

-Indian Spring Plat No. 6-

A Part Of Indian Spring, A Planned Unit Development, Lying On Section 34, Township 45 South, Range 42 East

Being A Replat Of A Portion Of Tract "C", Indian Spring Plat No. 3, Plat Book 41, Pages 6 Through 8, Inclusive, Public Records, Palm Beach County, Florida

Dedication:

State of Florida)
County of Palm Beach)

Know All Men By These Presents, that The Resort At Indian Spring, Inc., A Florida Corporation, owner of the land shown hereon as Indian Spring Plat No. 6, said land lying in Section 34, Township 45 South, Range 42 East, said land being a Replat of a portion of Tract "C", Indian Spring Plat No. 3, according to the Plat thereof, as recorded in Plat Book 41, Pages 6 through 8, inclusive, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

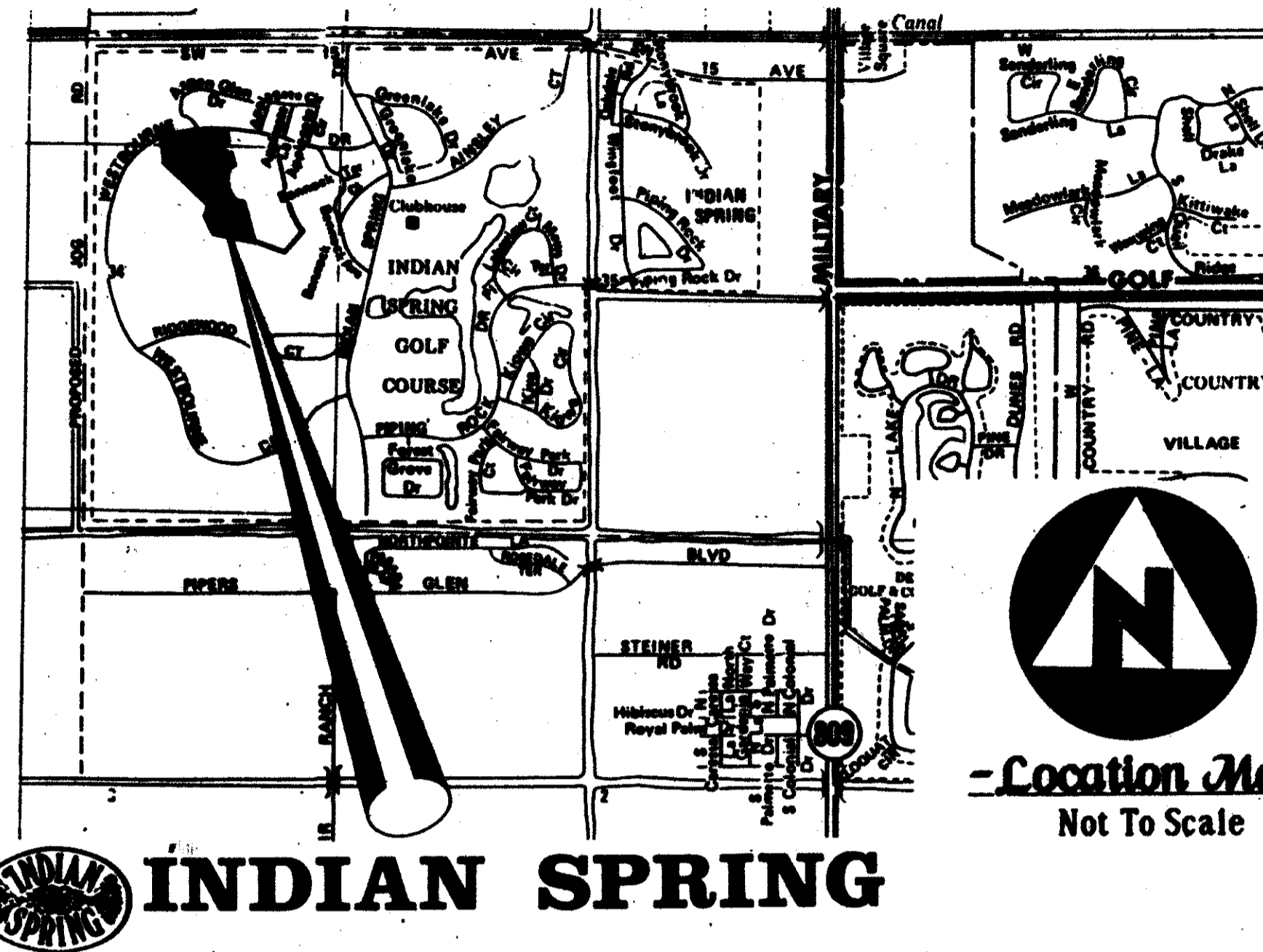
Commencing at the Southeast Corner of said Tract "C", Thence, North 66°00'00" West, along the boundary of said Tract "C", a distance of 345.00 feet; Thence, North 79°00'00" West, continuing along the boundary of said Tract "C", a distance of 170.00 feet for a point of beginning (P.O.B.)

