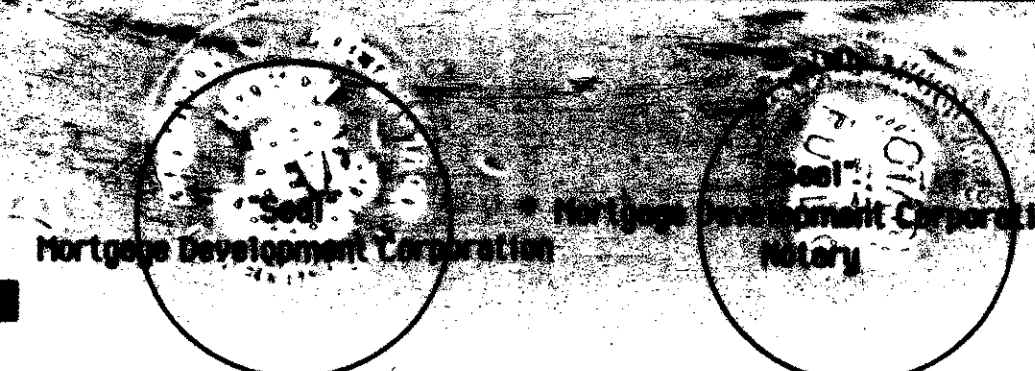


# Abbey Park Plat No. 5



**Dedication:** A Part Of Abbey Park, A Planned Unit Development, Lying In Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida.

State of Florida )  
County of Palm Beach )

**Know all men by these presents**, that Villa Pointe Joint Venture owner of the land shown hereon as "Abbey Park Plat No. 5", said land lying in Section 11 Township 44 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:

**Beginning** at the Southeast corner of Abbey Park Plat No. 4, according to the Plat thereof, as recorded in Plat Book 59, Pages 134 and 135, Public Records, Palm Beach County, Florida; said point situate on the Northerly right of way of Lake Worth Drainage District Lateral Canal L-8; Thence, North 89°53'27" East, along the Northerly right of way of said Lake Worth Drainage District Lateral Canal L-8 a distance of 720.19 feet; Thence, North 00°00'00" East, a distance of 532.24 feet to the intersection thereof with the Southerly boundary of Abbey Park Plat No. 3, according to the Plat thereof, as recorded in Plat Book 46, Pages 180 and 181, Public Records, Palm Beach County, Florida; Thence, North 90°00'00" West, along the Southerly boundary of said Abbey Park Plat No. 3, a distance of 340.01 feet to the point of curvature of a curve to the left, having a radius of 189.00 feet; Thence, westerly along said curve, continuing along the Southerly boundary of said Abbey Park Plat No. 3, through a central angle of 26°34'00", a distance of 87.63 feet to the Southeast corner of Abbey Park Plat No. 2, according to the Plat thereof, as recorded in Plat Book 45, Pages 136 and 137, Public Records, Palm Beach County, Florida; Thence, South 63°26'00" West, along the Southerly boundary of said Abbey Park Plat No. 2, a distance of 117.26 feet to the point of curvature of a curve to the right, having a radius of 165.00 feet; Thence, westerly along said curve, through a central angle of 52°30'56", a distance of 151.23 feet to the Northeast corner of Tract T-1, of said Abbey Park Plat No. 4; Thence, South 80°43'58" West, along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 28.83 feet; Thence, South 45°31'00" West, continuing along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 58.30 feet; Thence, South 33°00'00" East, continuing along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 194.99 feet; Thence, South 45°00'00" West, continuing along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 44.00 feet; Thence, North 90°00'00" West, continuing along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 104.00 feet; Thence, South 45°00'00" West, continuing along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 76.00 feet; Thence, South 00°00'00" West, continuing along the Easterly boundary of said Abbey Park Plat No. 4, a distance of 93.00 feet to the point of beginning.

