

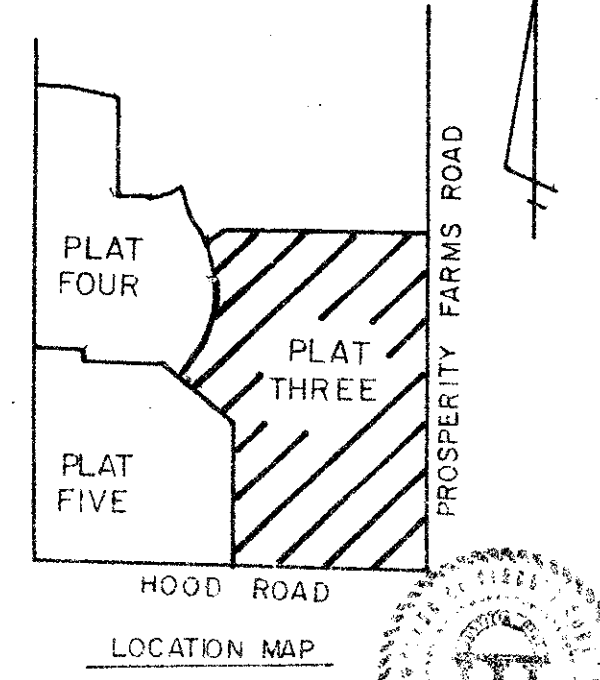
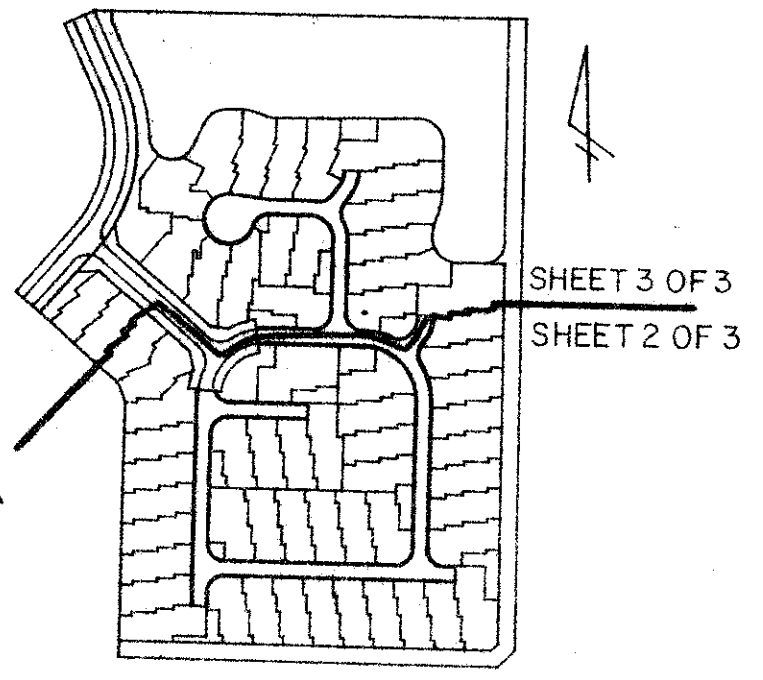
31

