

October, A.D., Nineteen Hundred Eighty Six

Sheet One Of Four

-Evian At Indian Spring-

-Lying On The East One-Half Of Section 34, Township 45 South, Range 42 East-
Being A Replat Of A Portion Of Indian Spring Plat No. 4, (Plat Book 50, Pages 16 and 17)
And Abandoned in O.R.B. 4977, P. 1460, Public Records, Palm Beach County, Florida

P.U.D. Data	
Tract "A"	= 1.74 Acres
Tract "B"	= 1.01 Acres
Tract "D"	= 0.57 Acres
Tract "R"	= 0.60 Acres
Lots	= 12.12 Acres
Total	= 16.04 Acres
Dwelling Units	= 72
Density	= 4.50 Units/Acre

14

State of Florida)
County of Palm Beach)

This Plat was filed for record at 8:52 AM this 2nd day of July, A.D., 1987, and duly recorded in Plat Book 57 on Pages 14 thru 17

John B. Dunkle,
Clerk of the Circuit Court.
Deputy Clerk

Dedication:

State of Florida)
County of Palm Beach)

Know All Men By These Presents, that I.S. Holding Corp, a Florida Corporation, owner of the land shown hereon as "Evian At Indian Spring", said land lying in the East One-Half of Section 34, Township 45 South, Range 42 East, said land being a Replat of a portion of Indian Spring Plat No. 4, according to the Plat thereof, as recorded in Plat Book 50, Pages 16 and 17, and abandoned by The Board Of County Commissioners Of Palm Beach County Resolution Number 86-1106 and recorded in Official Records Book 4977 at Page 1460, all in the Public Records of Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the Southeast Corner of Tract 1 of said Indian Spring Plat No. 4; Thence, North 38°15'00" West, along the Easterly Boundary of said Tract 1, a distance of 64.86 feet for a point of beginning (P.O.B.)

Thence, continue North 38°15'00" West, along the Easterly Boundary of said Tract 1, a distance of 48.14 feet to the point of curvature of a curve to the right, having a radius of 1320.00 feet; Thence, Northwesterly along said curve, continuing along the Easterly Boundary of said Tract 1, through a central angle of 11°45'00", a distance of 270.70 feet to the Southeast corner of Tract "C" of said Indian Spring Plat No. 4, and the end of said curve, Thence, North 70°00'00" East, along the Southerly Boundary of said Tract "C", a distance of 440.00 feet; Thence, North 85°00'00" East, continuing along the Southerly Boundary of said Tract "C", a distance of 505.00 feet; Thence, South 89°00'00" East, continuing along the Southerly Boundary of said Tract "C", a distance of 475.00 feet; Thence, South 24°00'00" West, continuing along the Boundary of said Tract "C", a distance of 220.00 feet; Thence, South 38°00'00" West, continuing along the Boundary of said Tract "C", a distance of 280.00 feet to the intersection thereof with the Southerly Boundary of said Indian Spring Plat No. 4; Thence, South 80°00'00" West, along the Southerly Boundary of said Indian Spring Plat No. 4, a distance of 365.00 feet; Thence, South 87°00'00" West, continuing along the Southerly Boundary of said Indian Spring Plat No. 4, a distance of 465.00 feet; Thence, North 44°00'00" West, continuing along the Southerly Boundary of said Indian Spring Plat No. 4, a distance of 111.54 feet; Thence, North 90°00'00" West, continuing along the Southerly Boundary of said Indian Spring Plat No. 4, a distance of 120.00 feet; Thence, North 00°00'00" East, continuing along the Southerly Boundary of said Indian Spring Plat No. 4, a distance of 58.33 feet to a point on a curve, concave Southerly, having a radius of 625.33 feet, and whose radius point bears South 05°36'33" East; Thence, Westerly along said curve continuing along the Southerly Boundary of said Indian Spring Plat No. 4, through a central angle of 24°23'27", a distance of 266.20 feet to the point of tangency; Thence, South 70°00'00" West, continuing along the Southerly Boundary of said Indian Spring Plat No. 4, a distance of 203.68 feet to the point of beginning (P.O.B.)

