

41-35

A PORTION OF A P.U.D.

B

35

BANNOCK AT INDIAN SPRING
 Being a Re-plot of Tract "B", Indian Spring Plat No. 3, as recorded in
 Plat Book 41 Pages 6 Through 8, Public Records, Palm Beach County, Florida, Lying
 in Section 34, Township 45 South, Range 42 East, and in Section 35,
 Township 45 South, Range 42 East, Palm Beach County, Florida.
 August, 1980

RECORDED FOR
 24th DAY OF November
 1980
 11:00 AM
 25 11 30
 PUBLIC RECORDS DEPT.
 PALM BEACH COUNTY, FLORIDA
 1000 S. PALM BEACH BLVD.
 PALM BEACH, FLORIDA 33480

THE PARTIES HERETO HAVE THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNERS OF THE AND SHOWN HEREON, BEING INSTRUMENT NO. 1, INDIAN SPRING PLAT NO. 3, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BANNOCK AT INDIAN SPRING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID HOUSING TRACT "B", THENCE, THE FOLLOWING COURSE AROUND THE BOUNDARY OF SAID HOUSING TRACT "B":

1. ALONG THE WESTERLY RIGHT OF WAY LINE OF INDIAN SPRING TRAIL AND THE WESTERLY BOUNDARY LINE OF INDIAN SPRING PLAT NO. 3 (P.U.D.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 79.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, THENCE, NORTHERLY, ALONG SAID CURVED BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 174.00', A DISTANCE OF 630.25 FEET TO THE POINT OF TANGENCY, THENCE, NORTH 82°00'00" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 453.22 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOUSING DRIVE, SAID INDIAN SPRING PLAT NO. 3, THENCE, NORTH 89°00'10" WEST, ALONG SAID LINE, A DISTANCE OF 35.36 FEET, THENCE, SOUTH 65°05'50" WEST, ALONG SAID LINE, A DISTANCE OF 77.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, THENCE, ALTERNATELY, ALONG SAID CURVE, CONTINUING ALONG SAID LINE THROUGH A CENTRAL ANGLE OF 174.00', A DISTANCE OF 283.55 FEET TO THE END OF SAID CURVE, THENCE, SOUTH 82°17'40" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 31.70 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 22°40'00" WEST, THENCE, WESTERLY, ALONG SAID CURVE, AND CONTINUING ALONG SAID LINE, THROUGH A CENTRAL ANGLE OF 63°00'00", A DISTANCE OF 43.98 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1750.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 82°00'00" EAST, THENCE, WESTERLY, THROUGH A CURVE, THROUGH A CENTRAL ANGLE OF 47°10'04", A DISTANCE OF 124.00 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING TO, TO, AND MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOREGOING DEDICATIONS AND RESERVATIONS:

TRACTS "C", "D", AND "E" (RIGHT OF WAY) ARE HEREBY DEDICATED TO THE BANNOCK AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND REGULATION OVER ACCESS RIGHTS.

TRACTS "F" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BANNOCK AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PURPOSES OF RECREATIONAL FACILITIES AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE DRAINAGE EASEMENTS AND THE UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

TRACTS "G", "H", AND "I" AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT AND AS A UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

TRACTS "J" AND "K" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BANNOCK AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PURPOSE OF LANDSCAPING AND UTILITIES AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "L" AS SHOWN HEREON IS HEREBY RESERVED UNTO CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, THEIR HEIRS, SUCCESSORS, OR ASSIGNS, FOR THE PURPOSES OF RECREATION INCLUDING TRAILS AND ALL OTHER LAWFUL PURPOSES.

UTILITY EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO SOUTHERN BELL TELEPHONE COMPANY AND FLORIDA POWER AND LIGHT COMPANY, THEIR SUCCESSORS, AND ASSIGNS, UNDER AND UPON TRACTS "C", "D", "E", "G", "H", AND "I" AS SHOWN HEREON, EXCEPTING HOWEVER ANY AREAS PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE, IN ORDER TO PROVIDE UNDERGROUND COMMUNICATION OR POWER FACILITIES TO EACH BUILDING SITE IN THIS SUB-DIVISION.

UNLESS WHEREIN THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF October, 1980.

