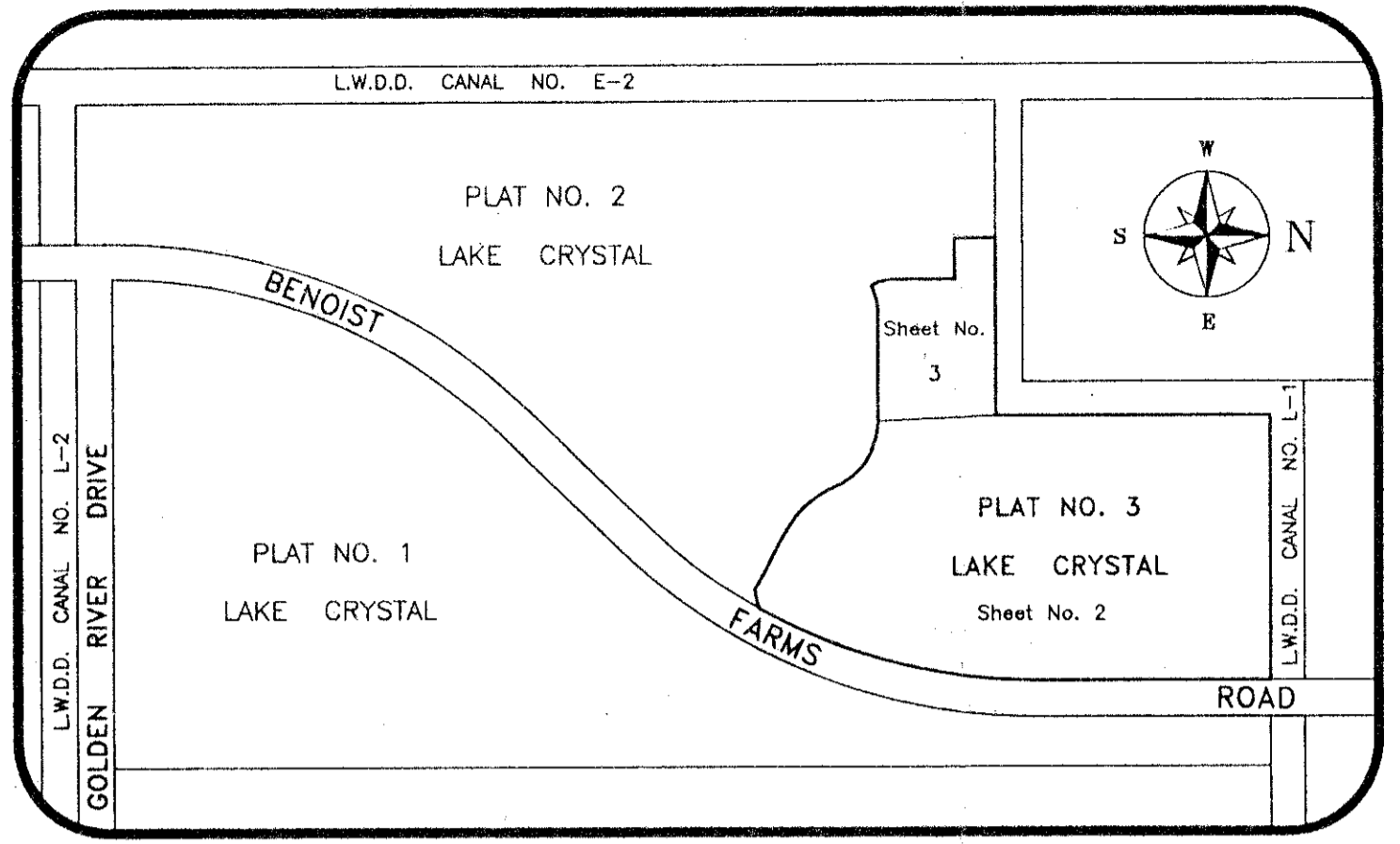


# PLAT NO. 3 OF LAKE CRYSTAL

BEING A PORTION OF GOLDEN LAKES VILLAGE, P.U.D.

BEING A REPLAT OF A PARCEL OF LAND LYING PARTIALLY IN TRACT 16, BLOCK 1, AS SHOWN ON THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58 AND PARTIALLY IN TRACT 2, BLOCK 3, AS SHOWN ON THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST SHEET 1 OF 3 AUGUST, 1996

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS  
This Plat was Filed for record at 9:49 AM  
this 23 day of OCTOBER  
1996 and duly recorded in Plat Book No.  
78 on Pages 56 through 58  
Dorothy H. Wilken, Clerk Circuit Court  
Deigh & Standley, D.C.



