

# CRYSTAL BAY

BEING A REPLAT OF TRACT A OF THE POLO CLUB EQUESTRIAN CENTER PART OF THE POLO CLUB P.U.D. AS RECORDED IN PLAT BOOK 61, PAGE 166 OF THE PUBLIC RECORDS IN AND FOR PALM BEACH COUNTY, FLORIDA. IN PART OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 5  
GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MARCH 1999

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, That Crystal Bay at Polo Corp., a Florida Corporation, and the Polo Club at Boca Raton Property Owners Association Inc., a Florida corporation not for profit, the owners of the lands shown hereon, being in Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as CRYSTAL BAY, being a replat of Tract A of the Polo Club Equestrian Center, part of the Polo Club P.U.D., as recorded in Plat Book 61, Page 166 of the Public Records in and for Palm Beach County, Florida, being more particularly described as follows:

## DESCRIPTION

All of Tract A of "THE POLO CLUB EQUESTRIAN CENTER PART OF THE POLO CLUB P.U.D." as recorded in Plat Book 61, Page 166 of the Public Records in and for Palm Beach County, Florida, together with a strip of land lying between the West line of said "THE POLO CLUB EQUESTRIAN CENTER" and the East Right-of-Way line of Jog Road as recorded in Official Record Book 5731, Page 1224 of the said Public Records all of which lies in Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida. Containing 17.777 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, as shown hereon, is hereby reserved for the CRYSTAL BAY HOMEOWNERS ASSOCIATION, INC., its successors and assigns for private street purposes and other purposes not inconsistent with this reservation 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 reserved for the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. Parcel B is subject to that certain Littoral Zone Restrictive Covenant Agreement as recorded in Official Record Book 10804 Page 1411 of the Public Records in and for Palm Beach County.

3. Tracts C & J, as shown hereon, are hereby reserved to the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns for buffer purposes, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Tract D, as shown hereon, is hereby reserved to the CRYSTAL BAY HOMEOWNERS ASSOCIATION, INC., its successors and assigns for buffer purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

5. Tracts E & G, as shown hereon, are hereby reserved to the CRYSTAL BAY HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

6. Tract H, as shown hereon, is hereby reserved for the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for golf course maintenance, access and P.U.D. buffer purposes, and is the perpetual maintenance obligation of said association, its successor and assigns, without recourse to Palm Beach County.

7. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

8. The 5' limited access easements, as shown hereon, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purpose of control and jurisdiction over access rights.

9. The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the CRYSTAL BAY HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, lake maintenance access easements and private streets associated with said drainage system.

10. Tract F, as shown hereon, is hereby reserved to the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns for open space purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

11. The overhang easements, as shown hereon, are hereby reserved to the lot owner whose lot abuts the easement for maintenance, access and roof overhangs without recourse to Palm Beach County, Florida.

12. The 20' lake maintenance easements, as shown hereon, are hereby reserved for the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for access to storm water management and drainage facilities located within the associated storm water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance and lake maintenance access easements, private streets and residential access streets associated with said drainage system.

13. The P.U.D. landscape buffer lying within Parcel H, as shown hereon, is hereby reserved to the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

14. The Permanent Construction Easement, as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with adjacent throughfare roads.

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 and with the authority of its Board of Directors, this 25th day of DECEMBER, 1998.

Witness: Robert Gordon  
Witness: Larry Abrams  
BY: CRYSTAL BAY AT POLO CORP. A FLORIDA CORPORATION  
BY: Gary Gordon - President

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS

BEFORE ME personally appeared Gary Gordon who is personally known to me, or has produced [seal] as identification, and who executed the foregoing instrument as President of CRYSTAL BAY AT POLO CORP., a 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 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.

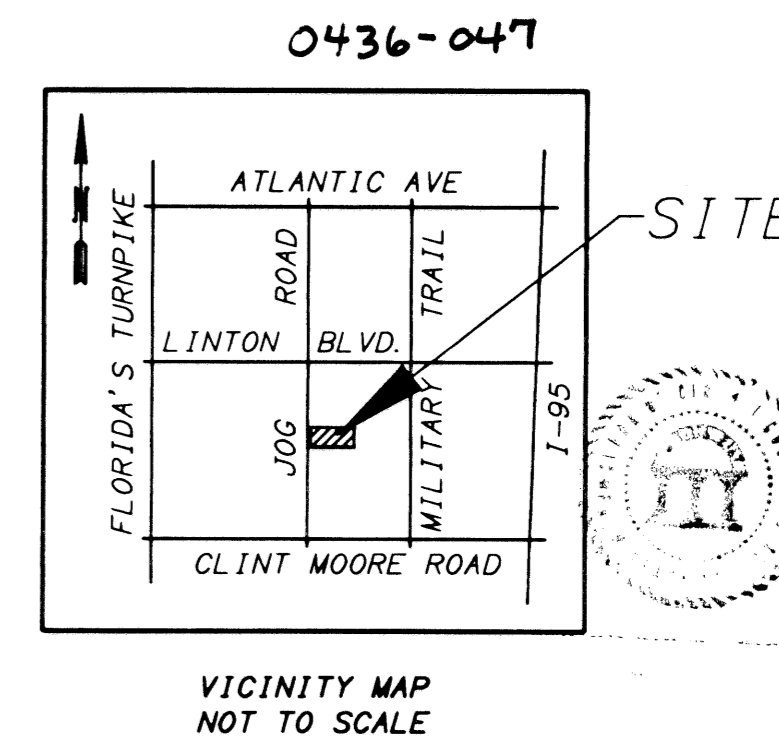
WITNESS my hand and official seal this 1st day of DECEMBER, 1998.

