STATE OF FLORIDA

COUNTY OF PALM BEACH

JOHN B. DUNKLE, Clerk

This Plat was filed for record at 12:30 PM, this 197 day of OF TOBER, 1984, A.D., and duly recorded in Plat Book No. 47 on Pages 18, 99, and 100.

DY: Margaret S. Newlaw, D.C.

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL HER BY THESE PRESENTS that City National Bank of Miami, a National Banking Association, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551, owner of the land shown hereon, being in Tracts 2, 3, 16-21, 35 and in the thirty foot reservation between said tracts, Block 31, Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, said land also being a replat of FOUNTAINS SOUTH TRACTS A-1 AND B-1, as recorded in Plat Book 43, Pages 133 and 134 of said records, said land being shown hereon as FOUNTAINS SOUTH REPLAT OF TRACTS A-1 AND B-1, being more particularly described as follows:

Commencing at the south quarter corner of Section 34, Township 44 South, Range 42 Bast; thence North 02°36'08" East (assumed bearing datum) along the east line of the west half of Section 34, a distance of 2389.00 feet; thence North 87°23'52" West, 40.00 feet to the POINT OF BEGINNING; thence South 47*36'08" West, 35.36 feet; thence North 87*23'52" West, 87.23 feet to a point of curvature; thence westerly along an arc of a curve concave to the north having a radius of 646.00 feet, a central angle of 17°23'20", an arc distance of 196.06 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the south having a radius of 754.00 feet, a central angle of 05°59'28", an arc distance of 78.84 feet to a point of tangency; thence North 76°00'00" West, 75.00 feet; thence North 31°00'00" West, 35.36 feet; thence North 14°00'00" East, 221.00 feet to a point of curvature; thence northerly along an arc of a curve concave to the west having a radius of 1340.00 feet, a central angle of 11°56'23", an arc distance of 279.24 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the east having a radius of 960.00 feet, a central angle of 20°54'01", an arc length of 350.19 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the west having a radius of 540.00 feet, a central angle of 19°15'22", an arc distance of 181.48 feet to a point of compound curvature being the southwest corner of FOUNTAINS SOUTH TRACT A-3 as recorded in Plat Book 45, pages 134 and 135; thence northerly along the westerly line of Tract A-3 being an arc of a curve concave to the west having a radius of 1140.00 feet, a central angle of 08°42'16", an arc distance of 173.19 feet to a point of compound curvature; thence northwesterly along the southwesterly line of Tract A-3 being an arc of a curve concave to the southwest, having a radius of 740.00 feet, a central angle of 75°00'00", an arc distance of 968.66 feet to a point of tangency; thence North 80°00'00" West along said line, 50.00 feet to a point of curvature; thence northwesterly along said line being an arc of a curve concave to the northeast having a radius of 310.00 feet, a central angle of 74°31'22", an arc distance of 403.21 feet to a point of nontangency on a line that is 120.00 feet South of and parallel with the north line of said Tracts 1 through 4; thence WEST along said line, 80.29 feet to a point on a nontangent curve being the northeast corner of FOUNTAINS SOUTH TRACTS B-7 AND B-8 as recorded in Plat Book 46, Pages 28-30; thence southeasterly along the northeasterly line of Tracts B-7 and B-8 being an arc of a curve concave to the northeast having a radius of 390.00 feet, a central angle of 75°38'56", a chord distance of 478.33 feet bearing South 42°10'32" East, an arc distance of 514.93 feet to a point of tangency; thence South 80°00'00" East, 50.00 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the south having a radius of 660.00 feet, a central angle of 12°20'10", an arc distance of 142.10 feet to a point of nontangency; thence South 23°41'03" East, 264.75 feet; thence SOUTH, 765.00 feet; thence South 12°03'35" East, 594.08 feet; thence South 14°00'00" West, 121.00 feet; thence South 59°00'00" West, 35.36 feet; thence North 76°00'00" West, 235.00 feet to a point of curvature; thence westerly along an arc of a curve concave to the south having a radius of 800.00 feet, a central angle of 25°19'19" an arc distance of 353.56 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the morth having a radius of 800.00 feet, a central angle of 25°19'19" an arc distance of 353.56 feet; thence North 76°00'00" West, 85.93 feet; thence South 14°00'00" West, 60.00 feet; thence South 31°00'00" East, 35.36 feet; thence South 76°45'48" East, 60.01 feet; thence South 14°00'00" West, 45.80 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the east having a radius of 370.00 feet, a central angle of 35°30'00", a arc distance of 229.25 feet to a point of reverse curvature; thence southeasterly along an arc Of a curve concave to the southwest having a radius of 1530.00 feet, a central angle of 10°10'00", an arc distance of 271.49 feet to a point of nontangency; thence South 73°00'00" East (non-radial), 198.60 feet; thence North 17°00'00' East, 166.95 feet; thence EAST, 82.75 feet; thence South 13°00'00' East, 74.25 feet; thence South 74°00'00" East, 300.00 feet; thence North 16°00'00" East, 525.00 feet; thence South 76°00'00" East, 75.00 feet; thence South 31°00'00" East, 35.36 feet; thence South 76°00'00" East, 80.00 feet; thence North 59°00'00" East, 35.36 feet; thence South 76°00'00" East, 75.00 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the south having a radius of 646.00 feet, a central angle of 05°59'28", an arc distance of 67.55 feet to a point of reverse curvature; thence easterly along an arc of a curve conceve to the north having a radius of 754.00 feet, a central angle of 17°23'20" an arc length of 228.83 feet to a point of tangency; thence South 87°23'52" East, 87.23 feet; thence South 42°23'52" East, 35.36 feet to a line that is 40.00 feet west of and parallel with said east line of the west half of Section 34; thence North 02°36'08" East along said line, 158.00 feet to the POINT OF BECIMBING, containing 24.60 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:

