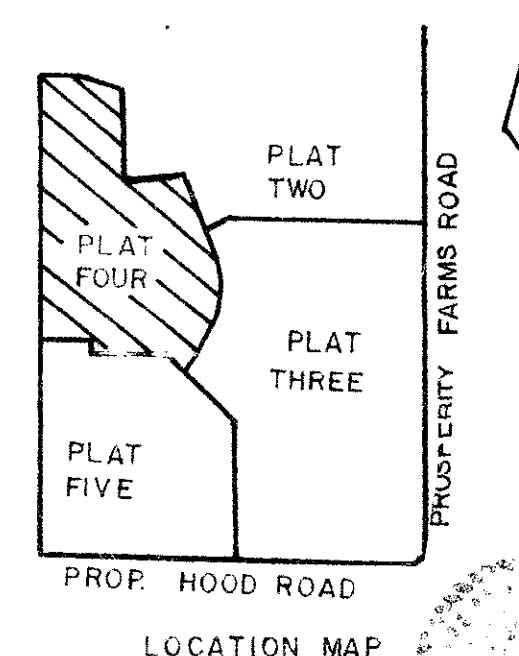


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:41 AM
THIS 25 DAY OF NOV
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 57 ON PAGES
111 AND 112 & 113.
JOHN B. DUNKLE, CLERK
BY: Barbara J. West, D.C.



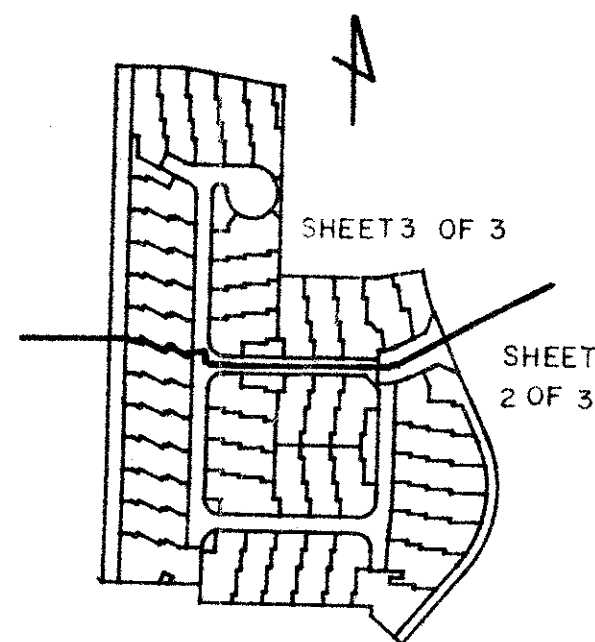
CRYSTAL POINTE PLAT FOUR

PART OF CRYSTAL POINTE P.U.D.

SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

JUNE, 1987

SHEET 1 OF 3



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 FOUR, 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 N88°12'27"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 1332.19 FEET; THENCE DEPARTING FROM SAID SOUTH LINE N01°47'33"E A DISTANCE OF 725.39 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N01°30'50"E, A DISTANCE OF 792.69 FEET TO INTERSECT THE SOUTHERLY 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 A PORTION OF SAID SOUTHERLY BOUNDARY LINE OF SAID PLAT, S88°29'10"E, A DISTANCE OF 100.00 FEET; THENCE S79°16'35"E, A DISTANCE OF 157.22 FEET; THENCE S88°29'10"E, A DISTANCE OF 6.00 FEET; THENCE S01°30'50"W, A DISTANCE OF 293.00 FEET; THENCE S88°29'10"E, A DISTANCE OF 153.00 FEET; THENCE N81°30'44"E, A DISTANCE OF 72.43 FEET TO A POINT ALONG A CURVE HAVING A RADIUS OF 287.38 FEET FROM WHICH A RADIAL LINE BEARS N81°30'44"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 15°03'56", A DISTANCE OF 75.56 FEET; THENCE S23°33'42"E DEPARTING FROM SAID SOUTHERLY BOUNDARY LINE OF SAID PLAT AND CONTINUING FOR A DISTANCE OF 198.88 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 194.14 FEET FROM WHICH A RADIAL LINE BEARS S66°26'48"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 65°20'45", A DISTANCE OF 221.41 FEET; THENCE S41°47'33"W, A DISTANCE OF 146.79 FEET; THENCE N48°12'27"W, A DISTANCE OF 63.61 FEET; THENCE N01°30'50"E, A DISTANCE OF 15.00 FEET; THENCE N88°29'10"W, A DISTANCE OF 267.31 FEET; THENCE N01°30'50"E, A DISTANCE OF 28.52 FEET; THENCE N88°29'10"W, A DISTANCE OF 154.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 8.356 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, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WATERFORD MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, 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 BB, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WATERFORD MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, 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, AND M AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERFORD 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.
- 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.
- THE 3 FOOT MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR BUILDING MAINTENANCE.

- 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 11th DAY OF June, 1987.

ATTEST: Patricia Jones BY: Alec Englestein
PATRICIA JONES, SECRETARY ALEC ENGLESTEIN, PRESIDENT

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 IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, 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 11th DAY OF June, 1987.
MY COMMISSION EXPIRES: June 9, 1989 John H. Arnold
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, OFFICIAL RECORD BOOK 4868 AT PAGE 1946, OFFICIAL RECORD BOOK 4954 AT PAGE 1886 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 VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF June, 1987.

ATTEST: Elizabeth O'Leary BY: Wesley B. Haas
ELIZABETH O'LEARY, VICE PRESIDENT WESLEY B. HAAS, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ 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 IT WAS AFFIXED HERETO 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 ____ DAY OF _____, 1987.

MY COMMISSION EXPIRES: _____ 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 HEREOF 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: Sept. 1, 1987 BY: Joel P. Koepel
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-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 23rd DAY OF June, 1987.
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 24th DAY OF NOVEMBER 1987.

BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK SEAL BOARD OF COUNTY COMMISSIONERS

BY: Herbert F. Kahlert
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF NOVEMBER 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' CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH JURISDICTION 68-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE

TOTAL ACREAGE	8.36 AC.
DENSITY	5.63 DU/AC.
TOTAL DWELLING UNITS	47
BUILDING COVERAGE	2.32 AC.
WATER AREA	0.001 AC.
OPEN SPACE	4.875 AC.
ROADS	1.151 AC.

0291-004

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-P4-035

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

TAZ 48 29/4/83
SUBDIVISION Crystal Pointe
BOOK 58 PAGE 11
RECORD ZONE B
PLAT 4
38410

58/111