

INDIES PLAT

A REPLAT OF A PORTION OF LOT 8, BLOCK 8
T.M. RICKARDS SUBDIVISION OF THE WEST ONE-HALF OF
SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST (PB 7, PG 34, PBCR)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

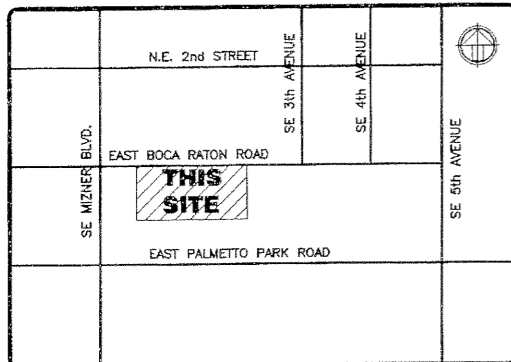


STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 9:32 PM, this 21st day of December, 1999 and duly recorded in Plat Book No. 34 on Pages 48 and 49.

DOROTHY H. WILKEN, CLERK

BY: *Janet Taggart*



LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT INDIES TOWNHOME DEVELOPMENT CORP., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 8 T.M. RICKARDS SUBDIVISION OF THE WEST ONE-HALF OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS INDIES PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 455 FEET OF THE WEST 610 FEET OF THE NORTH 165 FEET, LESS THE NORTH 20 FEET THEREOF, LOT 8, BLOCK 8, T.M. RICKARD'S SUBDIVISION OF THE WEST HALF OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAINS 65, 885 SQUARE FEET, OR 1.513 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES.

THE SANITARY SEWER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE INDIES TOWNHOMES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER SERVICES.

THE WATERLINE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE INDIES TOWNHOMES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF WATER SERVICES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE INDIES TOWNHOMES HOMEOWNERS ASSOCIATION FOR DRY RETENTION AND DRAINAGE PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF December, 1999.

WITNESS: *Rustin Kup* BY: INDIES TOWNHOME DEVELOPMENT CORP. A FLORIDA CORPORATION

WITNESS: *Janet Taggart* BY: *Cary D. Glickstein* CARY D. GLICKSTEIN PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

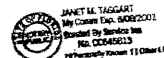
BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIES TOWNHOME DEVELOPMENT CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED 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 1st DAY OF December, 1999.

NOTARY PUBLIC:

Janet Taggart
PRINTED NAME: Janet Taggart

MY COMMISSION EXPIRES:



THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING & PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, Fl. 33309
PH: 954-776-7604 • FAX: 954-776-7608

AUGUST, 1999

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE INDIES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID INDIES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., AS STATED AND SHOWN HEREON, DATED THIS 7th DAY OF December, 1999.

WITNESS: *Janet Taggart* BY: *Cary D. Glickstein* INDIES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION
BY: *Michael D. Rose* CARY D. GLICKSTEIN, PRESIDENT

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 11th DAY OF JANUARY, 2000. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

BY: *Carol G. Hanson* CAROL G. HANSON, MAYOR
BY: *Jorge A. Camejo* JORGE A. CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES
BY: *Sharma Carannante* SHARMA CARANNANTE, CITY CLERK
BY: *M.C.A.S.* MAURICE C. MOREL, CITY CIVIL ENGINEER

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 (PRMs) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED: DECEMBER 1, 1999 BY: *Michael D. Rose* MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1222, AT PAGE 1227 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 AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF December, 1999.

WITNESS: *Cary D. Glickstein* BY: *Michael P. Irvin* COLONIAL BANK AN ALABAMA BANKING CORPORATION
PRINTED NAME: Cary D. Glickstein MICHAEL P. IRVIN VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN, 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 COLONIAL BANK, AN ALABAMA BANKING CORPORATION, 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 1st DAY OF December, 1999.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: *Janet Taggart* PRINTED NAME: Janet Taggart

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GREGG H. GLICKSTEIN, 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 BE VESTED IN INDIES TOWNHOME DEVELOPMENT CORP.; 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.

DATED: 12/1/99 BY: *Gregg H. Glickstein* GREGG H. GLICKSTEIN, P.A.

ACKNOWLEDGEMENT

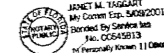
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED 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 7th DAY OF December, 1999.

MY COMMISSION EXPIRES:

Janet Taggart PRINTED NAME: Janet Taggart
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 00045813



SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 8, BLOCK 8, T.M. RICKARD'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF BOCA RATON AND PALM BEACH COUNTY, FLORIDA.
- P.B. - PLAT BOOK
ORB - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998,
ORC - DENOTES OFFICIAL RECORDS BOOK.
PC - DENOTES PAGE
PBCR - DENOTES PALM BEACH COUNTY RECORDS.
- WHERE UTILITY AND DRAINAGE EASEMENTS OVERLAP, UTILITY EASEMENTS ARE DOMINANT AND TAKE PRECEDENCE.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S PROJECT NO. 99-0477

DEDICATION (INDIES TOWNHOME DEVELOPMENT CORPORATION)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (COLONIAL BANK)	ACKNOWLEDGEMENT	CITY OF BOCA RATON	SURVEYOR