

DRAWING NUMBER 51/140

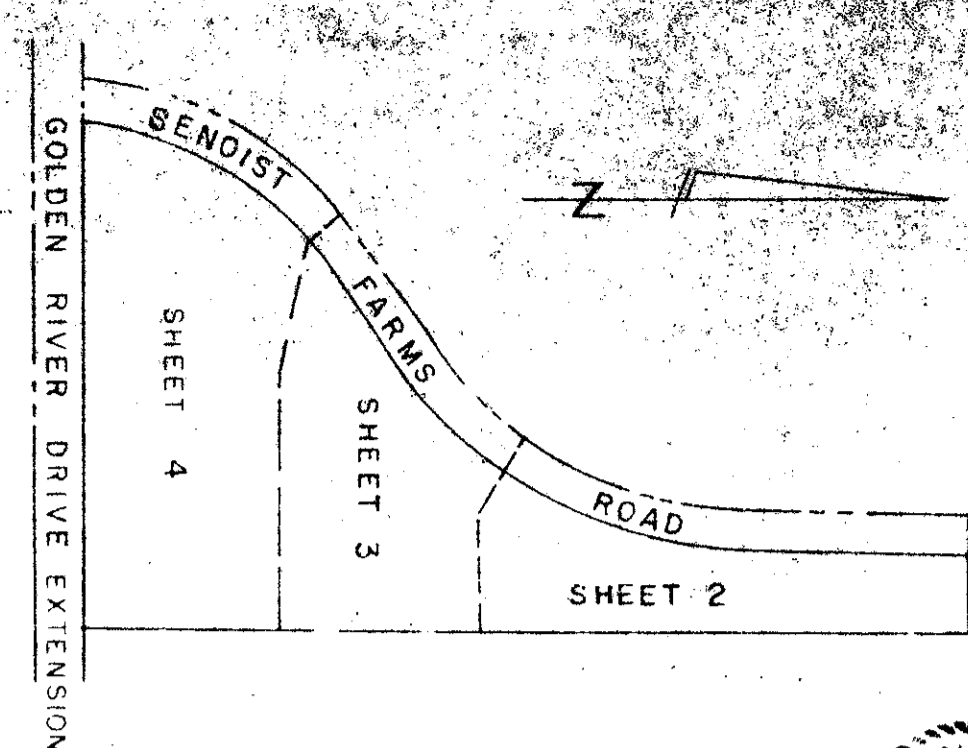
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A PLANNED UNIT DEVELOPMENT - P.U.D. BEING A PORTION OF GOLDEN LAKES VILLAGE, P.U.D. PLAT NO. 1 OF LAKE CRYSTAL

BEING A REPLAT OF A PARCEL OF LAND LYING PARTIALLY IN THE PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58 AND PARTIALLY IN THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PGS. 45-54, OFFICE OF PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
SECTION 29, TWP 43S RGE 42E



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:30 A.M. this 21st day of July 1985 and duly recorded in Plat Book No. 122, page 142.07
JOHN B. DUNKLE, Clerk, Circuit Court
By: *John B. Dunkle*

140



NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus: \square
- Permanent Control Points (P.C.P.'s) are designated thus: \circ
- Bearings cited herein are in the meridian of Golden Lakes Village Section Seven (P.B. 35, Pgs 178-180).
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
- In instances where drainage and utility easements intersect, the areas 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.
- Landscaping on utility easements shall be only with the approval of all utilities occupying same.
- There shall be no above-ground appurtenances constructed upon utility easements which lie within the 20' maintenance easement within Tract W-1.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, Stewart Title of Palm Beach County, a title insurance company, duly licensed in the state of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Okeechobee Investment Partnership, a Florida general partnership, that the current taxes have been paid; the property is encumbered by the mortgages shown hereon; and that WE find all mortgages are shown and are true and correct.

Date: June 3, 1985 By: Leigh W. Conover, C.L.S.
Senior Vice-President

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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 the County of Palm Beach.

Date: June 5th, 1985 By: Peter T. Krick
Peter T. Krick, PLS
Florida Cert. No. 3748.

This instrument was prepared by John F. Fritts, Robert E. Owen & Associates, Inc., Engineers and Planners, 2300 Fla-Mango Road, West Palm Beach, Florida.

51/140 0251-012

P.U.D. TABULATION

Area of this plat	28.7325	Acres
Number of D.U.'s	304	Dwelling Units
Density	10.58	D.U.'s/Acre

A certain parcel of land lying in Section 29, Township 44 South, Range 42 East, Palm Beach County, Florida and also lying in Palm Beach Farms Company Plat No. 9, as recorded in Plat Book 5, Page 58 and Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 thru 54, of the Public Records of Palm Beach County, Florida, and being more particularly bounded and described as follows, to wit:

