

41-92

A PORTION OF INDIAN SPRING, A P.U.D.
THE VILLAS OF GREEN GLEN III
 LYING IN SECTION 35, TOWNSHIP 45 SOUTH,
 RANGE 42 EAST, PALM BEACH COUNTY, FLA.
 JUNE, 1980

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 1:50 PM
 THIS 23RD DAY OF OCTOBER
 AD. 1980 AND WAS RECORDED
 IN PLAT BOOK 41 ON PAGE
 92 AND 93
 JOHN B. DUNKLE, CLERK
 CIRCUIT COURT
 BY: *[Signature]*

92

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	10.87 ACRES
LESS ROAD RIGHTS OF WAY (NOT PARKING)	2.32 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	8.55 ACRES
APPLICABLE DENSITY FACTOR	N.A.
TOTAL UNITS PERMITTED	N.A.
TOTAL UNITS THIS PLAT	51 UNITS (PROPOSED)
OPEN SPACE THIS PLAT	5.61 ACRES (PROPOSED)
DENSITY	4.70 UNITS PER ACRE

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT CADILLAC FAIRVIEW INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE VILLAS OF GREEN GLEN III AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 35, BEAR NORTH 85°26'34" EAST ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1693.70 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 958.20 FEET FOR A POINT OF BEGINNING:

THENCE NORTH 82°09'10" WEST, A DISTANCE OF 299.10 FEET TO A POINT ON THE CURVED EASTERLY RIGHT OF WAY LINE OF PIPING ROCK DRIVE, AS SHOWN ON THE PLAT OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 184 THROUGH 186 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 635.00 FEET AND WOSE RADIUS POINT BEARS NORTH 55°47'17" WEST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°44'40", A DISTANCE OF 96.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1870.00 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°25'06", A DISTANCE OF 276.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 73°03'03" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 46.23 FEET; THENCE NORTH 84°39'17" EAST, A DISTANCE OF 422.88 FEET; THENCE NORTH 72°02'45" EAST, A DISTANCE OF 357.41 FEET; THENCE SOUTH 01°47'23" WEST, A DISTANCE OF 249.89 FEET; THENCE SOUTH 01°07'41" WEST, A DISTANCE OF 254.18 FEET; THENCE SOUTH 02°10'31" WEST, A DISTANCE OF 344.51 FEET; A DISTANCE OF 262.36 FEET; THENCE NORTH 79°47'49" WEST, A DISTANCE OF 347.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.87 ACRES, MORE OR LESS.
 SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

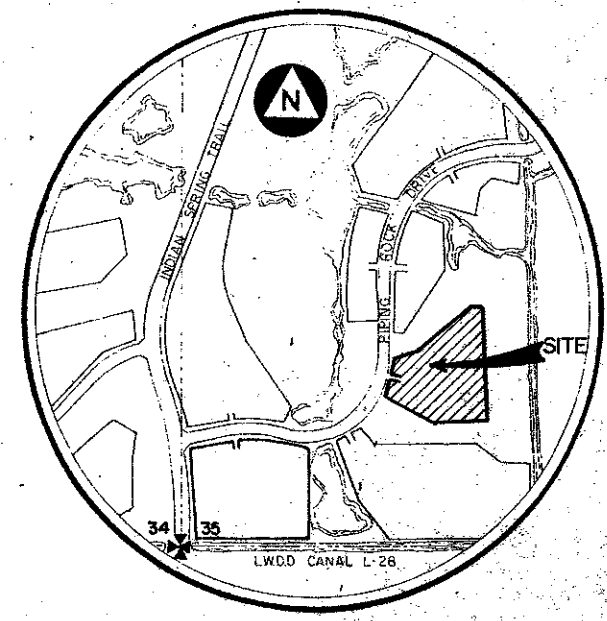
- TRACT "D" (PRIVATE ROAD RIGHT-OF-WAY) AND TRACT "K" (PRIVATE DRIVE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAS OF GREEN GLEN III ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- TRACTS "A", "B", "E", "F", "G", "H", "I", "J", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AND "AA" ARE HEREBY DEDICATED TO THE VILLAS OF GREEN GLEN III ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR THE PRESERVATION OF OPEN SPACE AND OTHER PROPER AND LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- TRACT "C" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES TO THE VILLAS OF GREEN GLEN III ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE 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.
- TRACTS "F", "G", "I", AND "J", ARE HEREBY DEDICATED AS UTILITY EASEMENTS.
- TRACTS "A", "B", "D", AND "K", ARE HEREBY DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, 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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13TH DAY OF October 1980.

CADILLAC FAIRVIEW INDIAN SPRING, INC.
 A CORPORATION OF THE STATE OF FLORIDA
 ATTEST: *Richard B. Ivans* BY: *Herbert M. Hutt*
 RICHARD B. IVANS, ASST. SECRETARY HERBERT M. HUTT, PRESIDENT

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH } SS
 BEFORE ME PERSONALLY APPEARED HERBERT M. HUTT 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 ASST. 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. HUTT, PRESIDENT RICHARD B. IVANS ASST. SECRETARY, RESPECTIVELY OF SAID CADILLAC FAIRVIEW INDIAN SPRING, 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 13TH DAY OF October A.D., 1980.

NOTARY PUBLIC
 MY COMMISSION EXPIRES July 1, 1983



LOCATION MAP
 N.T.S.

MORTGAGEE'S CONSENT
 STATE OF FLA
 COUNTY OF PALM BEACH } SS
 THE UNDERSIGNED CITICORP REAL ESTATE, INC., A DELAWARE CORP. 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 CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. AND ATTESTED BY ITS SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26TH DAY OF September A.D., 1980.

CITICORP REAL ESTATE, INC. A CORPORATION OF THE STATE OF DELAWARE
 ATTEST: *[Signature]* BY: *Herbert A. Kellen V.P.*

ACKNOWLEDGEMENT
 STATE OF NEW YORK
 COUNTY OF NEW YORK } SS
 BEFORE ME PERSONALLY APPEARED HERBERT A. KELLEN 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 SECRETARY 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 26TH DAY OF September A.D., 1980.

NOTARY PUBLIC
 MY COMMISSION EXPIRES July 1, 1983

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

I, RICHARD B. IVANS, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CADILLAC FAIRVIEW INDIAN SPRING, INC., THAT THE TAXES PRIOR TO 1980 HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: October 10, 1980
 BY: *Richard B. Ivans*
 ATTORNEY RICHARD B. IVANS, ESQ.
 1100 RANE CONDOMINIUM
 BAY HARBOR ISLANDS, FLORIDA 33104

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 HEREON DESCRIBED PROPERTY, 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 SET, AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND CURVES THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7TH DAY OF July 1980 A.D. 1980
 BY: *Walter J. Campen*
 WALTER J. CAMPEN
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 3161

NOTES:

- THE BEARINGS AS SHOWN 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 THROUGH 47, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 75-4).
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED IN UTILITY EASEMENTS.
- BUILDINGS SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS: *[Symbol]*
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THIS: *[Symbol]*

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23RD DAY OF October A.D. 1980

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23RD DAY OF October A.D. 1980

ATTEST: *[Signature]*
 JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
 DEPUTY CLERK

No Florida Zoning map
RS/PUB/
1/15/80
1/19/80
1/19/80
 DENNIS KOEHLER, CHAIRMAN
 COUNTY ENGINEER
 THE VILLAS OF GREEN GLEN

BENCH MARK
land surveying and mapping, inc.
 HOUSING TRACT "K"
 AT INDIAN SPRING

OC	SLS	OC	OC
015-80	11-80	11-80	015-80