Containing 8.24 Acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Parcels "One" & "Two", as shown hereon, are hereby reserved by Villa Pointe Joint Venture, for itself, its successors and assigns, for use for Condominium Construction or all other lawful purposes, and shall be the perpetual maintenance responsibility of said Villa Pointe Joint Venture, its successors and assigns, without recourse to Palm Beach County, Florida.
2. Tract "L", as shown hereon, is hereby dedicated to the Abbey Park Homeowner's Association, Inc., a Florida Corporation not-for-profit, for water management and drainage easement purposes, and shall be the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. The 20' lake maintenance easement, as shown hereon, is hereby dedicated to the Abbey Park Homeowner's Association, Inc., a Florida Corporation not-for-profit, and shall be the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tract "R", as shown hereon, is hereby dedicated to the Villa Pointe Recreation Association, Inc., a Florida Corporation not-for-profit, for recreational or all other lawful purposes, and shall be the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including "Cable Television", they are for the use and benefit of the members of The Pointe Club Condominium Association, Inc., a Florida Corporation not-for-profit and the Villa Pointe Recreation Association, Inc. not-for-profit.
6. The drainage easements, as shown hereon, are hereby dedicated to The Pointe Club Condominium Association, Inc., a Florida Corporation not-for-profit, and The Villa Pointe Recreation Association, Inc., a Florida Corporation not-for-profit and shall be the perpetual maintenance obligation of said Associations, their successors and assigns, without recourse to Palm Beach County.
7. The Lift Station Tract, as shown hereon, is hereby dedicated to The Village Of Palm Springs, for lift station and related purposes. Without recourse to Palm Beach County.
8. The 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. TRACTS "A" "B" "C" "D" "E" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POINTS CLUB CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, FOR INGRESS, EGRESS, DRAINAGE, AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

**In Witness Whereof**, Villa Pointe Joint Venture a Florida General Partnership, has caused these presents to be signed on behalf of the Joint Venture by Lennard Kligger, Vice President of PHK Enterprises, Inc., a Florida Corporation, General Partner of Villa Pointe Joint Venture, Sanford R. Burns, President, of SRB Of Palm Springs No. 2, Inc., a Florida Corporation, General Partner of Villa Pointe Joint Venture, and RICHARD P. ZARETSKY, Vice President of NEB Of Palm Springs No. 2, Inc., a Florida Corporation, General Partner of Villa Pointe Joint Venture, and RICHARD P. ZARETSKY, President of CRV INC. FOR CR VENTURES, LTD. A FLORIDA CORPORATION, General Partner of Villa Pointe Joint Venture and their Corporate Seals to be affixed hereto by and with the authority of their Boards Of Directors, on behalf of the Joint Venture, this 22 day of SEPTEMBER, A.D., 1989.