Thence, continue North 79°00'00" West, along the boundary of said Tract "C", a distance of 292.00 feet; Thence, North 20°00'00" West, continuing along the boundary of said Tract "C", a distance of 178.84 feet; Thence, North 25°00'00" East, continuing along the boundary of said Tract "C", a distance of 134.82 feet; Thence, North 47°30'00" West, continuing along the boundary of said Tract "C", a distance of 654.00 feet; Thence, North 04°00'00" West, continuing along the boundary of said Tract "C", a distance of 178.00 feet to the Northwest corner of said Tract "C", said point lying on a curve, concave Southerly, having a radius of 1110.00 feet, and whose radius point bears South 26°03'07" East; Thence, Easterly along said curve, continuing along the boundary of said Tract "C", through a central angle of 34°03'07", a distance of 659.69 feet to the point of tangency; Thence, South 82°00'00" East, continuing along the boundary of said Tract "C", a distance of 180.09 feet; Thence, South 37°00'00" East, departing the boundary of said Tract "C", a distance of 35.36 feet; Thence, South 08°00'00" West, a distance of 71.01 feet; Thence, South 48°13'46" West, a distance of 32.29 feet to a point on a curve, concave Southwesterly, having a radius of 120.00 feet, and whose radius point bears South 01°32'30" East; Thence, Southwesterly along said curve, through a central angle of 30°27'30", a distance of 63.79 feet to the point of tangency; Thence, South 58°00'00" West, a distance of 144.16 feet; Thence, South 32°00'00" East, a distance of 190.00 feet; Thence, South 50°00'00" West, a distance of 72.42 feet; Thence, South 06°50'28" East, a distance of 20.29 feet; Thence, South 47°30'00" East, a distance of 156.89 feet; Thence, South 17°30'00" East, a distance of 207.56 feet; Thence, South 16°25'10" West, a distance of 140.63 feet; Thence, North 79°00'00" West, a distance of 25.38 feet; Thence, South 11°00'00" West, a distance of 50.00 feet; Thence, South 79°00'00" East, a distance of 37.74 feet; Thence, South 11°00'00" West, a distance of 120.00 feet to the point of beginning (P.O.B.)

Containing 11.95 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 Westgate Homeowner's Association, Inc., a Florida Corporation not for profit, for private roadway, access, drainage and utility purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "L" (The Water Management Tract And Drainage Easement) as shown hereon, is hereby dedicated to The Indian Spring Maintenance Association, Inc., a Florida Corporation not for profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. The 20' Lake maintenance easement, as shown hereon, is hereby dedicated to The Indian Spring Maintenance Association, Inc., a Florida Corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The Landscape Easement, as shown hereon, is hereby dedicated to Westgate Homeowner's Association, Inc., a Florida Corporation not for profit, for landscaping 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, including "Cable Television Systems".
6. The drainage easements, as shown hereon, are hereby dedicated to The Indian Spring Maintenance 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. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
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.