KEY MAP  
Not to Scale

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lakeview Investment Partnership, a Florida General Partnership, owner of the lands shown hereon, being in Section 29, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as Plat No. 3 of Lake Crystal, being more particularly described as follows:

#### DESCRIPTION

A parcel of land lying in Section 29, Township 43 South, Range 42 East, Palm Beach County, Florida, partially in the Palm Beach Farms Company Plat No. 9 as recorded in Plat Book 5, Page 58 and partially in the Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Tract 16 of said The Palm Beach Farms Company Plat No. 9, said corner lying on the westerly right-of-way of Benoist Farms Road as recorded in Official Record Book 2988, Page 1889 of said Public Records; thence along said West right-of-way for the following courses:

Thence South 00°00'00" West for 5.19 feet to the point of curvature of a curve concave to the West, having a radius of 1233.24 feet; thence southwesterly along said curve to the right through a central angle of 29°39'35" for 638.41 feet to a point; thence South 76°34'05" West, a distance of 42.35 feet; to a point of curvature of a curve concave southwesterly, having a radius of 637.00 feet, through a central angle of 07°34'16" for 84.17 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave northwesterly, having a radius of 563.00 feet, through a central angle of 08°07'26" for 79.83 feet to a point of compound curvature; thence westerly along the arc of a curve concave northeasterly, having a radius of 223.09 feet, through a central angle of 34°07'10" for 132.85 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the southwest, having a radius of 135.41 feet, through a central angle of 67°00'00" for 181.74 feet; thence South 89°55'10" West, a distance of 239.26 feet to a point of curvature of a curve concave southeasterly, having a radius of 132.00 feet; thence northwesterly along the arc of said curve through a central angle of 26°20'44" for 60.70 feet to a point on a curve concave northeasterly from which a radial line bears North 58°08'22" East; thence northerly along the arc of said curve having a radius of 96.13 feet; through a central angle of 31°47'13" for 53.33 feet; thence North 00°04'25" West, a distance of 133.07 feet; thence South 89°55'10" West, a distance of 92.00 feet; thence North 00°04'50" West, a distance of 91.50 feet to the South right-of-way line of a 60 foot canal right-of-way deeded to Lake Worth Drainage District in the Quit Claim Deed filed in Official Record Book 2558, Pages 989 through 990; thence North 89°55'10" East along said South right-of-way and being 60 feet South of and parallel with the North line of Tract 1, said The Palm Beach Farms Company Plat No. 3, a distance of 393.67 feet to the East right-of-way line of a 75 foot canal right-of-way deeded in said Quit Claim Deed; thence North 00°00'00" East along said East right-of-way line and being 75 feet East of and parallel with the West line of said Tract 16, a distance of 605.00 feet to the South line of a 75 foot canal right-of-way deeded to Lake Worth Drainage District by a Quit Claim Deed recorded in Official Record Book 2646, Page 1797; thence North 89°55'10" East along said South right-of-way line, being parallel with and 515 feet North of the South line of said Tract 16, a distance of 585.16 feet to a point in the West right-of-way line of said Benoist Farms Road; thence South 00°00'00" West along said West right-of-way for 515.00 feet to the POINT OF BEGINNING. CONTAINING 15.308 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

#### UTILITY EASEMENTS

The Utility Easements as shown hereon are hereby dedicated to the Public in perpetuity for the construction, installation, operation and maintenance of public utilities, including cable television services; provided however, that no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

#### DRAINAGE EASEMENTS

The Drainage Easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities and are the perpetual maintenance obligation of the Lakeview Investment Partnership, a Florida General Partnership, its successors or assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.

#### WATER MANAGEMENT TRACTS

The Water Management Tract shown hereon as Tract W-1 is hereby reserved by the Lakeview Investment Partnership, a Florida General Partnership, its successors or assigns, for water management purposes, and drainage purposes and other proper purposes and is the perpetual maintenance obligation of said Partnership, without recourse to Palm Beach County. A 20' maintenance easement is hereby reserved within Tract W-1 as indicated for maintenance purposes.

#### LIMITED ACCESS EASEMENTS

The Limited Access Easements as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

#### REMAINING PORTION

Tract "R" is comprised of all areas within the boundary of this Plat, not dedicated as listed above. Tract "R" is reserved by Lakeview Investment Partnership, a Florida General Partnership, its successors and/or assigns for all lawful purposes, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named Florida General Partnership has caused these presents to be signed by its General Partners, E. Llywd Eccleston, Jr. and Steven A. Tendrich this 22nd day of August, 1996.

