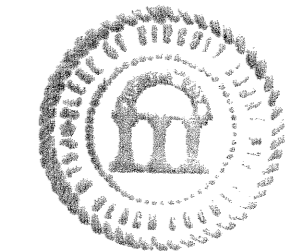


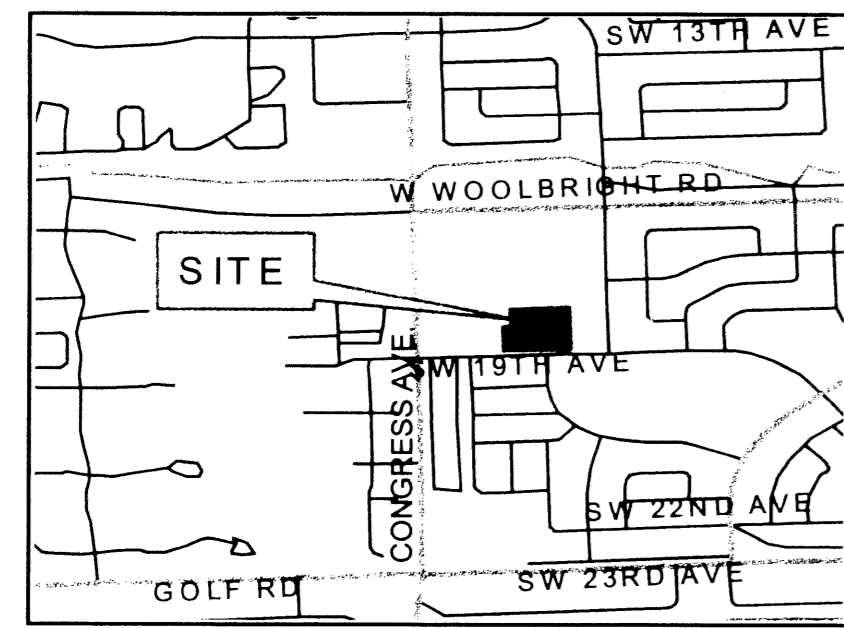
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD
AT 2:17 P.M. THIS 21 DAY
OF May, 2004 AND DULY
RECORDED IN PLAT BOOK NO. 102
ON PAGE 26 + 27

DOROTHY H. WILKEN,
Clerk Circuit Court
BY: *Sharon Mansour*



LARGO POINTE

BEING A REPLAT OF TRACT A, LOTS 9 THROUGH 24, INCLUSIVE, AND
LOTS 42 THROUGH 48, INCLUSIVE, CHRISTIAN VILLAS PLAT NO. 2,
AS RECORDED IN PLAT BOOK 40 PAGE 102 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, IN SECTION 32, TOWNSHIP 45 SOUTH,
RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA
JANUARY, 2004 SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PHEGLEY CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LARGO POINTE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 THROUGH 24, INCLUSIVE, AND LOTS 42 THROUGH 48, INCLUSIVE, OF CHRISTIAN VILLAS PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AND

TRACT "A", CHRISTIAN VILLAS PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 85,770 SQUARE FEET OR 1.9690 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LARGO POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND LANDSCAPE EASEMENT PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. TRACT "A" IS ALSO HEREBY RESERVED AS UTILITY AND DRAINAGE EASEMENT, SAID EASEMENTS AS DEFINED BELOW.
- TRACT "B" (RECREATION AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LARGO POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACTS "C", "D", "E" AND "F", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LARGO POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA MAINTENANCE ACCESS AND EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LARGO POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- UTILITY EASEMENTS: AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA, FLORIDA POWER AND LIGHT, AND BELL SOUTH, THEIR SUCCESSORS AND ASSIGNS, AND ANY OTHER AUTHORIZED UTILITY COMPANIES, FOR THE CONSTRUCTION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE CITY OF BOYNTON BEACH, FLORIDA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- LIFT STATION EASEMENT: THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, PHEGLEY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF April, 2004.

PHEGLEY CORPORATION, A FLORIDA CORPORATION

WITNESS: (AS TO BOTH) *Sharon Mansour*
PRINT NAME: Sharon Mansour

Bryan Phegley
BRYAN PHEGLEY, PRESIDENT

WITNESS: (AS TO BOTH) *Norma Phegley*
PRINT NAME: Norma Phegley

Mark A. Mansour
MARK MANSOUR, SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRYAN PHEGLEY AND MARK MANSOUR, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AND _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF PHEGLEY CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 April, 2004.

MY COMMISSION EXPIRES: 11/13/2005

[Signature]
NOTARY PUBLIC
No: DD071687

ACCEPTANCE OF DEDICATIONS AND/OR RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LARGO POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF April, 2004.

LARGO POINTE HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: (AS TO BOTH) *Sharon Mansour*
PRINT NAME: Sharon Mansour

[Signature]
RICHARD A. VINCIK, PRESIDENT

WITNESS: (AS TO BOTH) *Norma Phegley*
PRINT NAME: Norma Phegley

[Signature]
KEVIN PHEGLEY, SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Richard Vincik* AND *Kevin Phegley* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AND _____ (RESPECTIVELY) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LARGO POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 April, 2004.

MY COMMISSION EXPIRES: 11/13/2005

[Signature]
NOTARY PUBLIC
No: DD071687

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GEORGE MORATIS, JR., AN ATTORNEY DULY LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO PHEGLEY CORPORATION, A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED 4/30/04

[Signature]
GEORGE MORATIS, JR., ESQUIRE
LICENSE # 0597058

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 SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND FURTHER THAT THE BOUNDARY OF THE PLAT FORMS A CLOSED GEOMETRIC FIGURE WITHIN 0.01 FEET OR BETTER; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND WITH APPLICABLE SECTION OF 61G17-6, FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

[Signature]
WAYNE LARRY FISH
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REGISTRATION NO. 3238

CITY OF BOYNTON BEACH APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 30 DAY OF May, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES AS AMENDED.

BY: *[Signature]*
HERBERT D. KELLEY, JR., P.E./P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2427
STATE OF FLORIDA

LARGO POINTE IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF May, 2004.

BY: *[Signature]*
JERRY TAYLOR, MAYOR
BY: *[Signature]*
HERBERT D. KELLEY, JR., P.E., P.S.M. CITY ENGINEER

ATTEST (AS TO BOTH)
[Signature]
JANET M. PRAINITO, CITY CLERK

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., 105 SOUTH NARCISSESS AVENUE, SUITE 712, WEST PALM BEACH, FLORIDA 33401

SURVEYORS NOTES:

- 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF S W 19th AVENUE, AS SHOWN HEREON, HAVING AN ASSUMED BEARING OF NORTH 90°00'00" WEST (EAST-WEST) AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- NO BUILDING OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
- 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.
- NO PLANTINGS OVER 30" SHALL BE ALLOWED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE TRIANGLES BASED ON THE CROWN OF ROAD ELEVATION OF THE ADJACENT ROADWAY.
- THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN AND THE CITY OF BOYNTON BEACH LAND DEVELOPMENT REGULATIONS.

W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401
Phone: (561)833-5001 - Fax: (561)659-6745
E-mail: mappers@wlfish.com L.B. 6216

PHEGLEY CORPORATION	LARGO POINTE HOMEOWNERS ASSOCIATION, INC.	PROFESSIONAL SURVEYOR & MAPPER	CITY CLERK	CITY ENGINEER	CITY SURVEYOR AND MAPPER
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