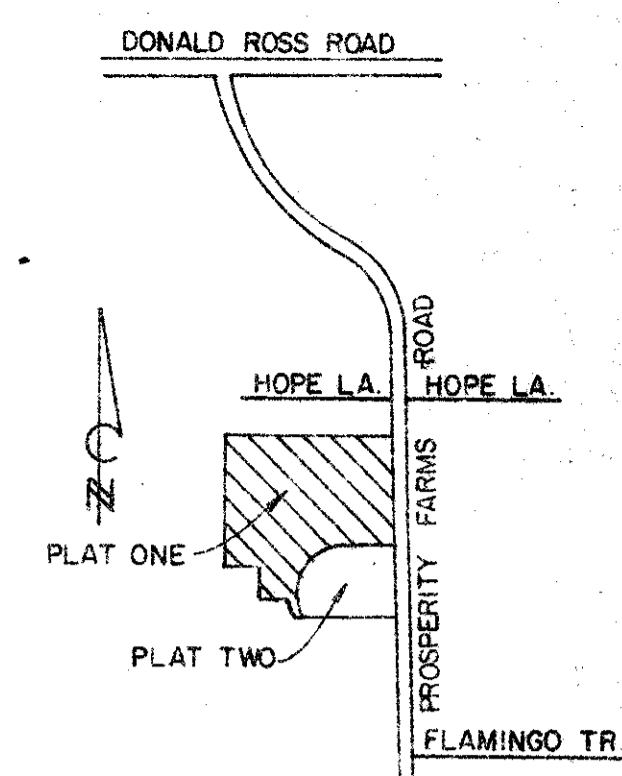
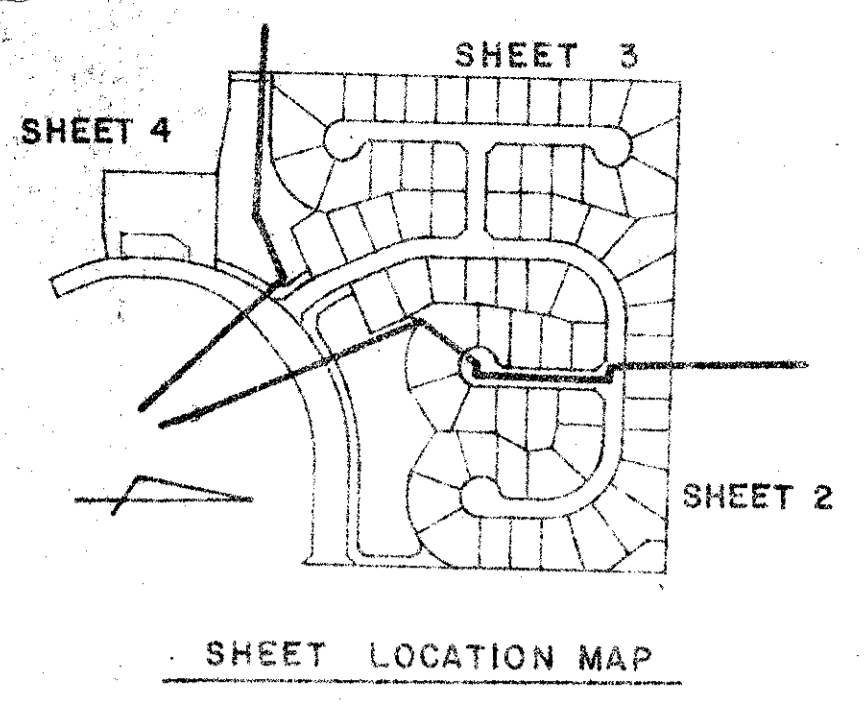


CRYSTAL POINTE PLAT ONE

PART OF CRYSTAL POINTE P.U.D. SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

