

This Instrument Prepared by
Thomas R. Palbicke of
HAGER PALBICKE AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 8772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwa@hpa.net

POLO CLUB P.U.D.

CRYSTAL BAY - REPLAT NO. 1

A Re-Plat of Lots 1, 2, 3 and 4 of "CRYSTAL BAY", recorded in Plat Book 85, Pages 44 through 48 of the Public Records of Palm Beach County, Florida, lying in Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida.

January 04, 2001

P.U.D. Statistics
Petition No.: PDD 84-71 H
Gross Acreage: 1.162 Acres
Dwelling Units: 4 D.U.
Housing Type: Zero Lot Line/Detached
Density: 1.37 D.U./Acre

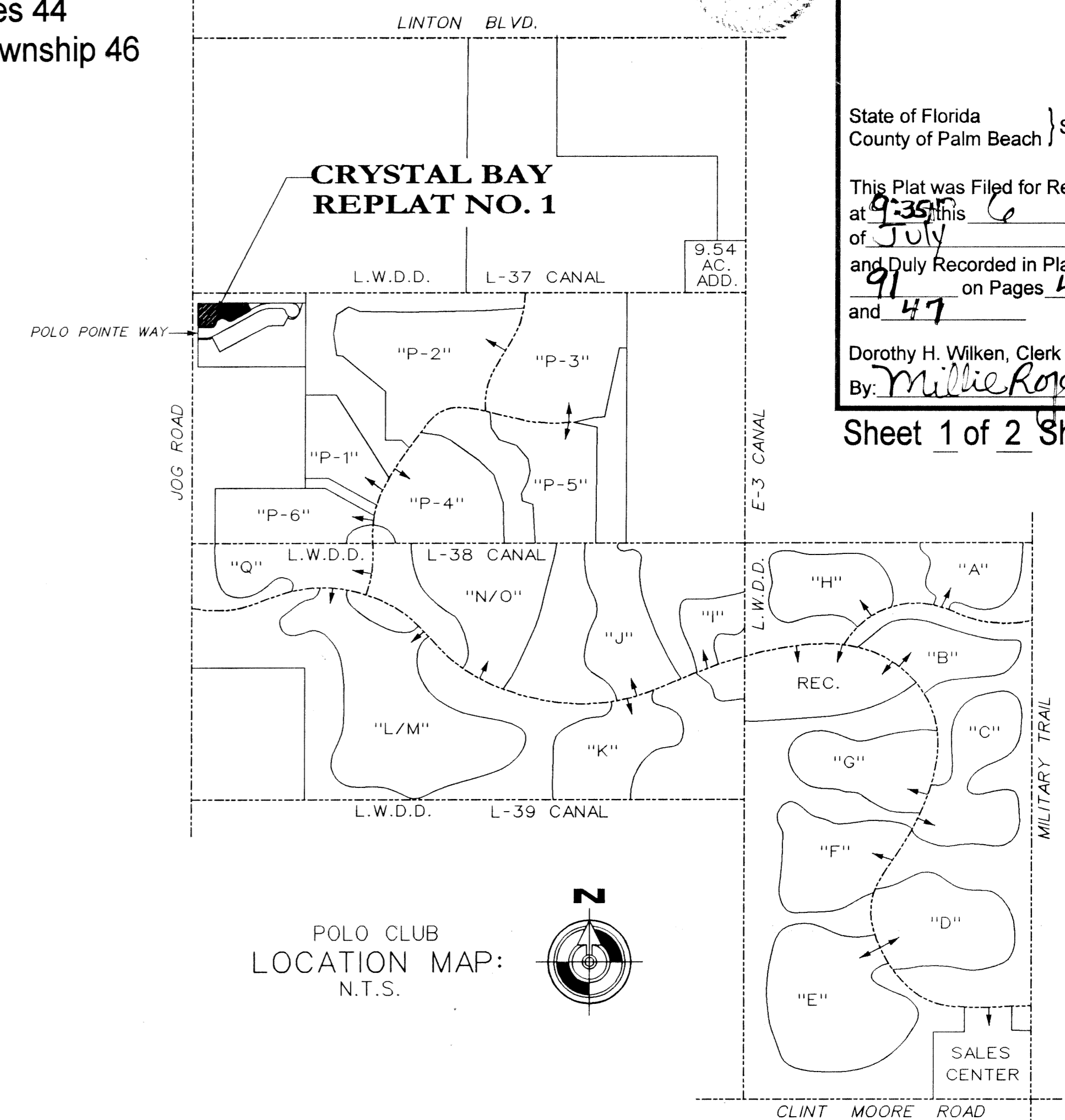
46

State of Florida
County of Palm Beach } SS

This Plat was Filed for Record
at 9:35 this 6 day
of July 2001
and Duly Recorded in Plat Book
91 on Pages 46
and 47

Dorothy H. Wilken, Clerk
By: Millie Roy, D.C.

Sheet 1 of 2 Sheets



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that SYMPHONY BUILDERS at CRYSTAL BAY, LLC, a Florida Limited Liability Company, owners of the lands shown hereon, being a Re-Plat of Lots 1, 2, 3 and 4 of "CRYSTAL BAY", according to the Plat thereof, as recorded in Plat Book 85, Pages 44 through 48 of the Public Records of Palm Beach County, Florida, lying in Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as CRYSTAL BAY - REPLAT NO. 1, being more particularly described as follows:

BEGINNING at the Northwest Corner of said Lot 2; thence N.89°24'05"E., along the North Line of said Lots 2, 3 and 4, a distance of 374.01 feet; thence S.28°43'32"E., along the East Line of said Lot 4, a distance of 57.33 feet (the next 6 courses being along the South Line of said Lots 1, 2, 3 and 4); thence S.61°16'28"W., a distance of 159.26 feet to a point of curvature of a circular curve to the right, concave Northerly, thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having a radius of 35.00 feet and a central angle of 68°27'38", an arc distance of 41.82 feet to a point of reverse curvature of a circular curve to the left, concave Southeasterly, thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, having a radius of 