My commission expires: FEB 13, 2001  
Notary Public  
CG# 621257

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 and with the authority of its Board of Directors, this 25th day of DECEMBER, 1998.

Witness: Andrea Stravels  
Witness: Maria MacDonald  
BY: POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC. a Florida corporation not for profit  
BY: Robert M. Hoshko - President

THIS INSTRUMENT PREPARED BY:  
JAMES A. DAVIS, PSM  
FOR GEE & JENSON, ENGINEERS-ARCHITECTS-PLANNERS, INC.  
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934)  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33409-1923



0436-047  
44  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 8:12 AM this 30th day of November, 1998 and duly recorded in Plat Book No. 65 on Pages 44 thru 48.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By: [Signature] D.C.

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS

BEFORE ME personally appeared MARK E. TUSON who is personally known to me, or has produced [seal] as identification, and who executed the foregoing instrument as President of the POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION INC., a 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 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 25th day of DECEMBER, 1998.

My commission expires: Aug 27, 2000  
Notary Public  
CG# 658044

## NOTES

Bearings shown hereon are relative to Grid North for the East Zone of Florida and are based on the monumented line between Palm Beach County Survey Department Geodetic Control Monuments "KING" and "DAKOTA" having a bearing of North 89°24'04" East as published by the Palm Beach County Survey Department.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

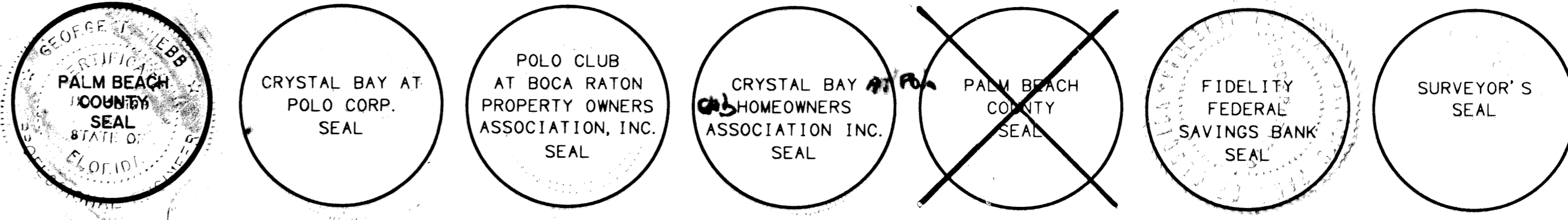
All lot lines are non-radial unless otherwise noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 Adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon, for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.0000310

The Florida Power and Light Easements lying in lots 1, 5, 6 and 7 as recorded in Official Record Book 3875, Page 1638, Official Record Book 3431, Page 812 and Official Record Book 6051, Page 1280 of the Public Records in and for Palm Beach County, Florida, have been released as recorded in Official Record Book 10582, Page 1337, Official Record Book 10582, Page 1335 and Official Record Book 10582, Page 1340, respectively.

NOTICE: 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 THIS COUNTY.



## LAND USE

RESIDENTIAL LOTS (13)	2.916 ACRES
PRIVATE ROAD (TRACT A)	1.182 ACRES
LAKE (TRACT B)	9.106 ACRES
GOLF COURSE MAINTENANCE (TRACT H)	3.878 ACRES
OPEN SPACE / BUFFER (TRACTS C, D, E, F, G & J)	0.695 ACRES
TOTAL	17.777 ACRES
DENSITY	1.37 D.U./ACRE
SITE PLAN PETITION NUMBER PDD-84-71-F	

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS

I, Jeffrey A. Levine, 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 CRYSTAL BAY AT POLO CORP., and THE POLO CLUB AT BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., 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: 4/1/99  
Jeffrey A. Levine  
Attorney-at-Law  
licensed in the State of Florida.

## APPROVALS

COUNTY ENGINEER:  
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.021(2), F.S., this 23 day of June, 1999 and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.  
By: George T. Webb, P.E., County Engineer

## SURVEYOR'S CERTIFICATION

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 ("P.R.M.s") have been placed as required by law and that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091 (9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

James A. Davis  
James A. Davis, Professional Surveyor and Mapper  
License No. LS4609, State of Florida  
Gee & Jenson Engineers-Architects-Planners, Inc.  
One Harvard Circle, West Palm Beach, FL 33409  
Certificate of Authorization No. LB2934

Crystal Bay  
PAGE 4/4  
FLOOD MAP # 215A  
ZONING SE  
ZIP CODE 33496  
Polo Club

COMPUTED M. HORAN  
DRAWN M. HORAN  
CHECKED  
APPROVED  
JOB NO. 95-238