WITNESS Karenette Hammer Notary Public  
WITNESS Frank A. Palen Notary Public  
WITNESS Karenette Hammer Notary Public  
WITNESS Frank A. Palen Notary Public

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared E. Llywd Eccleston, Jr. and Steven A. Tendrich, who are personally known to me or have produced satisfactory identification, and who executed the foregoing instrument as Trustee General Partner and General Partner of Lakeview Investment Partnership, a Florida Partnership and they severally acknowledged before me that they executed said instrument as such general partners of said partnership for the purposes expressed therein.

WITNESS my hand and official seal this 22nd day of August, 1996.  
Notary Public Wanda G. Cohen

### 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 dated June 20, 1996 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 9342, at Page 1057, 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 Senior Vice President and its corporate seal to be affixed hereon by and with authority of its Board of Directors this 29th day of August, 1996.

WITNESS Roger P. Savage Notary Public  
WITNESS Carl R. St. Pierre Notary Public

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared Roger P. Savage who is personally known to me, well known, or has produced satisfactory identification, who executed the foregoing instrument as its Senior Vice President of Republic Security Bank, 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 29th day of August, A.D., 1996.

By: Carl R. St. Pierre Notary Public  
My Commission Expires: \_\_\_\_\_

- LEGEND  
PL = PLAT  
MS = MEASURE  
CALC = CALCULATED  
O/S = OFFSET  
PCP = PERMANENT CONTROL POINT  
POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
PRC = POINT OF REVERSE CURVATURE  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
DE = DRAINAGE EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
Δ = CENTRAL ANGLE  
R = RADIUS  
AL = ARC LENGTH  
LCB = LONG CHORD BEARING  
PRM = PERMANENT REFERENCE MONUMENT  
FD = FOUND  
UE = UTILITY EASEMENT

### NOTES:

- 1. Permanent Reference Monuments (P.R.M.'s) are designed thus: [Symbol]
- 2. Permanent Control Points (P.C.P.'s) are not required.
- 3. The west right-of-way of Benoist Farms Road lying northerly of the southeast corner of Tract 16, Palm Beach Farms Co. Plat No. 9, is assumed to bear North 00°00'00" East and all other bearings shown are relative thereto.
- 4. U.E. designates utility easement.
- 5. D.E. designates drainage easement.
- 6. L.A.E. designates limited access easement.
- 7. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachment.
- 8. In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction operation and maintenance of utilities within these areas of intersection shall not interfere with the construction operation and maintenance of drainage facilities.
- 9. Building setback lines shall be as required by current Palm Beach County zoning regulations and/or any restrictive covenants pertaining to that portion of the planned unit development reflected by this plat.