APRIL, 1986

SHEET 1 OF 4



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:49 AM
THIS 29th DAY OF MAY
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 53 ON PAGES
106-107 AND 108-109
JOHN B. DUNKLE, CLERK
BY: [Signature], D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PLYMOUTH POINTE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS CRYSTAL POINT PLAT ONE, SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 29; THENCE N01°26'48"E, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 1744.00 FEET; THENCE DEPARTING FROM SAID EAST LINE N88°39'12"W A DISTANCE OF 96.00 FEET TO A POINT FORMED BY THE INTERSECTION OF THE PROPOSED WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY, AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD AND RUNNING ALONG THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY N43°33'12"W, A DISTANCE OF 35.36 FEET; THENCE N88°39'12"W, A DISTANCE OF 240.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 425.00 FEET FROM WHICH A RADIAL LINE BEARS S01°26'48"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 41°30'00", A DISTANCE OF 307.83 FEET; THENCE S49°56'48"W, A DISTANCE OF 88.80 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 346.44 FEET FROM WHICH A RADIAL LINE BEARS S40°03'12"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 48°30'00", A DISTANCE OF 293.26 FEET; THENCE S01°26'48"W, A DISTANCE OF 74.47 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 237.96 FEET FROM WHICH A RADIAL LINE BEARS S88°33'12"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 25°00'00", A DISTANCE OF 103.57 FEET; THENCE S23°35'12"E, A DISTANCE OF 82.99 FEET; THENCE DEPARTING FROM SAID SOUTHERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY S66°26'48"W, A DISTANCE OF 50.00 FEET TO INTERSECT THE NORTHWESTERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY; THENCE ALONG A PORTION OF SAID NORTHWESTERN RIGHT-OF-WAY LINE N23°33'12"W, A DISTANCE OF 82.95 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 287.35 FEET FROM WHICH A RADIAL LINE BEARS N66°26'48"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 45°03'56", A DISTANCE OF 75.56 FEET; THENCE DEPARTING FROM SAID NORTHWESTERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY S91°30'44"W, A DISTANCE OF 72.43 FEET; THENCE N88°29'10"W, A DISTANCE OF 153.00 FEET; THENCE N01°30'50"E, A DISTANCE OF 293.00 FEET; THENCE N88°29'10"W, A DISTANCE OF 6.00 FEET; THENCE N79°16'35"W, A DISTANCE OF 157.22 FEET; THENCE N88°29'10"W, A DISTANCE OF 100.00 FEET; THENCE N01°30'50"E, A DISTANCE OF 1170.00 FEET; THENCE S89°03'05"E, A DISTANCE OF 1259.53 FEET TO INTERSECT THE AFOREMENTIONED WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD S01°26'48"W, A DISTANCE OF 841.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 32.878 ACRES OF LAND, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A AND B, THE RIGHT-OF-WAY TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT AA, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, AND F, AS SHOWN HEREON ARE HEREBY DEDICATED TO CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION IMPEDING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS G AND H, THE WATER MANAGEMENT TRACTS, AND THE MAINTENANCE EASEMENTS AND MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT I, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CRYSTAL POINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC., AS GENERAL PARTNER OF PLYMOUTH POINTE ASSOCIATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF April, 1986.

ATTEST: [Signature] BY: [Signature] ALEC ENGLESTEIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND Patricia Jones TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ENGLE GROUP, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER OF PLYMOUTH POINTE ASSOCIATES, INC., A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF April, 1986.

MY COMMISSION EXPIRES: Jan. 23, 1990 [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE CHASE MANHATTAN BANK N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4698 AT PAGE 1821, OFFICIAL RECORD BOOK 4820 AT PAGE 1499 AND OFFICIAL RECORD BOOK 4820 AT PAGE 1499, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HEREBY SUBORDINATES SAID MORTGAGE TO THE DEDICATION.
IN WITNESS WHEREOF, THE CHASE MANHATTAN BANK N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF April, 1986.

ATTEST: [Signature] BY: [Signature] THE CHASE MANHATTAN BANK N.A. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE CHASE MANHATTAN BANK N.A., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 30 DAY OF April, 1986.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

TITLE CERTIFICATION

I, JOEL P. KOEPEL, 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 IN PLYMOUTH POINTE ASSOCIATES, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: April 30, 1986 BY: [Signature] JOEL P. KOEPEL

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 218-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 30th DAY OF April, 1986.

[Signature] WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF May, 1986.

BY: [Signature] KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK SEAL BOARD OF COUNTY COMMISSIONERS

BY: [Signature] KATHRYN S. MILLER DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1986.

BY: [Signature] HERBERT F. KAHLETT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N01°26'48"E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THIS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THIS: [Symbol]
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABLE

TOTAL ACREAGE	32.878 AC.
DENSITY	5.129 DU/AC.
TOTAL DWELLING UNITS	70 DU
BUILDING COVERAGE	5.464 AC.
WATER AREA	4.365 AC.
OPEN SPACE	20.850 AC.
ROADS	5.564 AC.

TRSDP
29/4/83
Shop #1
FSZ 7
rme due
PFS-109

0291-001

53
106

29/4/83

SUBDIVISION * Crystal Pointe Plat 1
BOOK 53 PAGE 106
FLOOD ZONE B FLOOD MAP * 119B
QUAD * 12 ZONING RS100B
SE 85-109 ZIP CODE 33410
PUD NAME Plymouth Pointe P.U.D.

Meridian Surveying and mapping inc.

2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	JAN. 1986
CHECKED	W.B.H.	SCALE	NONE
DRAWING NO.	85-P1-035		

CRYSTAL POINTE PLAT ONE
PART OF
CRYSTAL POINTE P.U.D.

53/106

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 0584