

BRISTOL POINTE

A PLANNED UNIT DEVELOPMENT

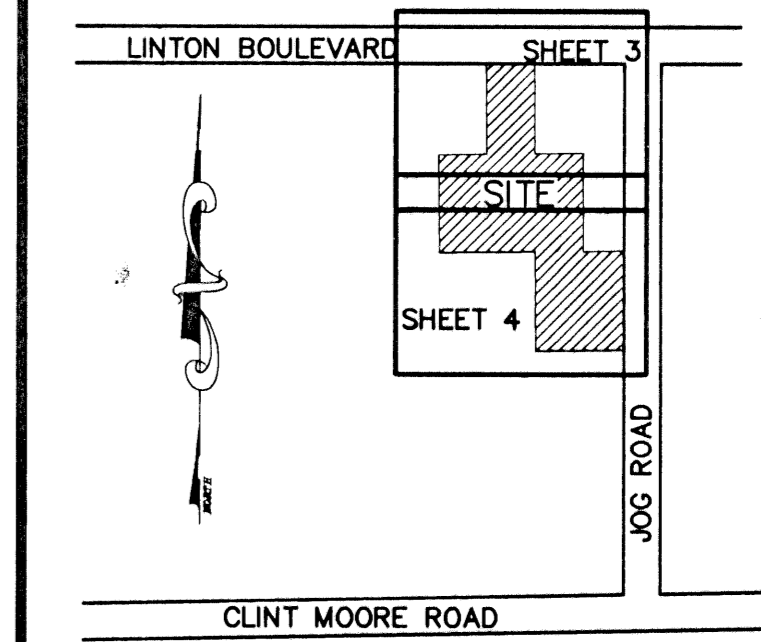
A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MAY - 1998

0729-001



187

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:15 P.M.
THIS DAY OF September
A.D. 1998 AND DULY RECORDED
IN PLAT BOOK
PAGES 187 AND 190

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By: *Shannon Dudeck*
DEPUTY CLERK

SHEET 1 OF 4

LOCATION/KEY MAP N.T.S.

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000242
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S89°21'44"W (PLAT BEARING) 00°00'07" = BEARING ROTATION
S89°21'51"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE THIS PLAT CLOCKWISE

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC. HEREBY
ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS
STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE
OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF
September 1998.

BRISTOL POINTE HOMEOWNERS
ASSOCIATION, INC., A FLORIDA
CORPORATION

WITNESS: *Michael Wilken* BY: *Steven Charlse* (Pres.)
MICHAEL WILKEN STEVEN CHARLSE, PRESIDENT

WITNESS: *Valeria Petitto*
VALERIA PETITTO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED STEVEN CHARLSE, WHO IS
PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS
IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
PRESIDENT OF BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., A
CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND
THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE
SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT
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 16th DAY OF
September 1998.

Shannon Dudeck
NOTARY PUBLIC SHANNON DUDECK

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, GARY DUNAY, 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 BRISTOL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP;
THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR
RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT
THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT
THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 6/29/99
GARY DUNAY
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO 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 PERMANENT REFERENCE MONUMENTS
("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT
CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC.
177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE
REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES
WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS
AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-6-99
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
HOA NOTARY
COUNTY ENGINEER
SURVEYOR

DEDICATION AND RESERVATIONS CONTINUED:

- PRIVATE STREET**
TRACT "R-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RESIDENTIAL ACCESS STREET:**
TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OVERHANG/MAINTENANCE EASEMENTS:**
OVERHANG/MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS AND UTILITY INSTALLATIONS SERVING ADJACENT LOTS.
- RECREATION AREAS:**
TRACTS "F-1", and "F-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PRIVATE CIVIC TRACT**
TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE CIVIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER TRACTS**
TRACT "L" THROUGH "L-3" AND "L-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER TRACTS**
TRACT "L-4", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS, SET FORTH IN OFFICIAL RECORDS BOOK 10597, PAGES 1869 AND 1870.
- UTILITY EASEMENTS:**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- ROADWAY CONSTRUCTION EASEMENT:**
THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.
- LIMITED ACCESS EASEMENTS:**
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.
- LIFT STATION EASEMENT:**
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- BUFFER EASEMENTS**
BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, GRANOFSKY DEVELOPMENT CORP., INC., A FLORIDA CORPORATION AND CHARLSE/WATT COMMUNITIES, INC., A FLORIDA CORPORATION, BOTH CORPORATIONS LICENSED TO DO BUSINESS IN FLORIDA, THIS 16th DAY OF September 1998.

BRISTOL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
BY: GRANOFSKY DEVELOPMENT CORP., INC., A FLORIDA CORPORATION, A GENERAL PARTNER
WITNESS: *Michael Wilken* BY: *Richard Granofsky*
MICHAEL WILKEN RICHARD GRANOFSKY
WITNESS: *Valeria Petitto* TITLE PRESIDENT
VALERIA PETITTO
BY: CHARLSE/WATT COMMUNITIES, INC., A FLORIDA CORPORATION, A GENERAL PARTNER
WITNESS: *Michael Wilken* BY: *Steven Charlse*
MICHAEL WILKEN STEVEN CHARLSE
WITNESS: *Valeria Petitto* TITLE PRESIDENT
VALERIA PETITTO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED RICHARD GRANOFSKY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRANOFSKY DEVELOPMENT CORP., INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 16th DAY OF September 1998.