Containing 16.04 Acres, more or less

Has Caused the same to be surveyed and platted as shown hereon, and does hereby make the following dedications and reservations:

1. Tract "A" as shown hereon, is hereby dedicated to Evian Homeowner's Association, Inc., a Florida Corporation not for profit, for private road right of way purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B" as shown hereon, is hereby dedicated to Evian Homeowner's Association, Inc., a Florida Corporation not for profit, for ingress, egress, utility and drainage and all other lawful purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "D" as shown hereon, is hereby dedicated to Evian Homeowner's Association, Inc., a Florida Corporation not for profit, for Open Space and all other lawful purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tract "R", as shown hereon, is hereby dedicated to Evian Homeowner's Association, Inc., a Florida Corporation not for profit, for the purposes of Recreational Facilities, and all other lawful purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the purposes of construction and maintenance of utility facilities.
6. The drainage easements, as shown hereon, are hereby dedicated to Evian Homeowner's Association, Inc., a Florida Corporation not for profit, for drainage and all other lawful purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The 5 foot limited access easement, as shown hereon, is hereby 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, I.S. Holding Corp, a Florida Corporation, has caused these presents to be signed by its President and Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12th day of May, 1987.

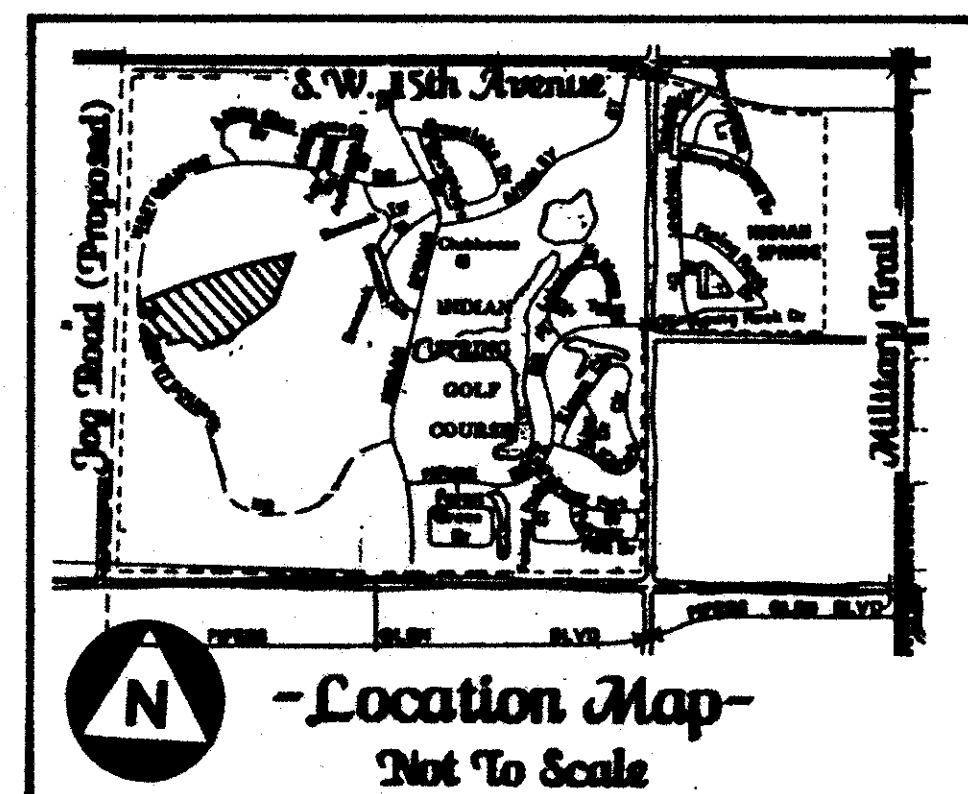
I.S. Holding Corp.

