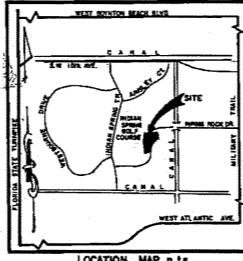


# SOUTHGATE AT INDIAN SPRING

A PORTION OF INDIAN SPRING A PLANNED UNIT DEVELOPMENT

LYING IN THE SOUTHWEST ONE QUARTER OF SECTION 35,  
TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA  
A PORTION BEING A REPLAT OF A PORTION OF INDIAN SPRING TRAIL  
AND PIPING ROCK DRIVE, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 36 AT PAGES 184-186 OF THE PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA. FURTHER, ABOVE  
SAID PORTION OF LAND HAS BEEN ABANDONED  
BY OFFICIAL RECORD BOOK 3646 PAGES 1990-1993  
PALM BEACH COUNTY, FLORIDA.



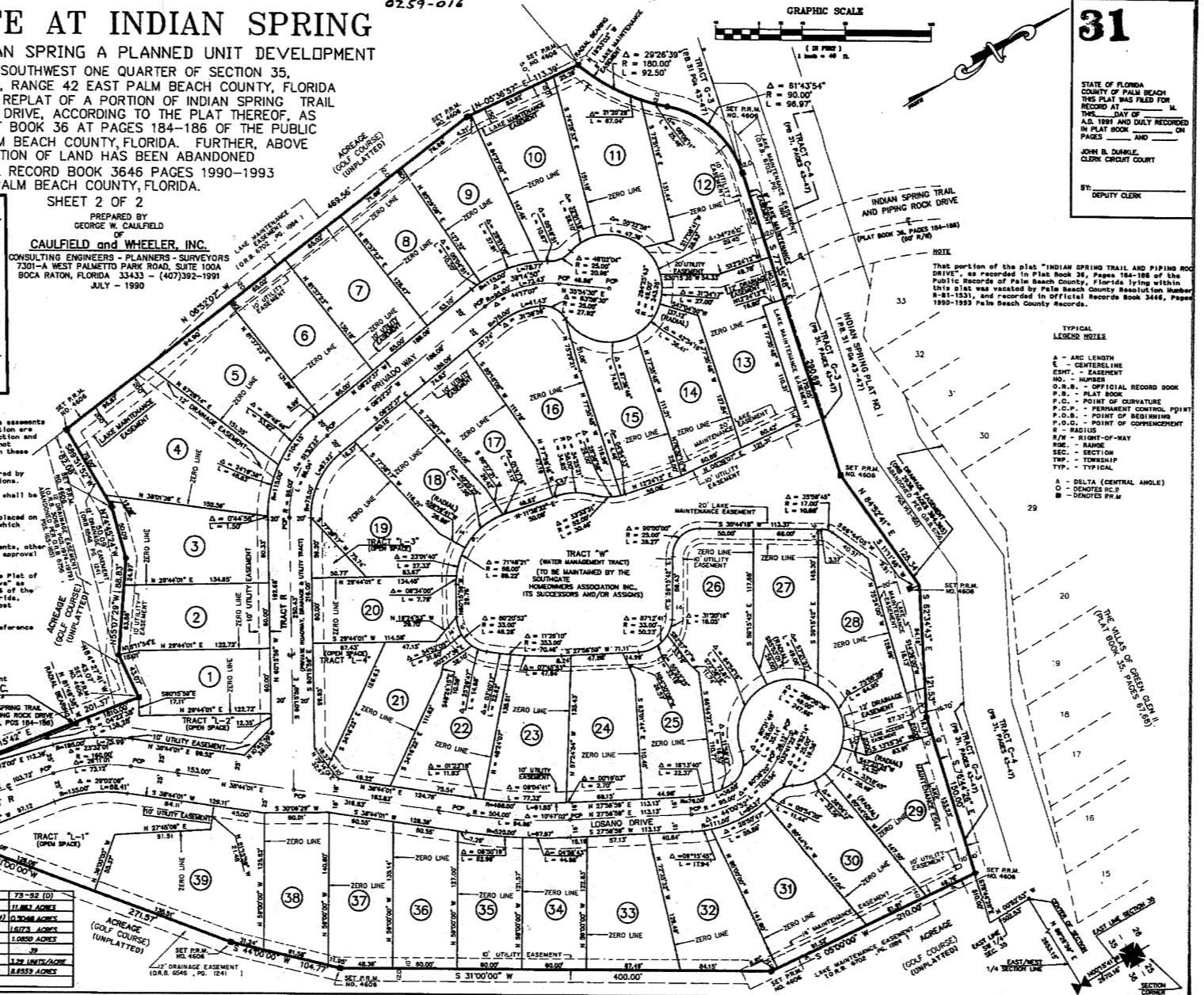
SHEET 2 OF 2  
PREPARED BY  
GEORGE W. CAULFIELD  
OF  
**CAULFIELD and WHEELER, INC.**  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 (407)392-1991  
JULY - 1990

