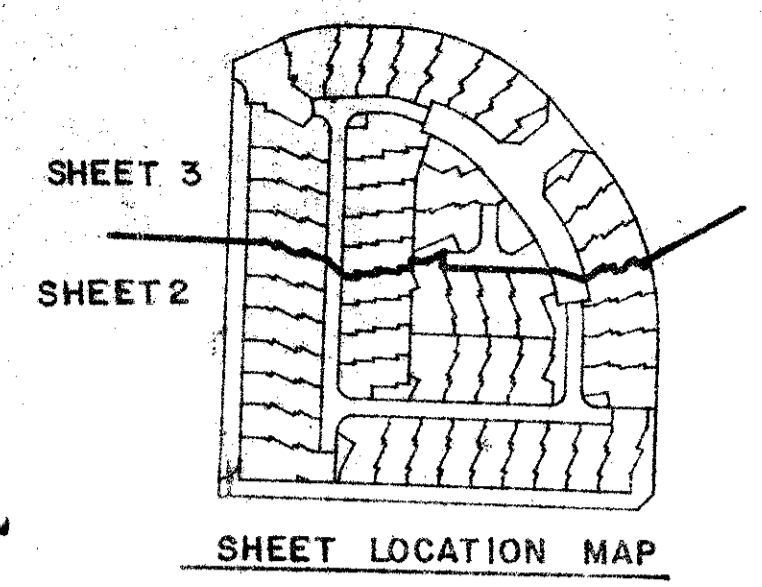


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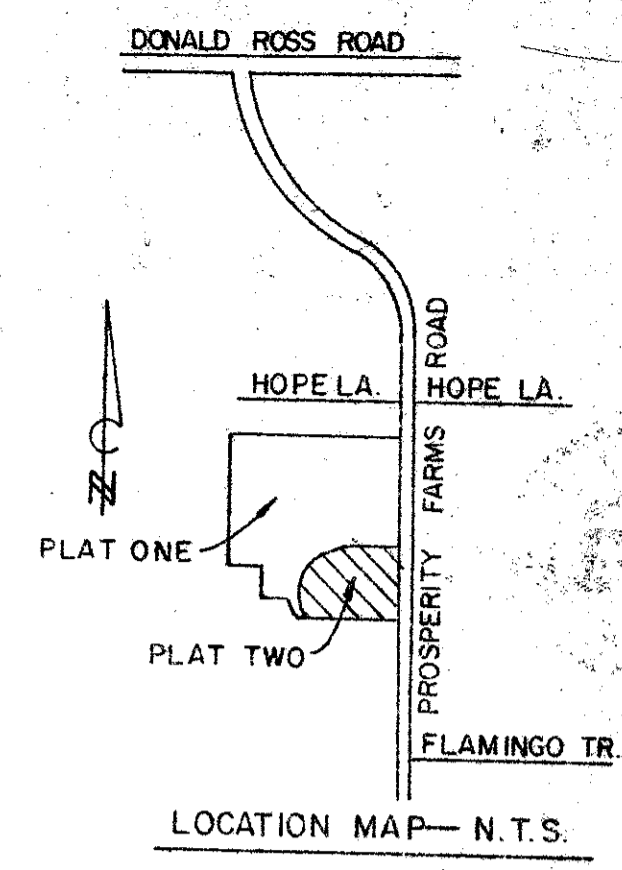


CRYSTAL POINTE PLAT TWO

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 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 1:01 P.M. THIS 29th DAY OF MAY, AD, 1986 AND DULY RECORDED IN PLAT BOOK 53 ON PAGES 121, 122 AND 123
BY JOHN B. DUNKLE, CLERK
COUNTY ENGINEER

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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 TWO, 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°33'12"W A DISTANCE OF 65.00 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 RUNNING ALONG SAID WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD S01°26'48"W, A DISTANCE OF 650.00 FEET; THENCE DEPARTING FROM SAID WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS, N88°33'12"W, A DISTANCE OF 672.69 FEET TO INTERSECT THE EASTERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE OF CRYSTAL POINTE WAY N23°33'12"W, A DISTANCE OF 82.99 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 237.36 FEET FROM WHICH A RADIAL LINE BEARS N66°26'48"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 25°00'00", A DISTANCE OF 103.57 FEET; THENCE N01°26'48"E, A DISTANCE OF 74.47 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 346.44 FEET FROM WHICH A RADIAL LINE BEARS S88°33'12"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 48°30'00", A DISTANCE OF 293.26 FEET; THENCE N49°56'48"E, A DISTANCE OF 88.80 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 425.00 FEET FROM WHICH A RADIAL LINE BEARS S40°03'12"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 41°30'00", A DISTANCE OF 307.83 FEET; THENCE S88°33'12"E, A DISTANCE OF 240.00 FEET; THENCE S43°33'12"E, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 10.137 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, THE RIGHT-OF-WAY TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE ST. TROPEZ CIRCLE 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.
- TRACTS BB AND CC, THE ACCESS TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. TROPEZ CIRCLE MAINTENANCE 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.
- TRACTS A, B, C, D, E, F, H, I, J, K, L, AND M, AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. TROPEZ CIRCLE MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION 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.
- TRACT G, THE WATER MANAGEMENT TRACT, 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 FASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS 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.