Eduardo Avila, Secretary

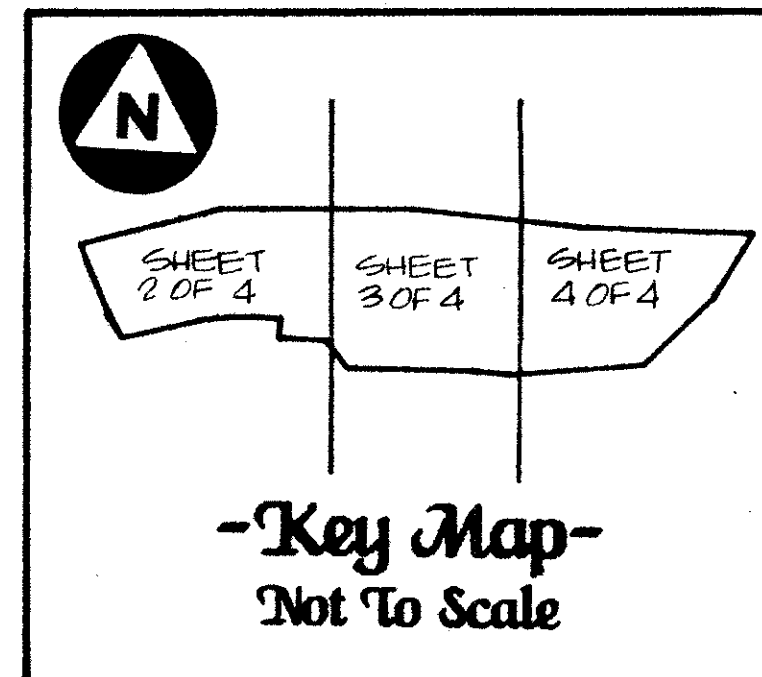
Eduardo Avila, President

WITNESS: *[Signature]*

WITNESS: *[Signature]*



-Location Map-
Not To Scale



-Key Map-
Not To Scale

Acknowledgement:

State of Florida)
County of Dade)

Before Me, personally appeared Eduardo Avila, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President and as Secretary, of I.S. Holding Corp, a Florida Corporation, and acknowledged to and before me that he executed such instrument as President and as Secretary, of I.S. Holding Corp, a Florida 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 12th day of May, A.D., 1987
Howard Allen Cohen
My Commission Expires: Feb. 7, 1988
Notary Public:

Mortgagee's Consent:

State of Florida)
County of Palm Beach)

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 lands described in said dedication, by the owner thereof, and agrees that its mortgage, which is recorded in Official Records Book 5018, Page 1699, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Lincoln Savings & Loan Association,

In Witness Whereof, Lincoln Savings & Loan Association, has caused these presents to be signed by its President, and attested by its Assistant Secretary, and its official seal to be affixed hereto, by and with the authority of its Board Of Directors, this 12th day of May, A.D., 1987.

Attest: *Barbara A. Garcia* Assistant Secretary
By: *J. O'Hara Smith* Senior Vice President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared *J. O'Hara Smith* and *Barbara A. Garcia* 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, respectively, of Lincoln Savings & Loan Association, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

Witness My Hand and official seal this 11th day of May, A.D., 1987.
Margaretta Balaguer
Notary Public: Commission expires OCT. 20, 1990

Title Certification:

State of Florida)
County of Dade)

I, Howard Allen Cohen, Esquire, 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 to I.S. Holding Corp, a Florida Corporation; that the current axes have been paid; that the property is encumbered by the mortgage shown hereon; that all mortgages are shown and are true and correct.

Date: April 22, 1987 *Howard Allen Cohen*
at 8:00 a.m.

Surveyor's Certification:

State of Florida)
County of Palm Beach)

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; 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 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: 20th day of May, A.D., 1987.

Wm. R. Van Campen
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on Indian Spring Pl No. 4, according to the Plat thereof, as recorded in Plat Book 50, Pages 16 and 17, Public Records, Palm Beach County, Florida.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Denotes a Permanent Control Point (P.C.P.)
4. Lot lines / boundary lines which intersect a curve are not radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Covenants:

- (As Required By Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
 2. There shall be no buildings, or other structures, placed on utility easements.
 3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
 4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
 5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
 6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 30th day of JUNE, A.D., 1987.

By: *Carol A. Roberts*
Carol A. Roberts, Chair
Board of County Commissioners
Palm Beach County, Florida

Attest: *John B. Dunkle*, Clerk

By: *Kathryn S. Miller*, Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 30th day of JUNE, A.D., 1987.

By: *Robert F. Kohmert*, P.E.
Robert F. Kohmert, P.E.
Certificate No. 4288-22805
County Engineer,
Palm Beach County, Florida

This instrument was prepared by "Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida, 33404. Phone: (305) 848-2102

BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

Record Plat
-Evian At Indian Spring-

OWN	CRD	DATE	WO. NO.
SCALE	SIZE	PS	SHEET

"Seal" I.S. Holding Corp

"Seal" I.S. Holding Corp Notary

"Seal" Lincoln Savings & Loan Association

"Seal" Lincoln Savings & Loan Association Notary

"Seal" Wm. R. Van Campen, R.L.S. 2424

"Seal" Board Of County Commissioners Of Palm Beach County

"Seal" John B. Dunkle, Clerk of the Circuit Court of Palm Beach County

"Seal" Robert F. Kohmert, P.E. 22805 19884 ASST. County Engineer Palm Beach County

TRACT R - INDIAN SPRING PID

0259-005

57/14