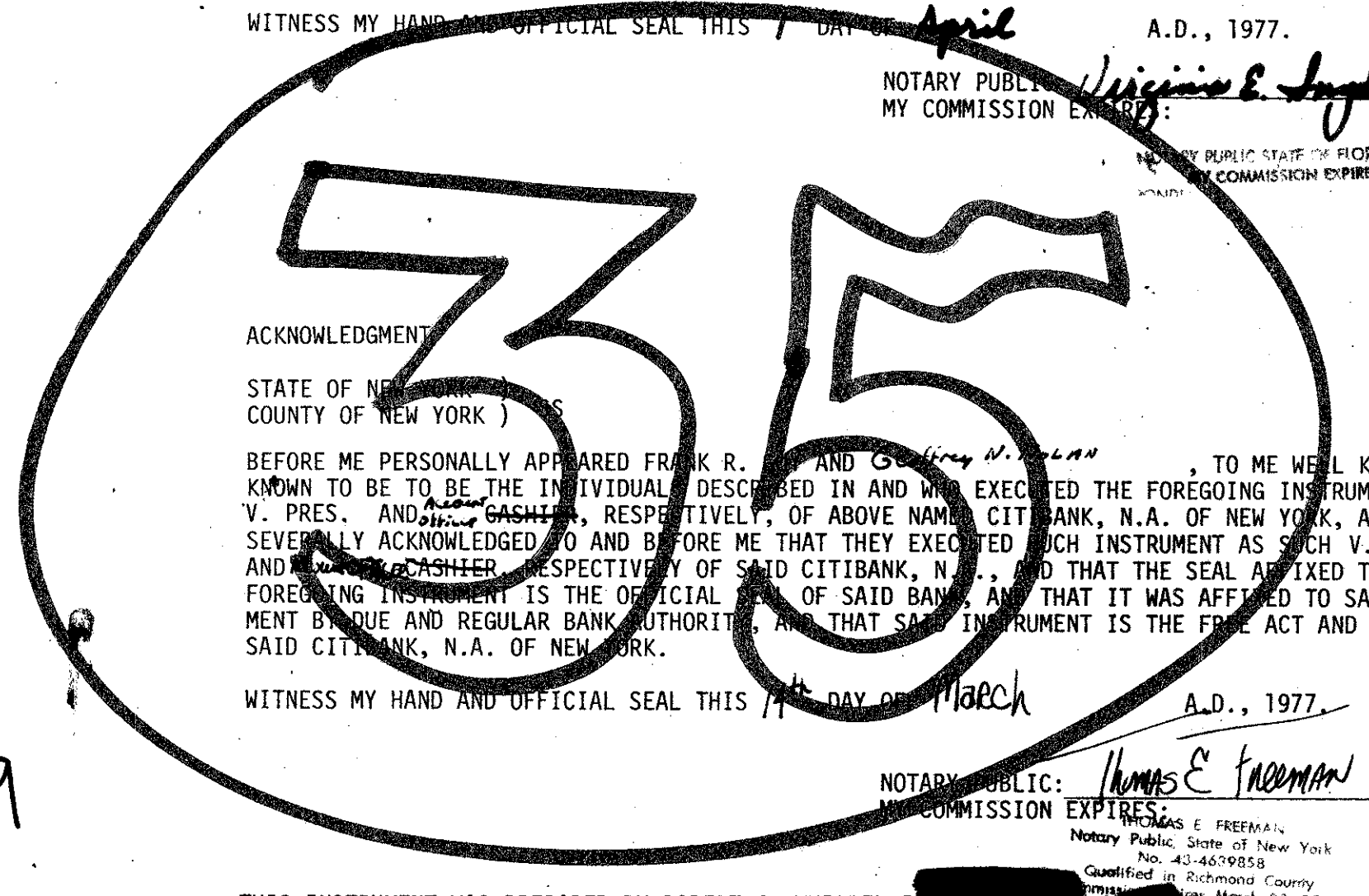
### ACKNOWLEDGMENT:

STATE OF NEW YORK }  
COUNTY OF NEW YORK } SS  
BEFORE ME PERSONALLY APPEARED FRANK R. GUY AND *[Signature]*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V. PRES. AND ASST. SEC. OF ABOVE NAMED CITIBANK, N.A. OF NEW YORK, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH V. PRES. AND ASST. SEC. OF SAID CITIBANK, N.A. OF NEW YORK, 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 14th DAY OF March A.D., 1977.

NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICE OF ROBERT J. WHIDDEN SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, PALM BEACH, FLORIDA, PHONE 689-2111.



0259-309

35/45/42

WANTM...  
BENCH MARK  
land surveying and mapping, inc.

NO	DATE	DESCRIPTION	BY	DRAWN	FIELD BOOK	DATE	JOB NO.	SHEET
				ELQ	NO.	JAN. 1977		1
				DESIGNED	CHECKED	SCALE	DRAWING NO.	2

# ROSEDALE AT INDIAN SPRINGS