**SURVEY NOTES**

1. In instances where drainage and utilities assessments intersect, the areas where the intersection and drainage and utility elements. Construction and maintenance of utility facilities shall not interfere with drainage facilities within these areas of intersection.
2. Building setback lines shall be as required by current Palm Beach County zoning regulations.
3. No buildings or any kind of construction shall be placed on utility or drainage easements.
4. No structures, trees or shrubs shall be placed on drainage easements or utility easements which are provided for and shown here.
5. Approval of landscaping on utility easements, other than water and sewer, shall be only with approval of all utility encroaching same.
6. Bearings shown herein are relative to the Plat of Indian Spring Trail and Piping Rock Drive as recorded in Plat Book 36 at pages 184-186 of the public records of Palm Beach County, Florida, bearing North 77°27'50" West along the most Southerly property line.
7. P.M.H. - Indicates 4"x4" Permanent Reference Monument Marked No. 4444
8. U.E. - Indicates utility easement.
9. D.E. - Indicates drainage easement.
10. P.C.P. - Indicates Permanent Control Point (Sett in brass survey cap) P.C.P. - Indicates Permanent Control Point (Sett in brass survey cap) P.C.P. - Indicates Permanent Control Point (Sett in brass survey cap)
11. P.C.P.'s which fall in center of P.C.P. - Indicates Permanent Control Point (Sett in brass survey cap) P.C.P. - Indicates Permanent Control Point (Sett in brass survey cap)

**PUD TABULAR DATA**

INITIAL AREA THE PLAT	PLANNING PETITION NUMBER	P.S. - SE (10)
AREA OF OPEN SPACE TRACTS L-1, L-2, L-3, L-4, L-5	11	11
AREA OF IMPROVED ROADWAY TRACTS R-1, R-2, R-3, R-4, R-5	12	12
AREA OF WATER MANAGEMENT TRACTS W-1, W-2, W-3, W-4, W-5	13	13
TOTAL NUMBER OF LOTS PROPOSED THE PLAT	31	31
NUMBER PROPOSED THE PLAT	31	31
AREA OF RESIDENTIAL LOTS	122,147 SQ. FT.	122,147 SQ. FT.
LAND USE	SINGLE FAMILY PUD HOMES	



GRAPHIC SCALE  
1" = 50.00'  
1" = 100.00'

**31**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD IN PLAT BOOK 36  
AT PAGE 184-186 AND ONLY RECORDED  
IN PLAT BOOK 3646  
ON  
JULY 1990  
BY  
JOHN B. DUBBLE,  
CLERK CIRCUIT COURT

That portion of the plat "INDIAN SPRING TRAIL AND PIPING ROCK DRIVE" as recorded in Plat Book 36, Pages 184-186 of the Public Records of Palm Beach County, Florida lying within this plat, was recorded by Palm Beach County Resolution Number 90-1231 and recorded in Official Record Book 3646, Pages 1990-1993 Palm Beach County Records.

**TYPICAL LEGEND SYMBOLS**

- A - ARC LENGTH
- E - EASEMENT
- ESPT. - EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.P. - POINT OF PERMANENT POINT
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- TWP. - TOWNSHIP
- TRP. - TYPICAL
- ∠ - BEVEL (CENTRAL ANGLE)
- ∠ - DENOTES P.C.P.
- ∠ - DENOTES P.M.