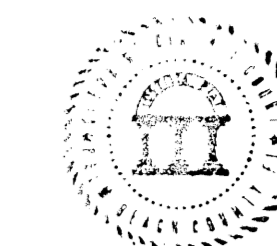


# FOUNTAINS AT DELRAY BEACH

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS  
This Plat was filed for record at 2:30 P.M., this 6th day of August, 1998 and duly recorded in Plat Book No. 37 on Pages 31 and 32.  
DOROTHY H. WILKEN, CLERK  
BY: *[Signature]* DC.

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PSM

**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING PLANNING

1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale Fl. 33309  
PH: 954-776-7604 • FAX: 954-776-7608

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOUNTAINS AT DELRAY BEACH, LTD, A FLORIDA LIMITED PARTNERSHIP, AND REGINA W. SPENCE, TRUSTEE OF THE REGINA W. SPENCE REVOCABLE TRUST DATED JULY 14, 1983 WITH THE POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE AND SELL OR TO LEASE, OR TO ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF REAL PROPERTY, ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOUNTAINS AT DELRAY BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) AND THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4), SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, ALL IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 14.471 ACRES, MORE OR LESS.

### DEDICATION

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF DRAINAGE LINES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT "A" AND TRACT "C", AS SHOWN HEREON ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON IS RESERVED FOR THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE FOUNTAINS OF DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC.

THE LIFT STATION ACCESS EASEMENT AND LIFT STATION EASEMENT SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

IN WITNESS WHEREOF, THE ABOVE NAMED THE FOUNTAINS AT DELRAY BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, AND REGINA W. SPENCE, TRUSTEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 18th DAY OF DECEMBER, 1997.

WITNESS:  
*[Signature]* MICHAEL D. ROSE  
(PRINTED NAME) MICHAEL D. ROSE

WITNESS:  
*[Signature]* BHARAT R. SHAH  
(PRINTED NAME) BHARAT R. SHAH

WITNESS:  
*[Signature]* CAROLYN SLATTERY  
(PRINTED NAME) CAROLYN SLATTERY

WITNESS:  
*[Signature]* EDWARD O'LEARY  
(PRINTED NAME) EDWARD O'LEARY

THE FOUNTAINS AT DELRAY BEACH, LTD A FLORIDA LIMITED PARTNERSHIP  
F/K/A FOUNTAIN VIEW, LTD.  
A FLORIDA LIMITED PARTNERSHIP

BY: *[Signature]* WILLIAM KEENAN  
WILLIAM KEENAN, VICE-PRESIDENT

BY: REGINA W. SPENCE REVOCABLE TRUST  
DATED JULY 14, 1983

BY: *[Signature]* REGINA W. SPENCE  
REGINA W. SPENCE, TRUSTEE  
OF THE REGINA W. SPENCE  
REVOCABLE TRUST DATED  
JULY 14, 1983.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

MAY 1997

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE LAND AS SHOWN 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 9096, AT PAGE 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ~~Vice President~~ <sup>President</sup> AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF February 1997.

WITNESS:  
BY: SOUTHTRUST BANK NATIONAL ASSOCIATION  
*[Signature]*  
PRINTED NAME *Jennifer R. Beck*

BY: *[Signature]*  
PRINTED NAME *Judy Tabin*

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Tina M. Prince* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF February, 1997.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED WILLIAM KEENAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF MILITARY TRAIL APARTMENTS, A FLORIDA CORPORATION, GENERAL PARTNER AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 18 DAY OF December, 1997.

NOTARY PUBLIC:  
*[Signature]* LORI R. GARCIA  
LORI R. GARCIA  
COMMISSION # CC11228  
EXPIRES JAN 12, 2001  
BROWARD COUNTY  
ATLANTIC BOCKING CO., INC.  
PRINTED NAME *Lori Garcia*