53.00 feet and a central angle of 118°41'14", an arc distance of 109.79 feet to a point of reverse curvature of a circular curve to the right, concave Northwesterly, thence Southwesterly and Westerly, along the arc of said curve, having a radius of 35.00 feet and a central angle of 78°23'18", an arc distance of 47.88 feet to a point of tangency; thence S.89°26'10"W., a distance of 86.82 feet; thence N.45°34'23"W., a distance of 20.00 feet; thence N.00°34'56"W., along the West Line of said Lots 1 and 2, a distance of 164.88 feet to the POINT of BEGINNING.

Said lands contain 1.162 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- 1. **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 (there shall be no above ground encroachments where said utility easements overlap lake maintenance easements).
- 2. The **LIMITED ACCESS EASEMENTS**, as shown hereon, is hereby Dedicated to the BOARD OF COUNTY COMMISSIONERS of PALM BEACH, County, Florida, for the purpose of control and jurisdiction over access rights.
- 3. Each **OVERHANG EASEMENT**, as shown hereon, is hereby reserved in perpetuity to the lot owners, their successors and assigns, whose dwelling unit abuts said Easement for roof overhang purposes, utility services and building maintenance purposes, without recourse to Palm Beach County.

IN WITNESS WHEREOF, SYMPHONY BUILDERS at CRYSTAL BAY, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its president and its Corporate Seal to be affixed hereto by and with the Authority of its Board of Directors, this 7th day of June, 2001.

SYMPHONY BUILDERS at CRYSTAL BAY, LLC,
a Florida Limited Liability Company,

BY: Lewis Moscovitch, President
Lewis Moscovitch, President

WITNESS: Susan Fink
Print Name: Susan Fink

WITNESS: Narla Birman
Print Name: Narla Birman

ACKNOWLEDGEMENT

State of Florida } SS
County of Palm Beach

BEFORE ME personally appeared Lewis Moscovitch, who is personally known to me and who executed the foregoing instrument as President of SYMPHONY BUILDERS at CRYSTAL BAY, LLC, a Florida Limited Liability Company, 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 7 day of June, 2001.