COMMENCING at the Southeast corner of Tract 16, Block 1 of said Palm Beach Farms Company Plat No. 9; thence bear South 00°00'00" West (bearings cited herein are in the meridian of Golden Lakes Village Section 7 as recorded in Plat Book 35, Pages 178 thru 180, Office of Public Records, Palm Beach County, Florida) along the East line of said Tract 16, a distance of 3.19 feet; thence bear South 90°00'00" East 80.00 feet to the POINT OF BEGINNING; thence with the East right-of-way of Benoit Farms Road, as same is recorded in ORB 2988, Pages 1869 thru 1873 inclusive, North 00°00'00" East 600.84 feet to the Southwest corner of Parcel W-1, as same is shown on the Plat of Golden Lakes Office Park and Golden Lakes Plaza, as same is recorded in Plat Book 34, Pages 178 thru 180, Public Records of Palm Beach County, Florida, thence South 87°48'41" East along the South line of said Golden Lakes Office Park and Golden Lakes Plaza, a distance of 105.37 feet; thence with the West line of Golden Lakes Village, Section 3 as recorded in Plat Book 30, Pages 165 thru 167, Office of Public Records, Palm Beach County, Florida and also with the West line of Golden Lakes Village, Section 7, as recorded in Plat Book 35, Pages 178 thru 180, Office of Public Records, Palm Beach County, Florida, South 00°00'00" East 2,627.95 feet to the Southwest corner of said Golden Lakes Village, Section 7; thence South 89°55'58" West along the said south line of Tracts 3 and 4, Block 3 of the Palm Beach Farms Company, Plat No. 3 as recorded in Plat Book 2, Pages 45 thru 54, Office of Public Records, Palm Beach County, Florida, a distance of 1,076.70 feet to a point in the East right-of-way line of said Benoit Farms Road; thence with the East right-of-way of Benoit Farms Road for three calls, 950.42 feet along the arc of a curved line having a radius of 1,231.24 feet concave to the Southeast, thru a delta angle of 44°09'22" and with a long chord bearing of North 22°06'33" East; thence North 44°11'15" East 360 feet; thence 1,012.79 feet along the arc of a curved line having a radius of 1,313.24 feet concave to the Northwest thru a delta angle of 44°11'15" and with a long chord bearing of North 22°05'38" East to the POINT OF BEGINNING.

CONTAINING 28.7325 acres, more or less.
DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Okeechobee Investment Partnership, a Florida general partnership, owner of the lands shown hereon and described hereon as Plat No. 1 of Lake Crystal PUD, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

STREETS
Tracts S-1 and S-2, as shown hereon, are hereby reserved as private streets for ingress and egress to the property and for drainage and utility purposes and are the perpetual maintenance obligation of the Okeechobee Investment Partnership, a Florida General Partnership, its successors or assigns, without recourse to Palm Beach County.

Tract S-3 (a portion of Golden River Drive) as shown hereon, is hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, for its perpetual nonexclusive use, and shall be maintained by said Association as required by documents recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, Official Record Book 2823, Pages 634 and 663.

UTILITY EASEMENTS
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

DRAINAGE EASEMENTS
The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities and are the perpetual maintenance obligation of the Okeechobee Investment Partnership, a Florida General Partnership, its successors or 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.

WATER MANAGEMENT TRACTS
The Water Management Tract shown hereon as Tract W-1 is hereby reserved by the Okeechobee Investment Partnership, a Florida General Partnership, its successors or assigns, for water management purposes, as a drainage easement and other proper purposes and is the perpetual maintenance obligation of said Partnership, without recourse to Palm Beach County. A 20' maintenance easement is hereby reserved within Tract W-1 as indicated for maintenance purposes.

LIFT STATION EASEMENTS
The Lift Station Easement as shown hereon, is hereby dedicated in perpetuity for the construction, operation and maintenance of a lift station.

LIMITED ACCESS EASEMENTS
The limited access easements as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of central and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named Florida General Partnership has caused these presents to be signed by its General Partners and attested by its Secretary and its official seal to be affixed hereto this 6 day of June, 1985.

WITNESS *Paul A. Lane* Okeechobee Investment Partnership
a Florida General Partnership
By: *E. Lloyd Ecclestone, Jr.*
General Partner

WITNESS *Marilyn Henderson* Okeechobee Investment Partnership
a Florida General Partnership
By: *Steven A. Tendrich*
General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared E. Lloyd Ecclestone, Jr. and Steven A. Tendrich, to me well known, and known to me to be the individuals in and who executed the foregoing instrument as General Partner and General Partner of Okeechobee Investment Partnership, a Florida Partnership and they severally acknowledged to and before me that they executed such instrument as such general partners of said partnership and that the seal affixed to the foregoing instrument is the official seal of said partnership 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 Partnership.

WITNESS my hand and official seal, this 6 day of June, A.D. 1985.
By: *William M. Johnson*
Notary Public

My Commission Expires: April 2, 1987

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 4531 at Page 998 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon, assigned and recorded in O.R.B. 4531, Page 1038, Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 10th day of June, A.D. 1985.

Barnett Banks Trust Company N.A.,
Trustee
By: *James B. David, Jr.*
Senior Vice President
James B. David, Jr.
Attest: *Raymond E. Wilson*
Assistant Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared James B. David, Jr. and Raymond E. Wilson, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Assistant Vice President of Barnett Banks Trust Company N.A., a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 10th day of June, A.D. 1985.
By: *William M. Johnson*
Notary Public

My Commission Expires: AUG 21 1988

COUNTY APPROVALS

COUNTY ENGINEER
This plat is hereby approved for record this 3 day of July, A.D. 1985.
By: *Herbert F. Kahlert*
Herbert F. Kahlert, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 23 day of July, A.D. 1985.
By: *Kenneth M. Adams*
Kenneth M. Adams, Chairman
Board of County Commissioners

ATTEST: John B. Dunkle CLERK
By: Deputy Clerk

Circuit Court	County Seal	NCNB National Bank	Notary for NCNB National Bank	Barnett Bank	Notary for Barnett Bank	General Partnership	Notary for General Partnership	Surveyor's Seal
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Field Book No. Pg.	Design J.F. Fritts	Drawn L.C. Bispo	Checked <i>[initials]</i>
ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA			
PLAT NO. 1 OF LAKE CRYSTAL			
Job No. 84-1085	Scale 1" = 40'	Date FEB, 1985	Sheet 1 of 4
File No. BF-2402			