1. STREETS:

The tract shown hereon as POUNTAINS DRIVE SOUTH is hereby dedicated as a private right of way for private road purposes to FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, a Florida corporation not for profit, its successors and assigns, 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 the construction and maintenance of utility and drainage systems.

2. EASEMENTS:

a) The Access, Utility and Drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of access, utilities, and drainage, respectively. The Access and Drainage easements are the perpetual maintenance obligation of FOUNTAINS SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, its successors or assigns, without recourse to Palm Beach County.

b) The Limited Access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, for purposes of control and jurisdiction over access rights.

3. TRACT AT AND RECREATIONAL TRACT:

TRACT Al and the RECREATIONAL TRACT as shown hereon are hereby dedicated for condominium and recreational purposes respectively, to FOUNTAINS SOUTH NO. 3 VILLAGE ASSOCIATION. INC., its successors and assigns, and are the perpetual maintenance obligation of said association, without recourse to Palm Beach County.

TRACT BI

TEACT Bl as shown hereon is hereby dedicated for recreational purposes to the FOUNTAINS COUNTRY CLUB, INC., its successors and assigns, and is the perpetual maintenance obligation of said corporation, without recourse to Palm Beach County.

A PLANNED UNIT DEVELOPMENT Fountains South

REPLAT OF TRACTS A1 AND B1

IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST

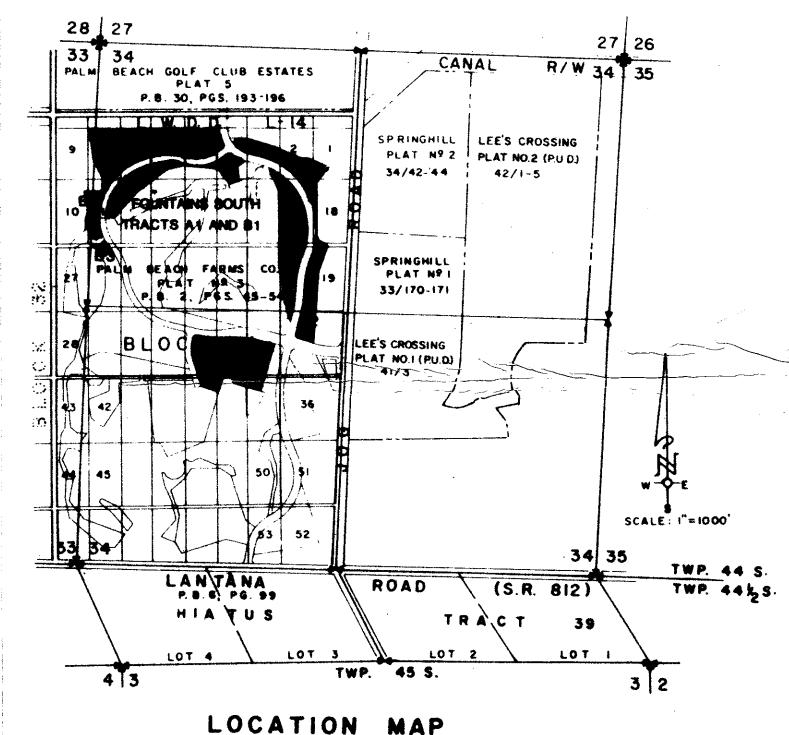
BEING A REPLAT OF A PORTION OF BLOCK 31. PALM BEACH FARMS CO. PLAT NO. 3, P.B.2, PG'S. 45-54,

AND BEING A REPLAT OF

IOUNTAINS SOUTH TRACTS A1 & B1.