INDIAN SPRING

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 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

Area Summary

Tract "A"	=	1.67 Acres
Tract "L"	=	1.20 Acres
Lot	=	9.08 Acres
Total	=	11.95 Acres

Fee Simple Lots	=	26 Units
Density (304 Units Total)	=	2.16 Units / Acre

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 4843, Page 579, and Official Records Book 4933, Page 1784, and Official Records Book 5255, Page 1699, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Hollywood Federal Savings & Loan Association,
Chartered in The State Of Florida

On Witness Whereof, Hollywood Federal Savings & Loan Association, has caused these presents to be signed by its **VICE PRES. LOUISE LEBLANC** and attested by its **VICE PRES. WALTER MITCHELL** and its official seal to be affixed hereto, by and with the authority of its Board of Directors, this 11 day of Sept, A.D., 1989.

Attest: *[Signature]* By *[Signature]* **Louise LeBlanc**

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared **LOUISE LEBLANC** and **WALTER MITCHELL** to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as **VICE PRESIDENT** and **VICE PRESIDENT**, respectively, of Hollywood Federal 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 11 day of Sept, A.D., 1989.

Notary Public *[Signature]* My Commission expires: 7/12/93

Title Certification:

State of Florida)
County of Palm Beach)

J. Albert N. Proujansky, 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 The Resort At Indian Spring, Inc., a Florida Corporation; that the current taxes have been paid; and that the property is encumbered by the mortgage(s) shown hereon; that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

Date: Sept. 7, 1989 *[Signature]*
Albert N. Proujansky, Esquire

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.) have been set, and permanent control points (P.C.P.) 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Date: 7 day of SEPTEMBER A.D., 1989.

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

Surveyor's Notes:

1. Bearings shown hereon are based on, or relative to the bearing of North 79°00'00" West, along the South line of Housing Tract "C", as shown on Indian Spring Plat No. 3, according to the Plat thereof, as recorded in Plat Book 41, Pages 6 through 8, inclusive, 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 radial to said curve unless otherwise noted.
- Palm Beach County General/Easement Notes & Restrictive Covenants:**
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
 2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 06-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
 3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage easements.
 4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
 5. In instances where drainage and utility easement intersect, the area 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County, Florida.

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 10th day of OCTOBER, A.D., 1989.

[Signature]
CAROL ELMQUIST, CHAIRMAN
Board of County Commissioners
Palm Beach County, Florida

Attest: John B. Dunkle, Clerk
[Signature]
Deputy Clerk

County Engineer:

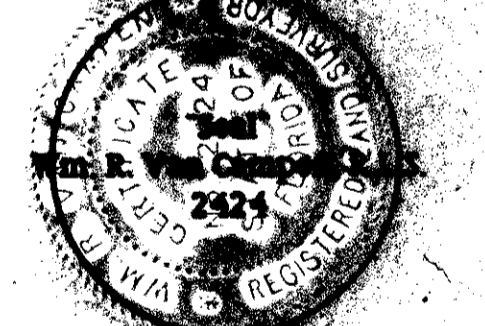
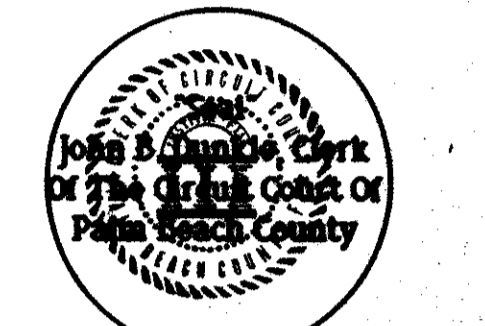
This Plat is hereby Approved for record this 10th day of OCTOBER, A.D., 1989.

[Signature]
Herbert F. Kahler, P.E.
Certificate No. 12284
County Engineer,
Palm Beach County, Florida

State Of Florida)
County Of Palm Beach)

This Plat was filed for record at 1:23 PM this 17th day of OCTOBER, A.D., 1989, and duly recorded in Plat Book 44 on Pages 28 through 29.

John B. Dunkle,
Clerk of the Circuit Court.
By *[Signature]*
Deputy Clerk



BENCH-MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

-Record Plat-
Indian Spring Plat No. 6

OWN	ENG	DATE	PLAT NO.
STATE	TYPE	FILE	BOOK

SUBDIVISION: Indian Spring
 BLOCK: 35
 FLOOD ZONE: D
 QUAD: 35
 ZONING: RS
 REEL: 73-52
 PUB NAME: 5755 Indian Spring PUP
 33437
 722 4-53