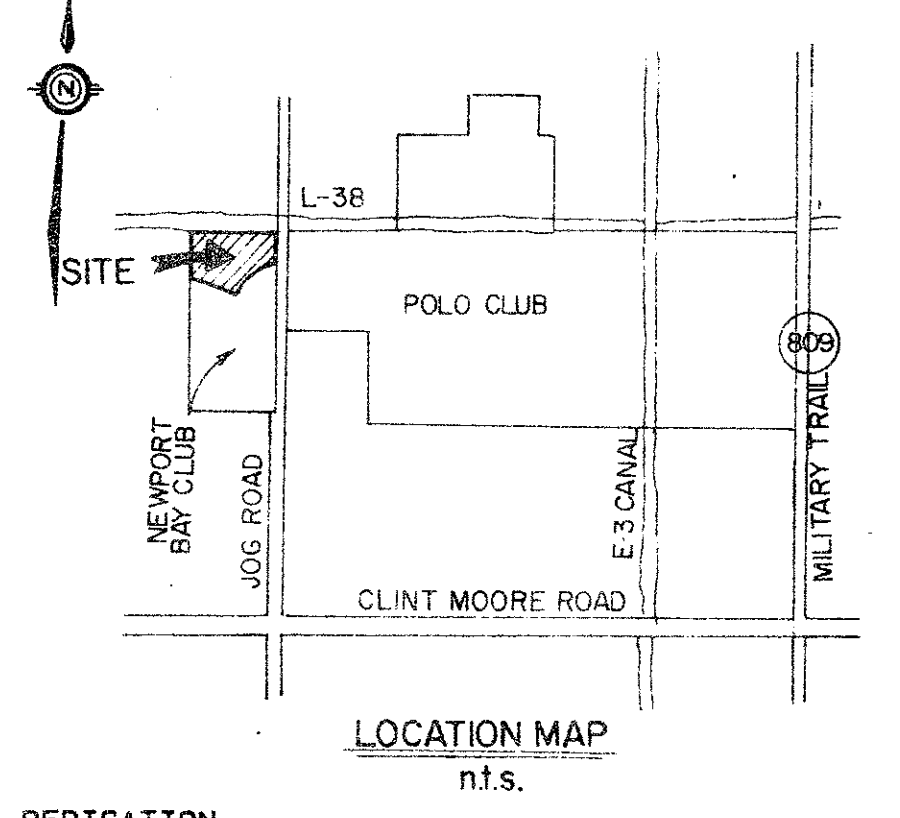


# COPPER LAKE

## A REPLAT OF TRACTS B & P OF "THE NEWPORT BAY CLUB, A P.U.D.", (P.B.56, PG.10-12) SITUATE IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

OCTOBER, 1987

SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 11:51 AM  
THIS 29 DAY OF March  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK 59 ON PAGES  
27 AND 30

JOHN B. DUNKLE, CLERK  
BY: John B. Dunkle, D.C.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT COPPER LAKE DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS COPPER LAKE, BEING A REPLAT OF TRACTS B AND P OF THE NEWPORT BAY CLUB, A P.U.D., SITUATE IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT B AND ALL OF TRACT P OF THE NEWPORT BAY CLUB AS RECORDED IN PLAT BOOK 56 AT PAGES 10 THROUGH 12, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS 23.13171 ACRES, MORE OR LESS.

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

- TRACTS A AND B, AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COPPER LAKE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE COPPER LAKE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, THE WATER MANAGEMENT TRACT, AND THE MAINTENANCE EASEMENT AND MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E, F, G, H, I AND J, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE COPPER LAKE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND 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, INCLUDING CABLE TELEVISION.
- THE LIMITED ACCESS EASEMENT (L.A.E.) SHOWN HEREON IS 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 NEWPORT BAY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COPPER LAKE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SIDEWALK AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 5' SO. BELL EASEMENT, SHOWN HEREON IS HEREBY DEDICATED TO SOUTHERN BELL FOR THE CONSTRUCTION AND MAINTENANCE OF SOUTHERN BELL FACILITIES.

IN WITNESS WHEREOF, COPPER LAKE DEVELOPMENT CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF November, 1987.

ATTEST: Doris Goldschlag BY: Joseph Falso  
DORIS GOLDSCHLAG, SECRETARY JOSEPH FALSO, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOSEPH FALSO AND DORIS GOLDSCHLAG, 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 COPPER LAKE DEVELOPMENT CORP., 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 20th DAY OF November, 1987.

