

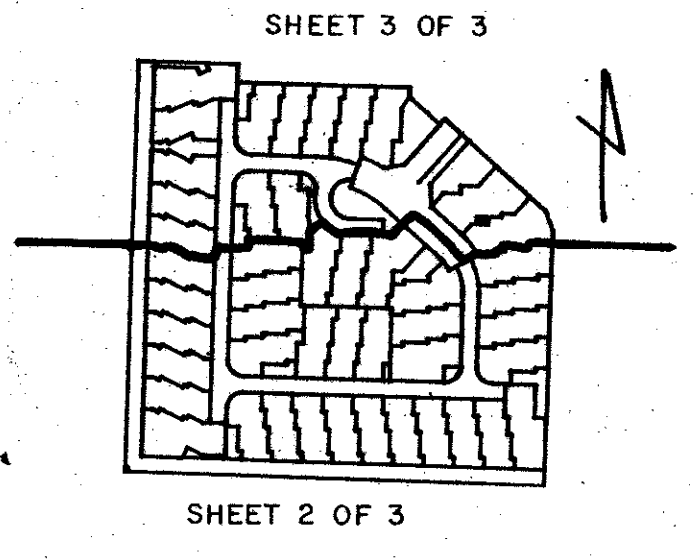
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 3:09 P.M.  
THIS 10th DAY OF AUG  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK 60 ON PAGES  
113 AND 114 & 115.  
JOHN B. DUNKLE, CLERK  
By *Patricia A. Clark*, D.C.

# CRYSTAL POINTE PLAT FIVE

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

MAY, 1988

SHEET 1 OF 3



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PLYMOUTH POINTE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS CRYSTAL POINTE PLAT FIVE, 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 N88°12'27"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 680.02 FEET; THENCE DEPARTING FROM SAID SOUTH LINE N01°47'33"E A DISTANCE OF 93.00 FEET TO INTERSECT THE NORTHERN RIGHT-OF-WAY LINE OF HOOD ROAD, 123.00 FEET IN WIDTH AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF HOOD ROAD N88°12'27"W, A DISTANCE OF 649.09 FEET; THENCE DEPARTING FROM SAID NORTHERN RIGHT-OF-WAY LINE OF HOOD ROAD N01°30'50"E, A DISTANCE OF 632.40 FEET; THENCE S88°29'10"E, A DISTANCE OF 154.00 FEET; THENCE S01°30'50"W, A DISTANCE OF 28.52 FEET; THENCE S88°29'10"E, A DISTANCE OF 267.31 FEET; THENCE S01°30'50"W, A DISTANCE OF 15.00 FEET; THENCE S48°12'27"E, A DISTANCE OF 63.61 FEET; THENCE N41°47'33"E, A DISTANCE OF 11.78 FEET; THENCE S48°12'27"E, A DISTANCE OF 211.05 FEET; THENCE S20°49'35"E, A DISTANCE OF 32.94 FEET; THENCE S01°47'33"W, A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 8.608 ACRES OF LAND, MORE OR LESS.

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

- TRACT AA, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CRISTAL MAINTENANCE 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.
- TRACT BB, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CRISTAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, 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 A, B, C, D, E, F, G, H, I, J, K, L, M AND N AS SHOWN HEREON ARE HEREBY DEDICATED TO LA CRISTAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION OR LANDSCAPING INHIBITING 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. (INCLUDING CABLE TELEVISION).
- 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.
- TRACT O, THE BUFFER ZONE IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LA CRISTAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 3 FOOT MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR BUILDING MAINTENANCE.

8. 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 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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.

9. 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.

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 11th DAY OF JUNE, 1987.

ATTEST: *Patricia Jones* PATRICIA JONES, SECRETARY BY: *Alec Englestein* 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 11th DAY OF JUNE, 1987.

MY COMMISSION EXPIRES: *June 3, 1989* *Anna H. Oswald* 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 4898 AT PAGE 1821, OFFICIAL RECORD BOOK 4820 AT PAGE 1489, OFFICIAL RECORD BOOK 4888 AT PAGE 1846, OFFICIAL RECORD BOOK 4954 AT PAGE 1886 AND OFFICIAL RECORD BOOK 4954 AT PAGE 1918 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF JUNE, 1987.

ATTEST: *Elizabeth O'Leary* ELIZABETH O'LEARY, SECOND VICE PRESIDENT BY: *Edward Skerlin Jr.* EDWARD SKERLIN JR., VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF *New York* )  
COUNTY OF *New York* )

BEFORE ME PERSONALLY APPEARED *Edward Skerlin Jr.* AND *Elizabeth O'Leary* 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 4th DAY OF JUNE, 1987.

MY COMMISSION EXPIRES: *July 31, 1989* *Francine M. Labrecque* 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: *May 24, 1988* BY: *Joel P. Koepfel* 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 211H-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 GUARANTEES 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 24th DAY OF MAY, 1988. *Wesley B. Haas* WESLEY B. HAAS, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3708

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF August, 1988.

BY: *Carol Elmqvist* CAROL ELMQUIST, VICE CHAIR

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

BY: *Herbert F. Kahlert* HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF August, 1988.

BY: *Herbert F. Kahlert* HERBERT F. KAHLERT, 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 (SW1/4) 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 THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

### P.U.D. TABLE

TOTAL ACREAGE	8.601 AC.
DENSITY	5.464 DU/AC.
TOTAL DWELLING UNITS	47 DU
BUILDING COVERAGE	2.320 AC.
WATER AREA	0.000 AC.
OPEN SPACE	5.019 AC.
ROADS	1.262 AC.

0291-007  
0291-007  
60/113

SEAL THE ENGLE GROUP, INC. SEAL NOTARY PUBLIC SEAL THE CHASE MANHATTAN BANK N.A. SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

Meridian Surveying and Mapping, Inc. 2000 LOMBARD STREET WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	SEPT. 1988
CHECKED	M.B.H.	SCALE	ONE
DRAWING NO.	85-PS-032		

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

CUBERSON & Lytle Architects #5  
BOOK 60 PAGE 113  
FLOOR ZONE B5  
QUAD #12  
SE  
PUD NAME Crystal Pt. P.U.D.  
2041193  
TAZ-48