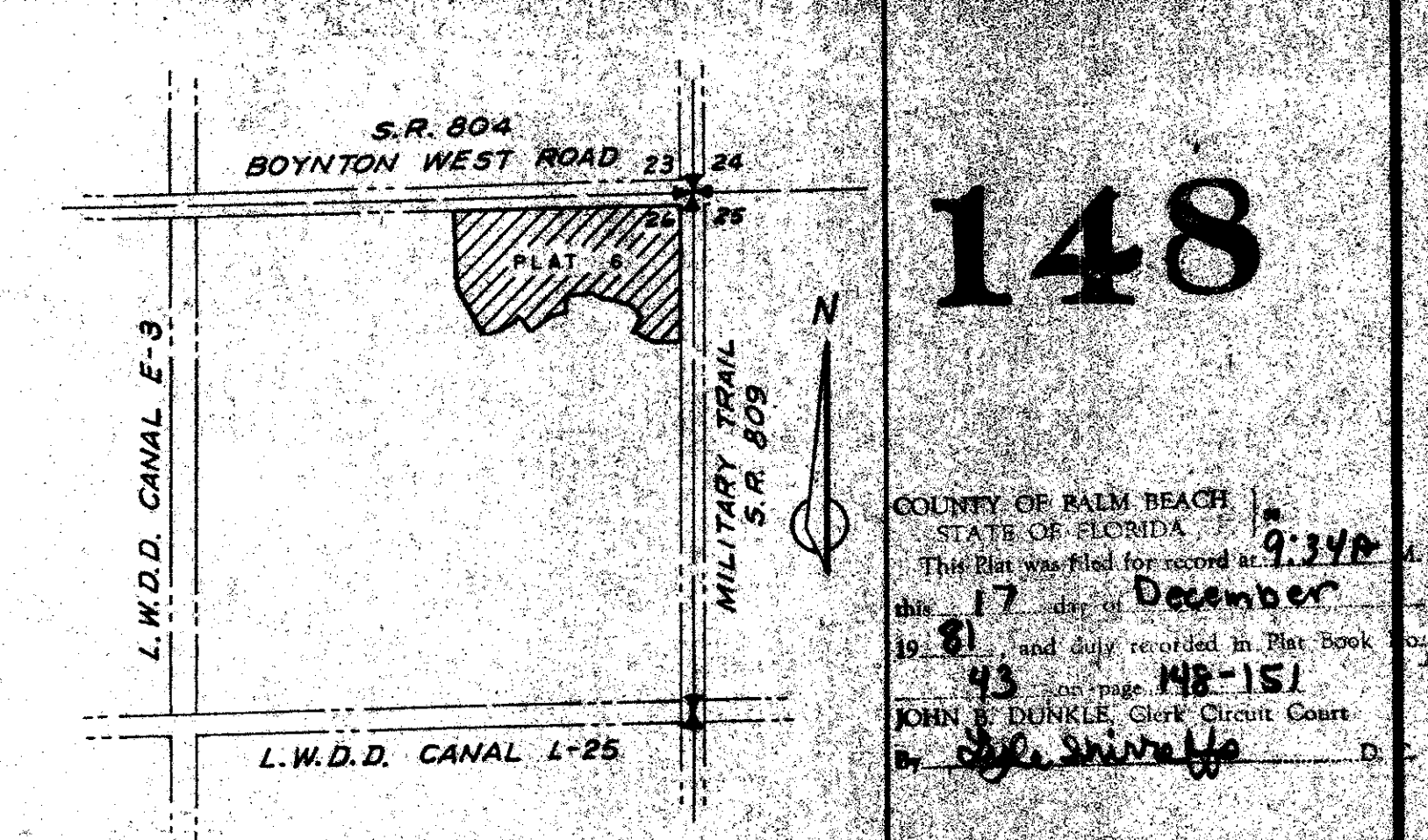


43/148

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL
PLAT NO. 6, CEDAR POINT
 IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 26, TWP. 45 SO., RGE. 42 EAST
 PALM BEACH COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF THE SUBDIVISION OF SECTION 26 (P.B. 6, PG. 26)
 SHEET 1 OF 4



148

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 9:34P
 this 17 day of December
 1981 and duly recorded in Plat Book
 43 on page 48-151
 JOHN B. DUNKLE, Clerk Circuit Court
 by *John B. Dunkle*

LOCATION MAP
 NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, Norman Dean Kohl Jr., 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 Brightside Limited, a Florida limited partnership that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.

Date: October 6, 1981 By: Norman Dean Kohl Jr.
 Norman Dean Kohl Jr.

COUNTY APPROVALS

COUNTY ENGINEER
 This plat is hereby approved for record this 15 day of Dec, A.D. 1981.
 By: H.R. Reilly
 Herbert F. Reilly, Engineer
 Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 15 day of Dec, A.D. 1981.
 By: Frank Foster
 Frank Foster, Chairman
 Board of County Commissioners

ATTEST: John B. Dunkle CLERK
 BOARD OF COUNTY COMMISSIONERS
 By: Kathryn S. Miller
 Deputy Clerk

SURVEYOR'S CERTIFICATION

I hereby 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, and that (P.R.M.'s) Permanent Reference Monuments 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 COUNTY OF PALM BEACH.

Date: SEPTEMBER 11, 1981 By: Peter T. Krick
 Florida Cert. No. 5748

0226-302

This instrument was prepared by Peter T. Krick, Robert E. Owen & Associates, Inc., Engineers and Planners, 2300 Fla-Mango Road, West Palm Beach, Florida.

