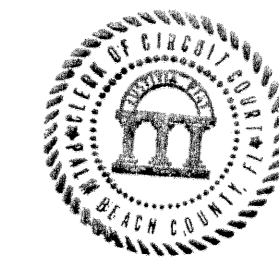


JAMES CRYSTAL TOWER FARM

BEING A REPLAT OF PORTIONS OF LOTS 65-70, 92-99, OKEECHOBEE FRUIT LANDS COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 36 EAST AS RECORDED IN PLAT BOOK 1, PAGE 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

154

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS
This Plat was filed for record at 9:57am this 11th day of December, 2002, A.D. and duly recorded in Plat Book No. 146 on Pages 154 and 155.
DOROTHY H. WILKEN, Clerk
BY: *[Signature]* D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JAMES CRYSTAL FARMS, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS JAMES CRYSTAL TOWER FARM, BEING A REPLAT OF PORTIONS OF LOTS 65-70, 92-99, OKEECHOBEE FRUIT LANDS COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 36 EAST AS RECORDED IN PLAT BOOK 1, PAGE 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER-SECTION CORNER OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 36 EAST; THENCE SOUTH 89°34'52" WEST (STATE PLANE GRID BEARING DATUM), 1673.20 FEET ALONG THE EAST-WEST QUARTER-SECTION LINE OF SAID SECTION 28; THENCE SOUTH 00°58'02" EAST, 383.08 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 36 EAST; THENCE SOUTH 28°14'09" EAST, 969.40 FEET; THENCE SOUTH 80°50'06" EAST, 897.70 FEET; THENCE NORTH 89°43'07" EAST, 345.31 FEET TO A POINT ON THE EAST LINE OF SECTION 28; THENCE NORTH 00°58'02" WEST, 1390.79 FEET ALONG THE EAST LINE OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 36 EAST, TO THE POINT OF BEGINNING.

CONTAINING 45.98 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR JAMES CRYSTAL FARMS INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMUNICATION TOWERS AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF OCTOBER, 2002.

WITNESS: Richard Riecke JAMES CRYSTAL FARMS, INC.
RICHARD RIECKE A FLORIDA CORPORATION

WITNESS: Richard C. Hindes BY: James C. Hilliard
RICHARD C. HINDES Director

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

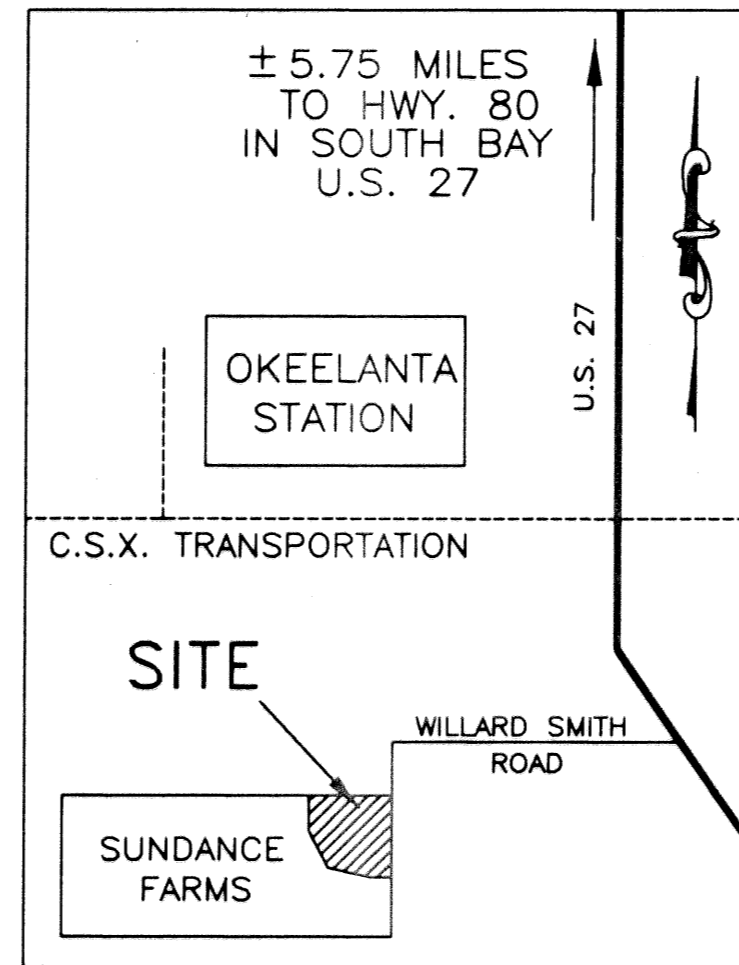
BEFORE ME PERSONALLY APPEARED JAMES C. HILLIARD WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF JAMES CRYSTAL FARMS INC., A CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED 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 30 DAY OF OCTOBER, 2002.

MY COMMISSION EXPIRES :
09/15/2006
DD134841

Mary P. Knight
NOTARY PUBLIC
MARY P. KNIGHT
DD134841

SITE MAP
(NOT TO SCALE)



SITE DATA
ZONING PETITION No.: CB99-048
TOTAL SITE AREA: 45.98 Acres

COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 9 DAY OF December, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, ALYS NAGLER DANIELS, 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 IN JAMES CRYSTAL FARMS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9/24/02
[Signature]
ALYS NAGLER DANIELS
ATTORNEY AT LAW
LICENSED IN FLORIDA
Florida Bar No: 354600

LAND 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 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.

DATE: Oct. 29, 2002
[Signature]
ADAIR & BRADY, INC.
DENNIS PAINTER
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3542

LAND SURVEYOR'S NOTES:

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID BEARING DATUM; THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, BEING NORTH 00°58'02" WEST.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

□ - INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. ADAIR & BRADY 3542"

SUBDIVISION JAMES CRYSTAL TOWER FARM
BOOK 96 PAGE 154
FLOOD ZONE B
QUAD #
ZONING
SE
TAZ
PUD NAME
ZIP CODE 33493

H:\DRAWINGS\DWG\SURVEY\BOB\BOBS\SUNDANCE FARMS TOWER\PLAT\SHEET01.DWG

JAMES CRYSTAL FARMS, INC. 	NOTARY JAMES CRYSTAL FARMS, INC. 	COUNTY ENGINEER 	LAND SURVEYOR
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THIS INSTRUMENT WAS PREPARED BY:
DENNIS PAINTER, R.L.S.
ADAIR & BRADY, INC.
3461 FAIRLANE FARMS ROAD
WELLINGTON, FL 33414
(561) 964-1221

	JAMES CRYSTAL TOWER FARM RECORD PLAT
Dr. B.P. Field Book: S41/26	FP1956 SHEET 1 OF 2
Ck. D.P. Date: OCT., 2002	
Job. No. 02-034	