MY COMMISSION EXPIRES: March 19 1995  
NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE COMMONWEALTH SAVINGS & LOAN ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREBY 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 4902 AT PAGE 1399\* OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND HEREBY SUBORDINATES SAID MORTGAGES TO THE DEDICATION. \*and Official Record Book 5407 at Page 1637

IN WITNESS WHEREOF, THE COMMONWEALTH SAVINGS & LOAN ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF November, 1987.

ATTEST: Cathy Elliott BY: Thomas M. Weidenfeld  
CATHY ELLIOTT, ASSISTANT VICE PRESIDENT THOMAS M. WEIDENFELD, EXECUTIVE VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED THOMAS M. WEIDENFELD AND CATHY ELLIOTT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF THE COMMONWEALTH SAVINGS & LOAN ASSOCIATION, 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 20th DAY OF November, 1987.

MY COMMISSION EXPIRES: June 30 1995  
NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, MICHAEL M. LISTICK, ESQ., ATTORNEY AT LAW, 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 TO COPPER LAKE DEVELOPMENT CORP.; 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: January 14, 1988 BY: Michael M. Listick  
MICHAEL LISTICK, ESQ., ATTORNEY AT LAW

**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 November, 1987.

Wesley B. Haas  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S89°17'38"W ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 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:
  - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND, 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 ORDINANCE 86-21 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF March, 1988.

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

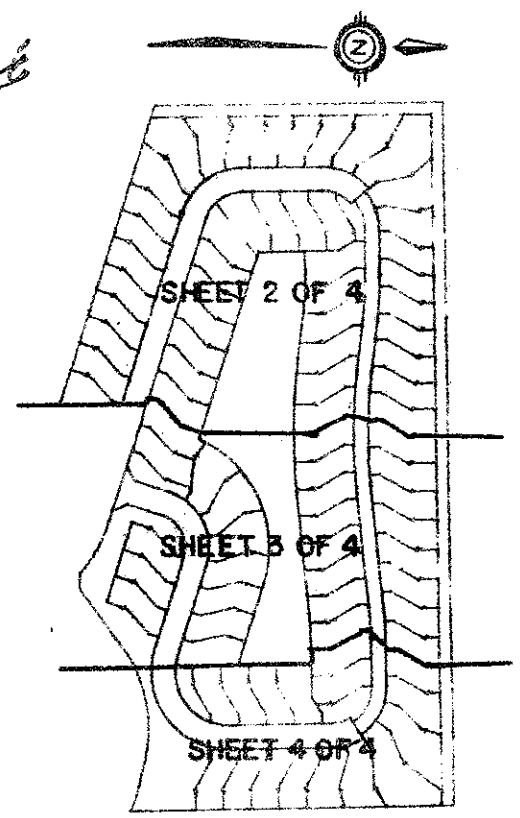
ATTEST: John B. Dunkle SEAL BOARD OF COUNTY COMMISSIONERS  
JOHN B. DUNKLE, CLERK  
BY: Rachel S. Compton  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF March, 1988.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

IMPACT FEE



THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF STANLEY/MERIDIAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE

TOTAL ACREAGE	23.13 AC.
DENSITY	3.72 DU/AC.
TOTAL DWELLING UNITS	86 DU (SINGLE FAMILY)
BUILDING COVERAGE	6.24 AC.
WATER AREA	2.43 AC.
OPEN SPACE	14.07 AC.
ROADS	2.82 AC.

Meridian Surveying and Mapping Inc.

2000 LOMBARD STREET  
WEST PALM BEACH, FL.

DRAWN M.E.H. DATE OCT. 1987  
CHECKED W.B.H. SCALE NONE  
DRAWING NO. 08220PL

COPPER LAKE (PARCEL B)  
THE NEWPORT BAY CLUB, A PUD

SUBDIVISION \* Copper Lake  
BOOK 55 PAGE 27  
FLOOD ZONE B  
QUAD # 53  
SE PUD 86-167  
PUD NAME Newport Bay Club

TAZ 603

SEAL  
COPPER LAKE DEVELOPMENT, CORP.

SEAL  
NOTARY PUBLIC

SEAL  
COMMONWEALTH SAVINGS & LOAN, ASSOCIATION

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
COUNTY ENGINEER

59/27

Per. 85-167