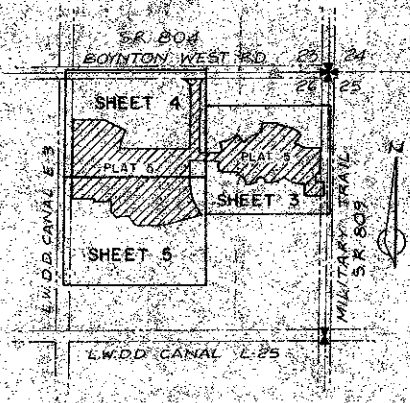


41-14

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL PLAT NO. 5, CEDAR POINT IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 26, TWP. 45 SO., RGE. 42 E. PALM BEACH COUNTY, FLORIDA

BEING, IN PART, A REPLAT OF A PORTION OF THE SUBDIVISION OF SECTION 26 (P. B. 6, P. 26) AND, IN PART, A REPLAT OF PORTIONS OF TRACTS C THROUGH F, INCLUSIVE, PLAT NO. 1, CEDAR POINT (P. B. 30, P. 178 & 179) AND, IN PART, A REPLAT OF LOTS 11 THROUGH 13, INCLUSIVE, AND LOTS 22 THROUGH 31, INCLUSIVE, AND LOTS 119 THROUGH 132, INCLUSIVE, PLAT NO. 3, CEDAR POINT (P. B. 32, P. 10 & 11)

JUNE, 1980
SHEET 1 OF 7



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:45
AM on the 18th day of December
1980 at the Public Office of the
County Clerk, Palm Beach County,
Florida.
JOHN B. DUNKLE, County Clerk

DESCRIPTION
PARCEL ONE
Commencing at the Northeast corner of said Section 26; thence South 02°16'26" West (bearing) and herein are assumed South 02°15'26" West along the East line of said Section 26, a distance of 135.26 feet; thence North 87°43'34" West, a distance of 60.00 feet to a point on the West right-of-way line of Military Trail, being the POINT OF BEGINNING of the hereinafter described parcel; thence WEST, 270.18 feet along the southerly line of said Plat No. 3, Cedar Point, to the Southeast corner of Lot 14.84 said plat; thence NORTH, 95.00 feet to the Northeast corner of Lot 14; thence WEST, along the southerly right-of-way line of Pine Drive on said Plat, 45.06 feet to a point of curvature; thence along said right-of-way line of Pine Drive on the arc of a 80.83 foot radius curve, concave northerly, whose chord bears North 61°45'00" West an arc distance of 79.71 feet; thence North 33°30'00" West along said right-of-way 90.00 feet to a point of tangency; thence southerly, along the arc of a 25.00 foot radius curve, concave westerly, whose chord bears South 11°30'00" West an arc distance of 39.27 feet to a point of compound curvature and the northerly line of Tract "A" on said Plat; thence along the northerly line of Tract "A" on said Plat the following four courses: Westerly, along the arc of a 220.47 foot radius curve, concave northerly, whose long chord bears South 73°15'00" West, an arc distance of 128.90 feet to a point of tangency; thence West, 35.65 feet to a point of curvature; thence westerly, along the arc of a 25.00 foot radius curve, concave northerly, whose chord bears North 59°46'06" West an arc distance of 34.24 feet to a point of tangency; thence southerly, along the arc of a 50.00 foot radius curve, concave northerly, whose long chord bears South 73°15'00" West, an arc distance of 155.23 feet to the Northeast corner of Lot 21 on said Plat No. 3, Cedar Point; thence along the northerly line of said Lot 21, South 80°34'58" West, 85.98 feet to the West boundary line of Tract "A" on said Plat; thence North, as recorded in Plat Book 30, Pages 178 and 179; thence NORTH, along the West boundary of said Tract "F", 22.25 feet; thence North 41°11'13" West, 159.45 feet to a point; thence South 83°17'25" West, 114.99 feet to a point of curvature; thence westerly and northerly along the arc of a 50.00 foot radius curve, concave northeasterly, whose chord bears North 48°21'11" West an arc distance of 84.40 feet to a point of tangency; thence NORTH, 160.06 feet; thence westerly, along the arc of a 310.00 foot radius curve, concave northerly, whose chord bears South 83°40'46" West, an arc distance of 46.71 feet to a point of tangency; thence West, 789.61 feet; thence South 45°15'00" West 35.20 feet to the westerly right-of-way line of Cedar Point Boulevard; thence North 0°30'00" East, along the easterly right-of-way line of Cedar Point Boulevard 120.00 feet; thence South 44°45'00" East, 35.51 feet to a point; thence EAST 347.65 feet to a point of curvature; thence easterly, along the arc of a 250 foot radius curve, concave northerly, whose chord bears North 83°43'36" East, an arc distance of 54.74; thence North 15°27'52" West 109.22 feet to a point; thence easterly and northerly along the arc of a 145.00 foot radius curve, concave northerly, whose chord bears North 126.94 feet, to a point of tangency; thence North 99°21'00" East 58.00 feet; thence South 53°45'37" East 108.49 feet; thence northeasterly, along the arc of a 375.00 foot radius curve, concave southeasterly, whose chord bears North 53°28'35" East, an arc distance of 225.63 feet; thence North 19°17'13" East 121.44 feet; thence South 75°20'34" East 56.89 feet; thence South 84°40'00" East 75.35 feet; thence East, 73.00 feet; thence North 62°10'13" East 40.71 feet; thence South 75°18'10" East 63.06 feet; thence South 48°07'49" East 61.79 feet; thence South 49°58'50" West 105.91 feet; thence southerly, along the arc of a 228.48 foot radius curve whose chord bears South 16°50'59" East an arc distance of 184.72 feet; thence South 83°40'48" East 35.23 feet; thence South 59°21'52" East 119.01 feet; thence East 191.69 feet to the westerly right-of-way line of Military Trail (120 feet wide); thence South 02°16'26" West along the westerly right-of-way line of Military Trail 283.22 feet; thence West 125.63 feet; thence South, partly along the westerly line of Lot 133, 90.00 feet to the northerly right-of-way line of Pine Drive; thence along Pine Drive, EAST 24.00 feet to a point of curvature thence easterly and southerly, along the right-of-way of Pine Drive on the arc of a 75.00 foot radius curve, concave southeasterly, whose chord bears South 43°51'47" East an arc distance of 120.79 feet to a point of tangency; thence South 87°43'34" East 20.00 feet to the westerly right-of-way of Military Trail; thence South 02°16'26" West along Military Trail, 66.28 feet to the POINT OF BEGINNING.
Containing 15.802 acres.