DESCRIPTION

A Parcel of land lying in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Northeast corner of Plat No. 5 Cedar Point, as recorded in Plat Book 41, Pages 73 to 79, inclusive, of the Public Records of Palm Beach County; thence;

Along the northerly line of the previously described Plat No. 5, Cedar Point the following sixteen courses:

1. West 191.69 feet; thence...
2. North 59°21'52" West 119.71 feet; thence...
3. North 83°40'48" West 35.23 feet; thence...
4. Northerly along the arc of a 228.40 foot radius curve, whose long chord bears North 16°50'59" West, an arc distance of 184.72 feet; thence...
5. North 49°58'50" East 105.91 feet; thence...
6. North 48°07'49" West 181.29 feet; thence...
7. North 75°18'10" West 63.06 feet; thence...
8. South 62°10'33" West 40.1 feet; thence...
9. West 73.00 feet; thence...
10. North 84°40'04" West 75.33 feet; thence...
11. South 78°02'36" West 86.89 feet; thence...
12. South 19°17'13" East 121.44 feet; thence...
13. Westerly along the arc of a 375.00 foot radius curve whose chord bears South 53°28'35" West an arc distance of 225.63 feet; thence...
14. North 53°45'37" West 108.49 feet; thence...
15. South 29°21'00" West 58.00 feet; thence...
16. Westerly, along the arc of a 145.00 foot radius curve, concave northerly, an arc distance of 126.94 feet; thence departing from said Plat No. 5, Cedar Point.
17. North 25°44'07" West 266.22 feet; thence...
18. North 0°05'13" West 413.08 feet to the southerly right-of-way line of Boynton West Road; thence...
19. North 89°54'47" East along the southerly right-of-way line of Boynton West Road 1159.01 feet to the beginning of a non-tangent curve; thence...
20. Easterly, and southerly along the arc of a 164.58 foot radius curve, concave southwesterly, whose chord bears South 44°26'17" East an arc distance of 153.10 feet; thence...
21. South 02°16'26" West along the westerly line of Military Trail 656.94 feet to the POINT OF BEGINNING.

Containing 15.44 acres.

INGRESS/EGRESS EASEMENTS

Tract E, as shown hereon, is hereby dedicated as a utility easement, drainage easement, and for private ingress/egress purposes, and is hereby dedicated to the BANYAN SPRINGS PROPERTY OWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BRIGHTSIDE LIMITED, A FLORIDA LIMITED PARTNERSHIP, owners of the land shown hereon being in Section 26, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT NO. 6, CEDAR POINT, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The access control easements, as shown hereon, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY for the purposes of control and jurisdiction over access rights.

WATER MANAGEMENT TRACTS

The Water Management Tract shown hereon as LAKE TRACT is hereby dedicated to the BANYAN SPRINGS PROPERTY OWNERS ASSOCIATION, INC. for proper purposes and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named limited partnership has caused these presents to be signed by GERALD W. YULE, President of Gigliotti Corporation of Florida, its sole general partner, this day of 15th, AD 1981.

BRIGHTSIDE LIMITED

WITNESS: Gerald W. Yule
 BY: Gerald W. Yule
 Gerald W. Yule, President
 (Corporate Seal)

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME, personally appeared GERALD W. YULE, President of Gigliotti Corporation of Florida, sole general partner of Brightside Limited, a Florida limited partnership, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness: Margaret P. Herrmann
 BY: Margaret P. Herrmann
 Margaret P. Herrmann
 Notary Public, State of Florida
 at Large
 My Commission Expires Dec. 12, 1984

MORTGAGEE'S CONSENT

STATE OF NEW YORK
 COUNTY OF NEW YORK

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in an consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3215 at Pages 1350 through 1346

Public Records of Palm Beach County Florida shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF I.I.T. FLORIDA CORP., a Florida Corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 14th day of September, A.D. 1981.

Witness: Howard A. Gellis
 BY: Howard A. Gellis
 Howard A. Gellis, President
 (Corporate Seal)

STATE OF NEW YORK
 COUNTY OF NEW YORK

BEFORE ME, personally appeared HOWARD A. GELLIS, President of IIT Florida Corp., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged to and before me that he executed the said instrument for the purposes expressed therein.

Witness my hand and official seal this 16th day of September, AD 1981.

My Commission Expires: Patricia M. Reilly
 Notary Public, State of New York
 at large

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 and does hereby join in an consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3316 at Pages 24 through 39 as modified by instrument recorded in Official Record Book 3601, Pages 778 through 779, Public Records of Palm Beach County Florida shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF FIRST MARINE BANK & TRUST COMPANY OF THE PALM BEACHES a FLORIDA CORPORATION has caused these presents to be signed by its Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of October, A.D. 1981.

Witness: Elizabeth J. Walsh
 BY: Elizabeth J. Walsh
 Elizabeth J. Walsh
 Vice-President
 (Corporate Seal)

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Louis J. Marotta, V.P. to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 6th day of October, A.D., 1981.

My Commission Expires: Elizabeth J. Walsh
 Notary Public

P. U. D. DATA

TOTAL AREA = 15.44 ACRES
 TOTAL UNITS = 81 UNITS
 DENSITY = 5.25 UNITS/ACRE

Field Book 47 No. G-86 Pg 54 Design	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	PLAT NO 6 CEDAR POINT PUD	Job No. 81-028
Drawn: <u>A. Field</u>			Scale: <u>no scale</u>
Checked: <u>P.T. Krick</u>			Date: <u>March 1981</u>
			Sheet <u>1</u> of <u>4</u>
			File No. <u>BF-2314-B</u>