Shannon Dudeck
NOTARY PUBLIC SHANNON DUDECK

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED STEVEN CHARLSE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CHARLSE/WATT COMMUNITIES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 16th DAY OF September 1998.

Shannon Dudeck
NOTARY PUBLIC SHANNON DUDECK

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10594, AT PAGE 1546 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF September 1998.

SUNTRUST BANK, SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION

WITNESS: *Diane Escalada* BY: *Joseph C. Erwin*
DIANE ESCALADA JOSEPH C. ERWIN
WITNESS: *Joseph I. Sullivan* VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Joseph C. Erwin, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST BANK, SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 17th DAY OF September 1998.

Joseph C. Erwin
NOTARY PUBLIC DIANE ESCALADA

MY COMMISSION EXPIRES: 12/14/98
DIANE ESCALADA
NOTARY PUBLIC
DIANE ESCALADA

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 3 DAY OF Sept 1998 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

DEDICATION AND RESERVATIONS:

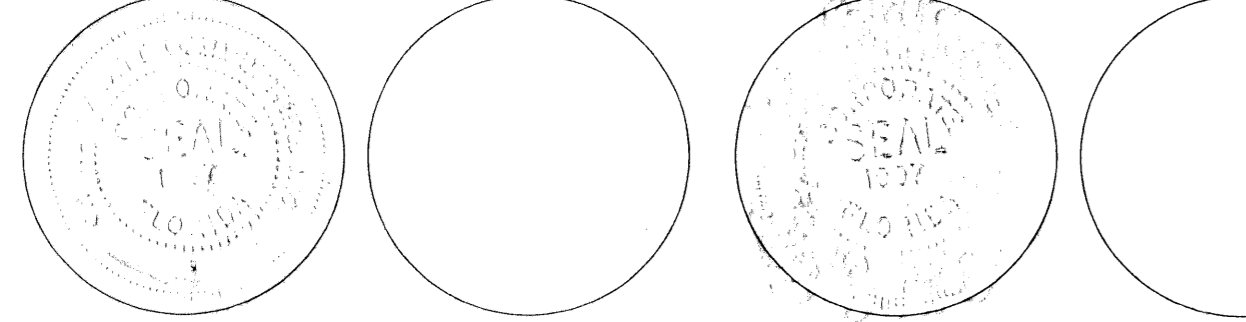
KNOW ALL MEN BY THESE PRESENTS THAT BRISTOL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, COMPRISED OF GRANOFSKY DEVELOPMENT CORP., INC., A FLORIDA CORPORATION AND CHARLSE/WATT COMMUNITIES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRISTOL POINTE, A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "J", "ADDISON RESERVE PLAT ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 143 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89° 21' 44" W ALONG A BOUNDARY LINE OF SAID "ADDISON RESERVE PLAT ONE", A DISTANCE OF 619.34 FEET; THENCE N 00° 17' 53" W ALONG A BOUNDARY LINE OF SAID "ADDISON RESERVE PLAT ONE, A DISTANCE OF 682.85 FEET; THENCE S 89° 19' 33" W ALONG A BOUNDARY LINE OF SAID "ADDISON RESERVE PLAT ONE", A DISTANCE OF 662.48 FEET; THENCE N 00° 33' 20" W ALONG A BOUNDARY LINE OF SAID "ADDISON RESERVE PLAT ONE", A DISTANCE OF 678.34 FEET; THENCE N 89° 20' 04" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS SAID SECTION WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 331.07 FEET; THENCE N 00° 16' 38" W ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 629.12 FEET; THENCE N 89° 20' 04" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27 AS SAID SECTION WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 629.06 FEET TO A POINT OF INTERSECTION WITH A LINE 51.48 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS ESTABLISHED BY THE PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS SURVEY SECTION; THENCE N 89° 19' 27" E ALONG SAID PARALLEL LINE, A DISTANCE OF 334.48 FEET; THENCE S 00° 17' 06" E ALONG THE EAST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 629.12 FEET; THENCE N 89° 20' 04" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 680.63 FEET; THENCE N 89° 20' 56" E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 334.51 FEET; THENCE S 00° 17' 20" E ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 AS ESTABLISHED BY E. ELLIOT GROSS AND IN USE, A DISTANCE OF 281.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF "JOG ROAD", BEING 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 27 THENCE S 00° 34' 58" E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 680.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,308,897 SQUARE FEET / 30.048 ACRES, MORE OR LESS.

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

- WATER MANAGEMENT TRACT:**
TRACTS "W", "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10548, PAGES 978 THROUGH 991, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DRAINAGE AND LAKE MAINTENANCE EASEMENTS:**
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BRISTOL POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

CHARLSE/WATT COMMUNITIES
BRISTOL ASSOCIATES
NOTARY GRANOFSKY DEVELOPMENT NOTARY



BRISTOL POINTE
SUBDIVISION
BOOK 85
PAGE 187
RECORD ZONE
FLOOD MAP # 215A
QUAD # 37
SE 97-116
TAZ
FUD NAME Bristol Pointe