PARCEL TWO
Commencing at the Northwest corner of Tract A (Cedar Point Boulevard) as shown on "Plat No. 1, Cedar Point, Palm Beach County, Florida", recorded in Plat Book 30, Pages 178 and 179, Public Records of Palm Beach County, Florida; thence South 00°30'00" West 265.00 feet; thence southerly, along the westerly line of the aforementioned Tract "A" (Cedar Point Boulevard) on the arc of a 740.00 foot radius curve, concave easterly, whose chord bears South 17°17'05" East, an arc distance of 499.39 feet to the POINT OF BEGINNING; thence South 62°12'47" West 180.58 feet; thence South 28°31'42" West 251.93 feet; thence North 64°35'12" West 68.00 feet; thence North 28°31'42" West 119.50 feet; thence WEST 143.35 feet; thence North 56°18'35" West 24.75 feet; thence NORTH 90.33 feet; thence westerly, along the arc of a 395.00 foot radius curve, concave northerly, whose long chord bears South 79°08'00" West an arc distance of 151.63 feet; thence NORTH 30.00 feet; thence WEST 230.98 feet to the East right-of-way line of Lake North Drainage District Canal E-3 as shown in Deed Book 84, Page 47, Public Records of Palm Beach County, Florida; thence North 1°30'30" East, along said East right-of-way, 94.12 feet; thence South 88°29'30" East 230.00 feet; thence South 53°17'35" East 129.60 feet; thence southerly, along the arc of a 140.00 foot radius curve, concave easterly, whose chord bears South 21°56'45" West an arc distance of 45.20 feet to a point of compound curvature; thence southerly, along the arc of a 375.00 foot radius curve, concave easterly, whose chord bears South 7°13'11" East an arc distance of 234.50 feet; thence South 89°30'00" East 52.73 feet; thence South 30°30'00" West, a distance of 290.00 feet to the beginning of a 75.00 foot radius curve, concave East; thence South along the arc of said curve through a central angle of 08°10'39", a distance of 107.62 feet; thence South 19°04'55" East, a distance of 112.87 feet to a point lying on a 740.00 foot radius curve, concave East, with a radial line passing through said point bearing North 15°43'25" West; thence North along the arc of said curve, through a central angle of 16°46'35", a distance of 193.25 feet; thence North 00°30'00" East, a distance of 265.70 feet; thence WEST, a distance of 80.00 feet, more or less, to the POINT OF BEGINNING.
Containing 16.472 acres.