7. 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.

8. 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 30th DAY OF April, 1986.

ATTEST: Patricia Jones BY: Alec Englestein
ALEC ENGLESTEIN, PRESIDENT

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 Alvin Perini
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 1489 AND OFFICIAL RECORD BOOK AT PAGE 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 ASSISTANT TREASURER 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: William J. Jones BY: William J. Jones
VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Joel P. Koepfel AND Joel P. Koepfel 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 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: March 20, 1987 Herbert F. Kahlert
NOTARY PUBLIC

TITLE CERTIFICATION

I, JOEL P. KOEPPFEL, 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: Joel P. Koepfel
JOEL P. KOEPPFEL

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 2111-6 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 30th DAY OF April, 1986. 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 27th DAY OF May, 1986.
BY: Karen T. Marcus
KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK SEAL BOARD OF COUNTY COMMISSIONERS
BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER

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

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	10.137 AC.
DENSITY	5.327 DU/AC.
TOTAL DWELLING UNITS	54 DU
BUILDING COVERAGE	2.665 AC.
WATER AREA	0.410 AC.
OPEN SPACE	5.947 AC.
ROADS	1.525 AC.

0291-002
29/4/83

53
121

SUBDIVISION - Crystal Pointe Plat 2
BOOK 53 PAGE 121
FLOOD ZONE B FLOOD MAP # 119B
QUAD # 12 ZONING
SE 4th ZIP CODE 33410
PUD NAME

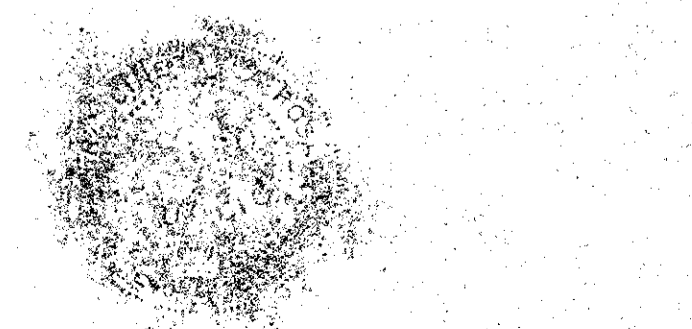
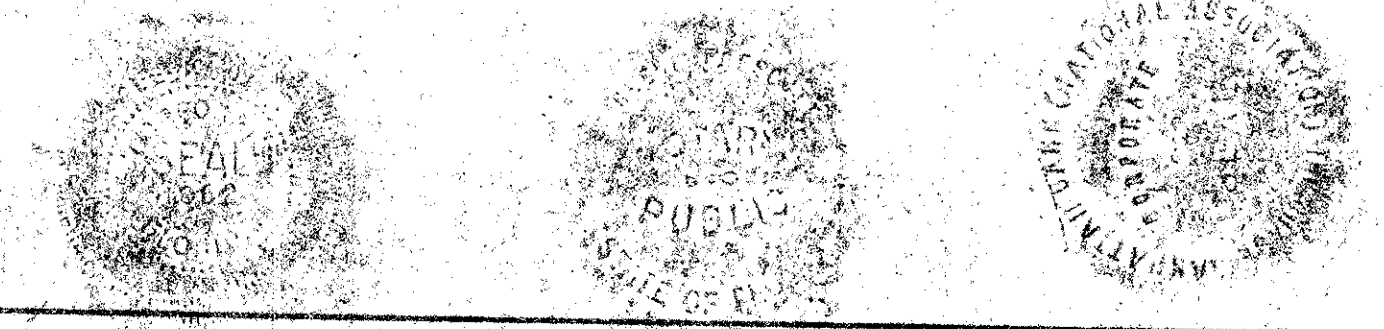
SEAL THE ENGLE GROUP, INC. SEAL NOTARY PUBLIC

SEAL THE CHASE MANHATTAN BANK N.A. SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER



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-P2-035
CRYSTAL POINTE PLAT TWO PART OF CRYSTAL POINTE P.U.D.