[Signature]
Notary Public - State of Florida

My Commission Expires: [Seal]

MORTGAGEE'S CONSENT

State of Florida } SS
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 Record Book 12017 at Page 1885 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 President and its Corporate seal to be affixed hereon by and with the authority of its Board of Directors this 8th day of June, 2001.

Witness: Shelby S. Connolly
(Print Name) Shelby S. Connolly

Witness: Lynne H. Duckett
(Print Name) Lynne H. Duckett

ACKNOWLEDGEMENT

State of Florida } SS
County of Palm Beach

BEFORE ME personally appeared Christopher H. Cook, who is personally known to me and who executed the foregoing instrument as Executive Vice President of FIDELITY FEDERAL BANK and TRUST 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 8th day of June, 2001.

[Signature]
Notary Public - State of Florida

My Commission Expires: [Seal]

FIDELITY FEDERAL BANK and TRUST
Licensed to do business in the State of Florida

By: Christopher H. Cook
(Print Name) Christopher H. Cook
Executive Vice President (Title)

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 Section 177.091 (9), Florida Statutes, 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.

Thomas R. Palbicke 6-5-01
Thomas R. Palbicke, Professional Land Surveyor, Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida } SS
County of Palm Beach

We Reliance Title Company, a Title Insurance Company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Symphony Builders at Crystal Bay, L.L.C.; that 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.

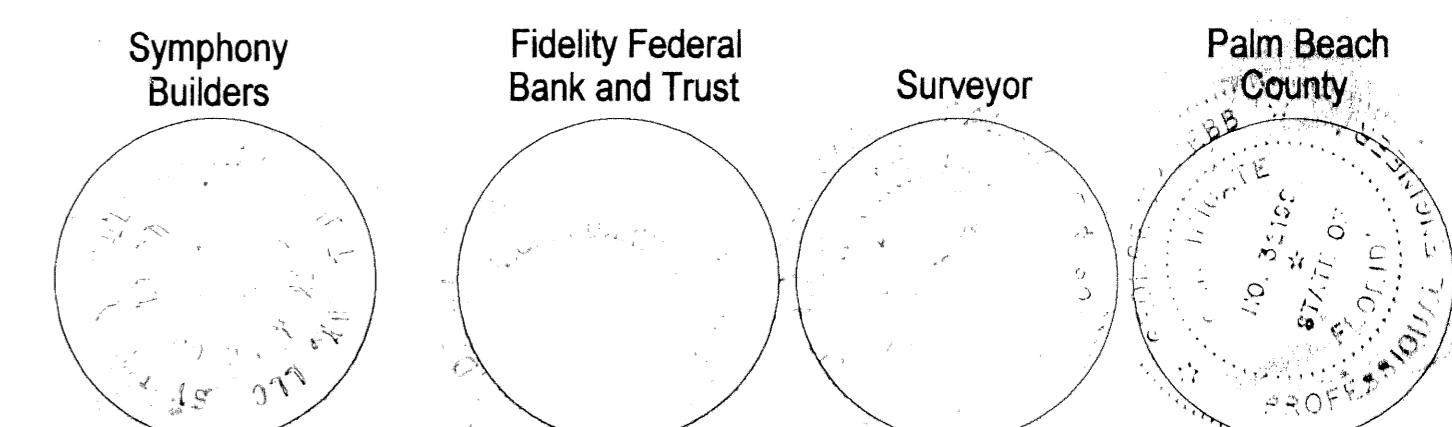
BY: Larry A. Rothenberg Pres.
Print Name: Larry A. Rothenberg Title: President

Dated: 6/8/01

**COUNTY APPROVAL
COUNTY ENGINEER**

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 3 day of July, 2001, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb
George T. Webb, P.E., County Engineer



Crystal Bay - Replat No. 1
PUB NO. 46
PLAT BOOK 85
PAGE 44
ZONING: PUB 3348A
ZONING CODE 3348A
PUB NAME: SYMPHONY BUILDERS AT CRYSTAL BAY, LLC
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