PARCEL THREE
(CEDAR POINT BOULEVARD EXTENSION)
BEGINNING at the Northwest corner of Tract A (Cedar Point Boulevard) as shown on Plat No. 1, Cedar Point, Palm Beach County, Florida, recorded in Plat Book 30, Pages 178 and 179, Public Records of Palm Beach County, Florida, being the POINT OF BEGINNING of the hereinafter described parcel; thence South 00°30'00" West, a distance of 265.00 feet to the beginning of a 740.00 foot radius curve, concave East; thence South along the arc of said curve, through a central angle of 16°46'35", a distance of 216.67 feet; thence North 19°04'55" West, a distance of 112.87 feet to the beginning of a 754.00 foot radius curve, concave East, whose long chord bears North 03°35'20" West; thence North along the arc of said curve, through a central angle of 08°10'39", a distance of 107.62 feet; thence North 00°03'00" East, a distance of 105.69 feet; thence North 44°47'37" West, a distance of 35.36 feet; South of, as measured at right angles to the centerline of Boynton West Road (S.R. 804), a distance of 158.01 feet; thence South 45°12'23" West, a distance of 35.17 feet; thence South 00°30'00" West, a distance of 1052.92 feet to the beginning of a 646.00 foot radius curve, concave East; thence South along the arc of said curve, through a central angle of 08°10'39", a distance of 92.20 feet; thence South 03°51'43" East, a distance of 98.90 feet to a point lying on a 660.00 foot radius curve, concave East, with a radial line passing through said point, bearing South 73°43'25" West; thence North along the arc of said curve, through a central angle of 16°46'35", a distance of 193.25 feet; thence North 00°30'00" East, a distance of 265.70 feet; thence WEST, a distance of 80.00 feet, more or less, to the POINT OF BEGINNING.
CONTAINING 2.299+ acres.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that BRIGHTSIDE LIMITED, A FLORIDA LIMITED PARTNERSHIP, owners of the land shown hereon being in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as CEDAR POINT PLAT NUMBER 5, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:
STREETS
Tracts B, C, D, E, F and Parcel 3 as shown hereon are hereby dedicated to the Banyon Springs Property Owners Association, Inc. for proper purposes and are perpetual maintenance obligation of said Association.
COMMON AREAS
All areas within the land described hereon as Parcel 1, which are not designated hereon as streets, easements, water management tracts, or blocks are hereby dedicated to the Banyon Springs Patis Villas Association, Inc., for proper purposes and are the perpetual maintenance obligation of said Association.
All areas within land described hereon as Parcel 2, which are not designated hereon as streets, easements, or water management tracts, or which are not submitted to the condominium form of ownership are hereby dedicated to the Banyon Springs Property Owners Association, Inc., for proper purposes and are the perpetual maintenance obligation of said Association.
EASEMENTS
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
The access control easements, as shown hereon, are hereby dedicated to the PALM BEACH COUNTY for the purposes of control and jurisdiction over access rights.

WATER MANAGEMENT TRACTS
The Water Management Tracts shown hereon as LAKE TRACT are hereby dedicated to the BANYON SPRINGS PROPERTY OWNERS ASSOCIATION INC. for proper purposes and are the perpetual maintenance obligation of said ASSOCIATION.

IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed by GERALD W. YULE, President of Gigliotti Corporation of Florida, its sole general partner, this day of Oct 14, AD 1980.

WITNESSES:
G. Mattucci
James E. Selk
BY: Gerald W. Yule
Gerald W. Yule, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared GERALD W. YULE, President of Gigliotti Corporation of Florida, sole general partner of Brightside Limited, a Florida limited partnership, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 14 day of October, AD 1980.

My Commission Expires: Dec. 12, 1980
Margaret P. Johnson
Notary Public, State of Florida at large

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF New York

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 the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3215 through 1364, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, I, I.T. FLORIDA CORP.

a FLORIDA CORPORATION
has caused these presents to be signed by its President and by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17 day of October, A.D. 1980

Witness:
David P...
Witness:
Howard A. Gellis, President
(Corporate Seal)

Field Book No.	Pg.
Design	
Drawn	W. C. LEEK
Checked	

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH
FLORIDA

PLAT NO. 5
of
CEDAR POINT

File No. 80 1020
Scale NO SCALE
Date JUNE, 1980
Sheet 1
BF 2314

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, personally appeared Howard A. Gellis, President of IIT Florida Corp., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed the said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 17 day of October, AD 1980.

My Commission Expires: March 16, 1981
Howard A. Gellis
Notary Public, State of Florida at large

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 the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2336 through 45, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, FIRST MARINE BANK & TRUST OF P.B.

a FLORIDA CORPORATION
has caused these presents to be signed by its Vice President and by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22 day of October.

Witness:
Margaret L. Barber
Witness:
William J. Longmire
Vice - President

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared William T. Douglas, Vice President of First Marine Bank and Trust Company of the Palm Beaches, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed the said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 22 day of October, AD 1980.

My Commission Expires: March 16, 1981
James L. Marshall
Notary Public, State of Florida at large

The instrument was signed by Peter T. Krich, Robert E. Owen & Associates, Inc., Engineers and Planners, 1075 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

4/73 0226-301