P.B. 43, PG'S 133 & 134, PUBLIC RECORDS OF

PALM BEACH COUNTY, FLORIDA



TITLE CERTIFICATION

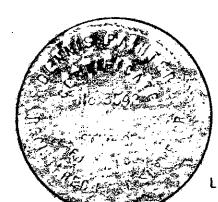
STATE OF FLORIDA COUNTY OF DADE

I. Steven E. Goldman, 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 the title to the property is vested in City Mational Bank of Mismi, a Mational Banking Association, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551; that the current taxes have been paid; and that I find the property is encumbered only by the mortgage shown hereon, and that said mortgage is true and correct, and that there are no other encumbrances of record.

Steven K. Goldman, Attorney-at-Lav

LAND SURVEYOR'S CERTIFICATE

This is to certify that the plat shown bereon 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 Permanent Reference Monuments (P.R.H.'s) have been placed as required by law and that the Permanent Control Points (P.C.P.'s) will be set under the guarantee 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 ordinances of Palm Beach County, Florida.



Dennis Tainter Dennis Painter Registered Land Surveyor Florida Certificate No. 3542

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

Cat This plat is hereby approved for record this 16 day of

BY:
Ken Spillias, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this day of

Herbert Kahlert P.E., County Engineer

ATTEST: JORN B. DUNKLE, CLERK

MORTGAGEE'S CONSENT

COUNTY OF DADE

ACKNOWLEDGRENT

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 mortgage which is recorded in Official Record Book 3209 at Pages 1172 and 1231 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITHESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT and attested to by its VICE PRESIDENT and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13 day of August, 1984, A.D..

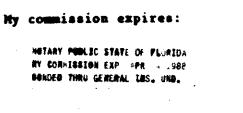
> CITICORP REAL ESTATE, INC., a corporation of the State of Delaware

HERBERT A. KOLBEN Vice-President

0244-301

BEFORE ME personally appeared Louis E. Vogt and Merkert A. Kolker to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice Kesidentand Vill President of Citicorp Real Estate, Inc., a Delaware 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 fo-egoing 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.

WITHESS my hand and official seal this 13 day of AUGUST , 1984, A.D..



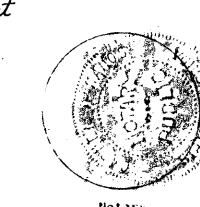
Hotary Public, State of Florida, at Large

This instrument was prepared by:

Dennis Painter, RLS ADAIR & BRADY, INC. 1958 South Congress Avenue West Palm Beach, Florida

FOUNTAINS SOUTH LAND SURVEYORS WEST PALM BEACH Scale Date AUG. 1984

COUNTY ENGINEER





REPLAT OF TRACTS A-I AND F

Or MH FB. Job No 9562 J

ACKNOWLEDGREWT AS TO CITY MATIONAL BANK OF HIAMI

executed the foregoing instrument as ____



National Banking Association, as Trustee of said Trust 5004551, 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. WITHESS my hand and official seal this 9th day of August, 1984, A.D..

of the City National Bank of Mismi, a



FOUNTAINS SOUTH

REPLAT OF TRACTS AL AND BI

P.U.D. SITE DATA

Total area of Recreational Tract 0.17 Acres

Tatal area Fountains Drive So. 8.48 Acres

6.80 Acres

9.15 Acres

0 Units

IN WITHESS WHEREOF, the showe named corporation has caused these presents

TRUST 5004551

to be signed by its TRUST OFFICER, and its corporate seal affixed hereto by and

with the authority of the Beneficiaries of Trust 5004551, this day of

BEFORE ME personally appeared FRANK C. BRILLANDS and AND to me well known, and known to me to be the individuals described in and who executed the foresoing instrument as

24.60 Acres

10.48 Acres

109 Units

24.60 Acres

CITY NATIONAL BANK OF MIAMI, A NATIONAL

BANKING ASSOCIATION, AS TRUSTEE UNDER THE

PROVISIONS OF A CERTAIN LAND TRUST AGREE-

MENT DATED HOVEMBER 1, 1979, AND KNOWN AS

4.43 Units/Acre

Total area of Tract Al

Total area of Tract Bl

Residential Open Space

(65% of Tracts Al & Bl)

Dwelling Units in Tract Al

Dwelling Units in Tract Bl

Total Dwelling Units

August , 1984, A.D..

STATE OF FLORIDA :

COUNTY OF DADE :

My commission expires:

Total Area

Density

Total area of Plat

OPEN SPACE