CADILLAC FAIRVIEW INDIAN SPRING, INC.
 A CORPORATION OF THE STATE OF FLORIDA
 BY: Herbert M. Nutt
 HERBERT M. NUTT, PRESIDENT

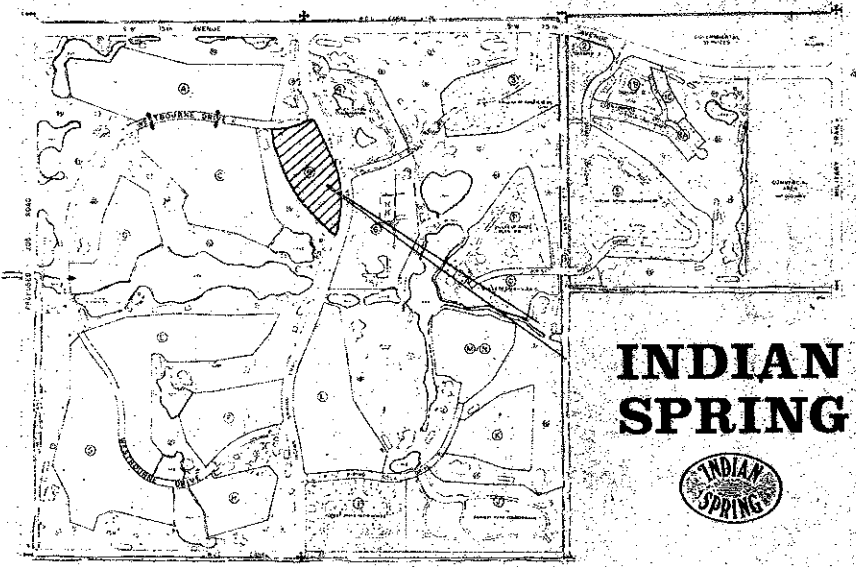
RICHARD B. IVANS, ASSISTANT SECRETARY

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT M. NUTT AND RICHARD B. IVANS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HERBERT M. NUTT, PRESIDENT, AND RICHARD B. IVANS, ASSISTANT SECRETARY, RESPECTIVELY OF SAID CADILLAC FAIRVIEW INDIAN SPRING, INC., AND THAT THEY 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 24th DAY OF October, A.D. 1980.

NOTARY PUBLIC
 MY COMMISSION EXPIRES July 5, 1983



LOCATION MAP
 N.T.S.

INDIAN SPRING



MORTGAGEE'S CONSENT

STATE OF FLA
 COUNTY OF OAK

THE UNDERSIGNED CITICORP REAL ESTATE, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS 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, CITICORP REAL ESTATE, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Asst. Vice President AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF September, A.D. 1980.

ATTEST: [Signature] A.V.P. BY: Herbert A. Kallen V.P.

CITICORP REAL ESTATE, INC., A CORPORATION OF THE STATE OF DELAWARE

ACKNOWLEDGMENT

STATE OF
 COUNTY OF

BEFORE ME PERSONALLY APPEARED Herbert A. Kallen AND David A. Smith 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. Vice President OF CITICORP REAL ESTATE, 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 24th DAY OF September, A.D. 1980.

NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES July 6, 1982

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, RICHARD B. IVANS, ESQUIRE, A SOLE LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND THAT THE SAME HAS BEEN PAID, AND THAT THE PROPERTY IS UNENCUMBERED BY ANY MORTGAGES, LIENS, EASEMENTS, OR OTHER INTERESTS, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: October 18, 1980

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREIN DESCRIBED PROPERTY AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET, AND PERMANENT CONTROL POINTS (E.C.P.) HAVE BEEN SET AND THE SURVEY DATA COMPLETES WITHIN THE REQUIREMENTS OF CHAPTER 167, PART 1, STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 21st DAY OF August

BY: [Signature]
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 2424

- NOTES:
1. THE READINGS AS SHOWN HEREON ARE BASED ON THE SURVEYS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 6 THROUGH 8, INCLUDING PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
 3. THERE SHALL BE NO BUILDINGS OR ANY OTHER CONSTRUCTION OF ANY KIND OR CHARACTER TO BE BUILT OR INTERFERE WITH ANY DRAINAGE, HAS BEEN OR BEING CONSIDERED UNDER ORDINANCE 72-63.
 4. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES OR CONSTRUCTION OF ANY KIND OTHER THAN THOSE CONSTRUCTED OR BEING CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS.
 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 6. PERMANENT NEIGHBORHOOD TRAILS SHALL BE DESTINATED TO THE PUBLIC.
 7. PERMANENT CONTROL POINTS (E.C.P.) SHALL BE DESTINATED TO THE PUBLIC.
 8. THIS INSTRUMENT WAS PREPARED BY ROBERT S. WARDEN, SURVEYOR OF THE PALM BEACH COUNTY SURVEYING AND MAPPING UNIT, 2803 ENCHAMEN CLOUD, SEASIDE, PALM BEACH COUNTY, FLORIDA 33411, PHONE: 689-2311.

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD TO:

COEN, ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD TO:

BY: [Signature]
 BOARD OF COUNTY COMMISSIONERS

0269-301

DEED FILE NO. 41-35

BANNOCK AT INDIAN SPRING

STATE OF FLORIDA
 COUNTY OF PALM BEACH