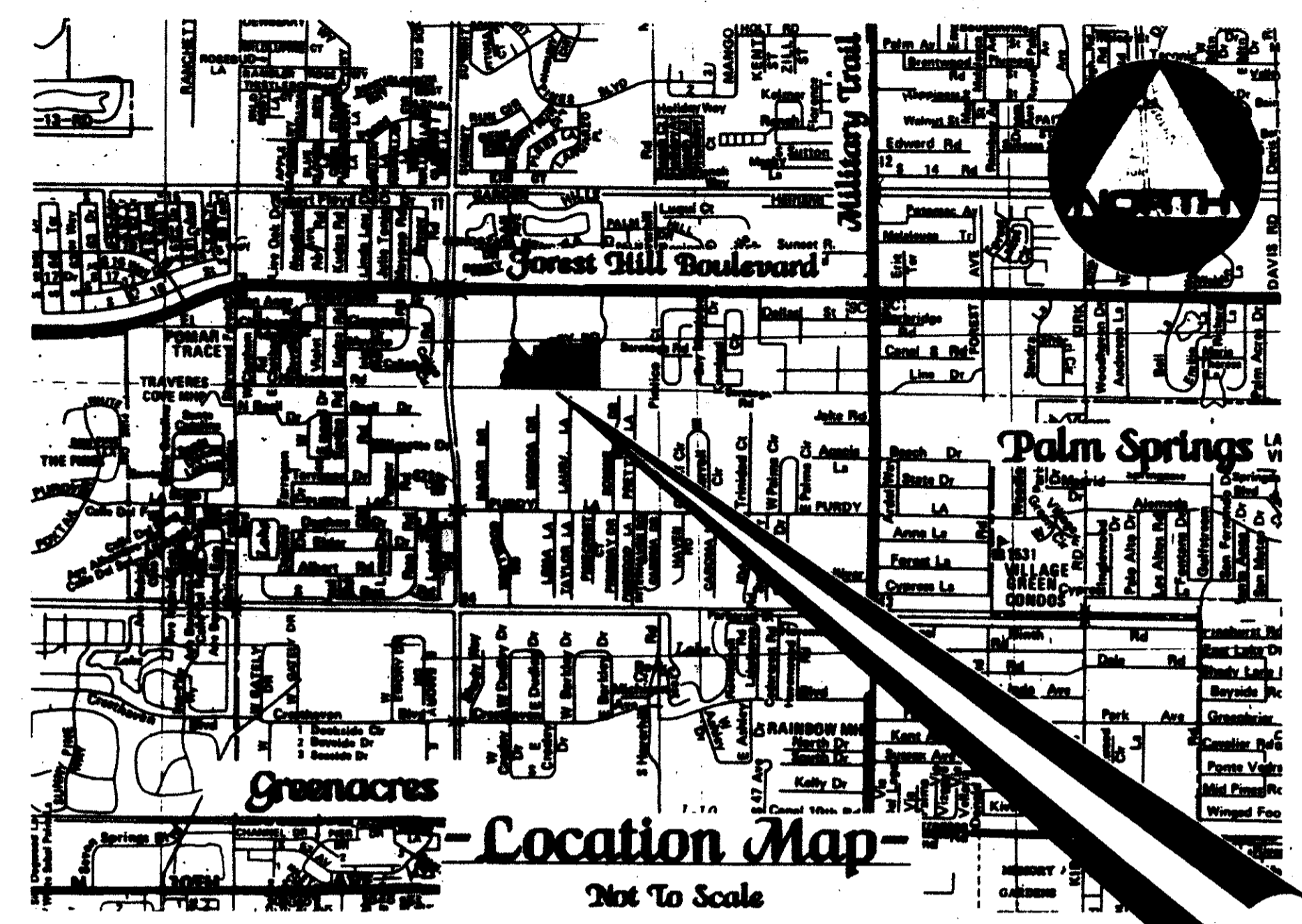
### Villa Pointe Joint Venture

By: PHK Enterprises, Inc.  
A Florida Corporation  
General Partner  
By: Lennard Kligger Vice President  
Attest: RICHARD P. ZARETSKY, ASST. SEC.

By: SRB Of Palm Springs, No. 2, Inc.  
A Florida Corporation  
General Partner  
By: Sanford R. Burns President  
Attest: RICHARD P. ZARETSKY, ASST. SEC.

By: NEB Of Palm Springs No. 2, Inc.  
A Florida Corporation  
General Partner  
By: RICHARD P. ZARETSKY Vice President  
Attest: SANFORD BURNS, ASST. SEC.

By: CR Ventures, Ltd. BY: CRV, Inc.  
A Florida Corporation  
General Partner  
By: RICHARD P. ZARETSKY President  
Attest: SANFORD BURNS, ASST. SEC.



This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

### Acknowledgement:

State of Florida )  
County of Palm Beach )

**Before Me**, personally appeared Lennard Kligger, Sanford R. Burns, RICHARD P. ZARETSKY, and RICHARD P. ZARETSKY to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President of PHK Enterprises, Inc., a Florida Corporation, General Partner of Villa Pointe Joint Venture, President, of SRB Of Palm Springs, No. 2, Inc., General Partner of Villa Pointe Joint Venture, Vice President of NEB Of Palm Springs No. 2, Inc., a General Partner of Villa Pointe Joint Venture, President of CRV INC. FOR CR VENTURES, LTD., General Partner of Villa Pointe Joint Venture, respectively, and before me that they executed said instrument as such officers of said Corporations, respectively, and that the seals affixed to the foregoing instrument are the seals of said Corporations, respectively, and that they were affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Corporations and Partnerships.

**Witness My Hand** and official seal, this 28 day of Sept., A.D., 1989.  
My Commission Expires: 8/10/90  
Susan G. Peltz  
Notary Public

### 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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 5679 at Page 764, et. seq. of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication numbers 2 through 8, as shown upon this page, and shall not, by this consent, be subordinated to any interest of mortgagor.

### Mortgage Development Corporation

**In Witness Whereof**, the said Mortgage Development Corporation has caused these presents to be signed by its PRESIDENT and attested to by its VICE PRESIDENT, and its seal to be affixed hereto by and with the authority of its Board of Directors this 2 day of November, A.D., 1989.