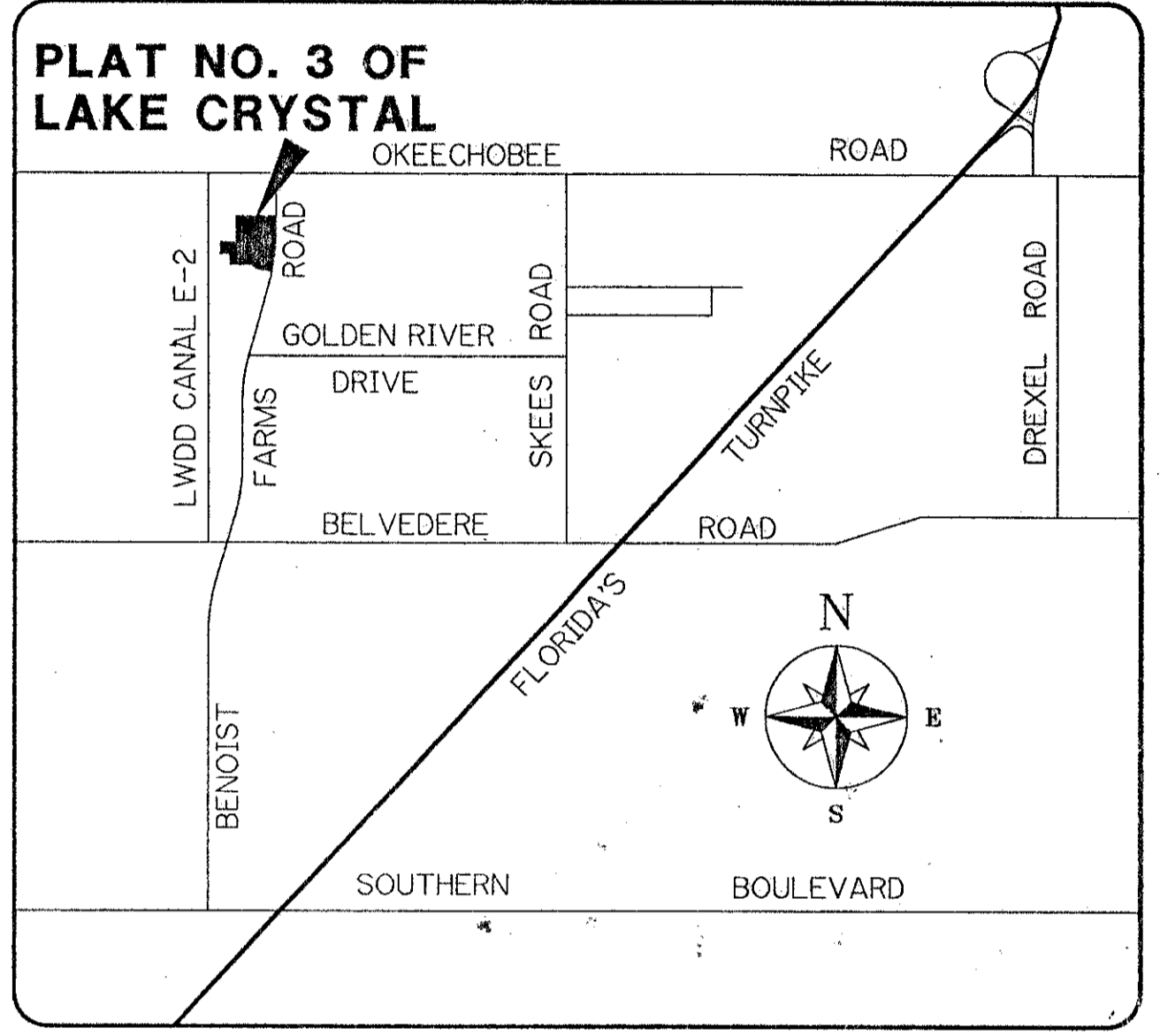
### COUNTY APPROVAL

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 27 day of Oct 1996.

By: George T. Webb  
George T. Webb, P.E. - County Engineer

0251-003

78/56



LOCATION MAP  
Not to Scale

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, Universal Land Title, Inc., 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 to Lakeview Investment Partnership, 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 hereon shown hereon; and that there are no other encumbrances of record.

UNIVERSAL LAND TITLE, INC.  
Date: Sept 4, 1996 By: Eileen C. Elms  
Eileen C. Elms Commercial Accounts Title Manager

### SURVEYOR'S CERTIFICATION

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; and 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 further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: 8/21/96 By: Charles H. Palomba  
Charles H. Palomba, P.L.S.  
License No. 5016  
State of Florida (Seal)

This instrument was prepared by Charles H. Palomba, REO Engineers & Planners, Inc., 1542 Donna Road, West Palm Beach, Florida.

### P.U.D. TABULATION

|                    |                     |
|--------------------|---------------------|
| Area of this plat  | 15.308 Acres        |
| Number of D.U.'s   | 308 Dwellings Units |
| Density            | 20.12 D.U.'s/Acre   |
| Petition No. 85-89 |                     |

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

SUBDIVISION: LAKE CRYSTAL  
BOOK: 78  
PAGE: 56  
FLOOD ZONE: F  
ZONING: RS  
SUB NAME: GOLDEN LAKES VILLAGE  
ZIP CODE: 33411

|                             |   |                               |  |
|-----------------------------|---|-------------------------------|--|
| Field Book No. C-197 Pg. 14 | REO ENGINEERS & PLANNERS, INC.<br>1542 Donna Road<br>West Palm Beach<br>Florida<br>Telephone 561-687-0446 | PLAT NO. 3 OF<br>LAKE CRYSTAL | Job No. 96-015<br>Scale None<br>Date August, 1996<br>Sheet 1<br>of 3<br>File No. BF-2402-B |
| Field Matthes               |   |                               |  |
| Drawn Bispo Owen            |   |                               |  |
| Checked Shepherd            |   |                               |  |
| Palomba                     | Approved  |                               |  |