### ACKNOWLEDGEMENT

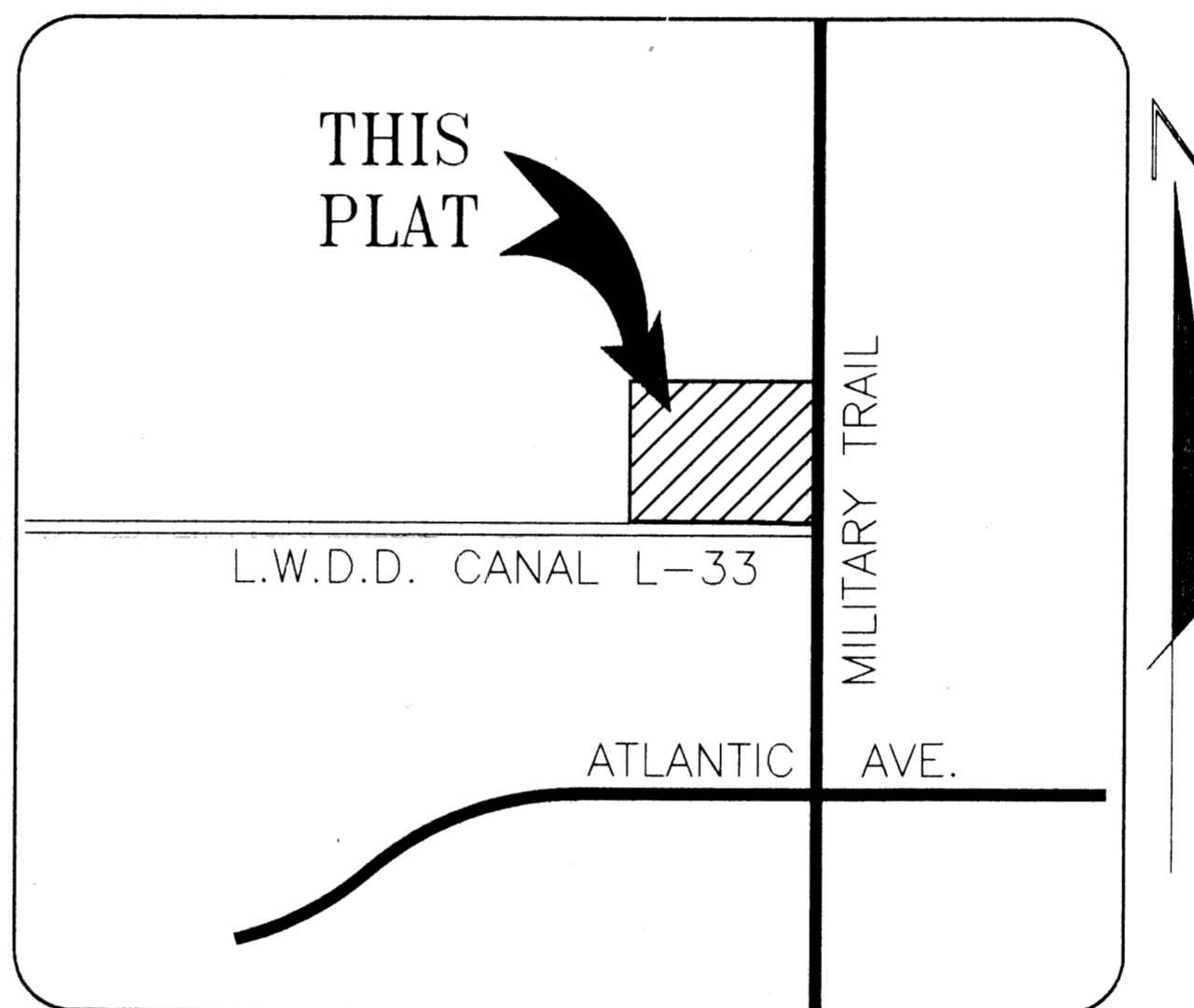
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED REGINA W. SPENCE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE REGINA W. SPENCE REVOCABLE TRUST DATED JULY 14, 1983 WITH THE POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE AND TO SELL OR TO LEASE, OR TO ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF REAL PROPERTY, THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID REVOCABLE TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF DECEMBER 1997.

NOTARY PUBLIC:  
*[Signature]* DIANA MITCHELL  
PRINTED NAME *DIANA MITCHELL*

MY COMMISSION EXPIRES:  
*[Signature]*  
NOTARY PUBLIC



LOCATION MAP  
N.T.S.

### TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF BROWARD

I, DAVID C. HARDIN A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED ~~IN~~ <sup>IN</sup> (SEE BELOW) THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. (X) FOUNTAIN VIEW, LTD., A FLORIDA LIMITED PARTNERSHIP AND REGINA W. SPENCE, TRUSTEE OF THE REGINA W. SPENCE REVOCABLE TRUST DATED FEBRUARY 30, 1998. PRINTED NAME: DAVID C. HARDIN

### APPROVALS:

THIS PLAT OF FOUNTAINS AT DELRAY BEACH WAS APPROVED ON THE 2nd DAY OF June A.D. 1997 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST:  
*[Signature]* Mayor  
AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
*[Signature]* Director of Planning and Zoning  
*[Signature]* City Engineer  
*[Signature]* Director of Environmental Services  
*[Signature]* City Clerk  
*[Signature]* Chairperson, Planning and Zoning Board  
*[Signature]* Fire Marshal

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("PRM's") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: DECEMBER 18, 1997  
BY: *[Signature]* MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 96-0316

DEDICATION MILITARY TRAIL APARTMENTS, INC.	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT SOUTHTRUST BANK	ACKNOWLEDGEMENT	CITY OF DELRAY BEACH	SURVEYOR
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SUBDIVISION: Fountains at Delray Beach  
BOOK: 03 PAGE: 37  
FLOOD ZONE: FLOOD MAP # -  
GUAD # - ZONING -  
SE - ZIP CODE -  
PUD NAME: City of Delray Beach