Attest: Michael D. Hardeman President  
CAROLYN S. SHORT, V.P.  
By: MICHAEL D. HARDEMAN President

### Acknowledgement:

State of Florida )  
County of Palm Beach )

**Before Me** personally appeared Michael D. Hardeman and CAROLYN S. SHORT to me well known and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT & VICE PRES, respectively, of said Mortgage Development Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Mortgage Development Corporation, and that the seal affixed hereto is the Seal of said Mortgage Development Corporation, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Mortgage Development Corporation.

**Witness My Hand** and official seal, this 2 day of November, A.D., 1989.  
My Commission Expires: 1/26/93  
Mary N. Santiago  
Notary Public

### Title Certification:

State of Florida )  
County of Palm Beach )

**I, Philip E. Balas**, 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 Villa Pointe Joint Venture; that the current taxes have been paid; that the property is encumbered by the mortgage shown; that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.  
Dated: this 15th day of 15th, A.D., 1989.  
By: Philip E. Balas  
Philip E. Balas, Esquire

### Surveyor's Certification:

State of Florida )  
County of Palm Beach )

**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 is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference 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 ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

### Bench Mark Land Surveying & Mapping, Inc.

Dated: this 15 day of Nov, A.D., 1989  
By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

### Surveyor's Notes:

1. Bearings shown hereon are based on or are relative to the bearing of South 89°53'27" West, along the South line of Abbey Park Plat No. 4, according to the Plat thereof, as recorded in Plat Book 59, Pages 134 and 135, Public Records, Palm Beach County, Florida
2.  Denotes a Permanent Reference Monument (P.R.M.)
3. Tract lines and/or boundary lines which intersect a curve are not radial to said curve unless otherwise noted.

### General/Easement Notes & Restrictive Covenants:

- (As Required By Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
  2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
  3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage easements.
  4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
  5. In instances where drainage and utility easement 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 the areas of intersection.
  6. NOTICE: There may be additional restrictions that are not recorded on this Plat, and may be found in the Public Records of Palm Beach County, Florida.

### County Approvals:

State of Florida )  
County of Palm Beach )

**Board of County Commissioners:**  
This Plat is hereby approved for record this 6th day of MARCH, A.D., 1990  
By: Karen Marcus VICE CHAIR  
Board of County Commissioners  
Attest:  
John B. Dunkle, Clerk

By: Stella Crowder  
Deputy Clerk

**County Engineer:**  
This Plat is hereby approved for record this 6th day of MARCH, A.D., 1990  
By: Herbert F. Kahler  
Herbert F. Kahler, P.E.  
Certificate No. 12284  
County Engineer

### -Tabular Data-

Parcel "A"	=	1.53 Acres
Parcel "B"	=	2.42 Acres
Tract "A"	=	0.25 Acres
Tract "B"	=	0.35 Acres
Tract "C"	=	0.56 Acres
Tract "D"	=	0.75 Acres
Tract "L"	=	1.68 Acres
Tract "R"	=	0.70 Acres
Total	=	8.24 Acres
Density	=	12.6 Units/Acre

State of Florida )  
County of Palm Beach )  
This Plat was filed for record at 11:12A this 12 day of MAR, A.D., 1990 and duly recorded in Plat Book 65 on Page 89 and 90  
John B. Dunkle, Clerk of the Circuit Court.  
By: Deborah A. West Deputy Clerk

Seal of the State of Florida

Seal of the County of Palm Beach

Seal of the Board of County Commissioners of Palm Beach County

Seal of the County Engineer

Seal of the Clerk of the Circuit Court

Seal of the Notary Public

Seal of the Surveyor

Seal of the Attorney

Seal of the Mortgagee

Seal of the Joint Venture

Seal of the Corporation

Seal of the Partnership

Seal of the Individual

**BENCH MARK**  
LAND SURVEYING & MAPPING, INC.  
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

**-Record Plat-**  
**Abbey Park Plat No. 5**

OWN GDB SCALE N/A  
CRV WVC  
DATE 2/89  
SIZE L  
WD. NO. P2100  
FB P  
SHEET 1 OF 2

712 - 289  
SUBDIVISION - ABBEY PARK PLAT NO. 5  
BOOK 65 PAGE 89  
2 DUB COPY B  
COUNT # 32  
SER. 79-10  
PUD NAME ABBEY PARK