# CRYSTAL POINTE PLAT THREE

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

DECEMBER, 1986

SHEET 1 OF 3



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 2:03 P.M.  
THIS 27th DAY OF March  
AD, 1987 AND DULY RECORDED  
IN PLAT BOOK 56 ON PAGES  
31 AND 32, 33  
JOHN B. DUNKLE, CLERK  
BY Patricia A. Platt, 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 THREE, 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 118.55 FEET; THENCE DEPARTING FROM SAID EAST LINE N88°33'12"W A DISTANCE OF 66.00 FEET TO A POINT FORMED BY THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD, AND THE NORTHERN RIGHT-OF-WAY LINE OF HOOD ROAD, AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S45°37'11"W, A DISTANCE OF 35.46 FEET; THENCE N88°12'27"W, A DISTANCE OF 588.31 FEET; THENCE DEPARTING FROM SAID NORTHERN RIGHT-OF-WAY LINE OF HOOD ROAD N01°47'33"E, A DISTANCE OF 393.00 FEET; THENCE N20°49'35"W, A DISTANCE OF 32.94 FEET; THENCE N48°12'27"W, A DISTANCE OF 211.05 FEET; THENCE N41°47'33"E, A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 194.14 FEET FROM WHICH A RADIAL LINE BEARS N48°12'27"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 65°20'45", A DISTANCE OF 221.41 FEET; THENCE N23°33'12"W, A DISTANCE OF 115.90 FEET TO INTERSECT THE SOUTHERN BOUNDARY LINE OF "CRYSTAL POINTE PLAT ONE", AS RECORDED IN PLAT BOOK 53 AT PAGES 106 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERN BOUNDARY LINE OF SAID PLAT, N66°26'48"E, A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERMOST CORNER OF "CRYSTAL POINTE PLAT TWO" AS RECORDED IN PLAT BOOK 53 AT PAGES 121 THROUGH 123 OF THE SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID "CRYSTAL POINTE PLAT TWO", S88°33'12"E, A DISTANCE OF 672.69 FEET TO INTERSECT THE FOREMENTIONED WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD; THENCE DEPARTING FROM SAID SOUTHERN BOUNDARY LINE OF SAID PLAT AND RUNNING ALONG SAID WESTERN RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD, S01°26'48"W, A DISTANCE OF 975.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 15.099 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 AA AND BB, 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 CC, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA LIQUE 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 A, B, C, D, E, F, G, H, I, J, K, L, M, N, AND O AS SHOWN HEREON ARE HEREBY DEDICATED TO LA LIQUE MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER 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 EASEMENT 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.
- TRACT P, THE BUFFER ZONE IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LA LIQUE MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE AND OTHER PROPER PURPOSES.

- 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.
- 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 16th DAY OF December, 1986.

ATTEST: Patricia Jones BY: Alec Englestein  
RESIDENT

### 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 16th DAY OF December, 1986.

MY COMMISSION EXPIRES: June 3, 1989 Chara H. Arnold  
NOTAR PUBLIC

### MORTGAGEE'S CONSENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

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 4868 AT PAGE 1846, OFFICIAL RECORD BOOK 4954 AT PAGE 1888 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 AND VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF December, 1986.

ATTEST: Kevin M. McCann BY: William F. Carmody  
Second Vice President VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED William F. Carmody AND Kevin M. McCann TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND 2nd Vice President 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 23rd DAY OF December, 1986.

MY COMMISSION EXPIRES: May 19, 1988 Shirley A. DePalma  
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: December 16, 1986 BY: Joel P. Koepfel  
KOEPEL AND COOK  
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 21HH-8 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 2nd DAY OF FEBRUARY, 1987.  
Wesley B. Haas  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF March, 1987.

BY: Carol A. Roberts  
CAROL A. ROBERTS, 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 10 DAY OF MARCH, 1987.

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.

### P.U.D. TABLE

TOTAL ACREAGE	15.099 AC.
DENSITY	4.106 DU/AC.
TOTAL DWELLING UNITS	62 DU
BUILDING COVERAGE	3.060 AC.
WATER AREA	2.745 AC.
OPEN SPACE	9.816 AC.
ROADS	2.223 AC.

SEAL THE ENGLE GROUP, INC.

SEAL NOTARY PUBLIC

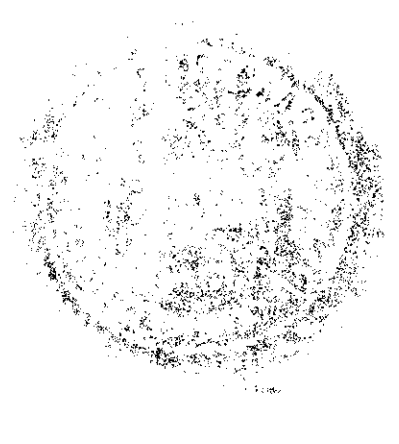
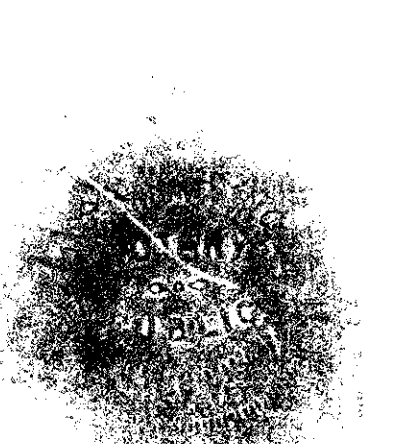
SEAL THE CHASE MANHATTAN BANK N.A.

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER



0291-003

56/31

Meridian Surveying and mapping inc.  
2000 LOMBARD STREET  
WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	AUG. 1986
CHECKED	W.B.H.	SCALE	NONE
DRAWING NO.	85-P3-035		

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