

# PLAT No. 2 OF LAKE CRYSTAL

A PLANNED UNIT DEVELOPMENT - P.U.D.

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

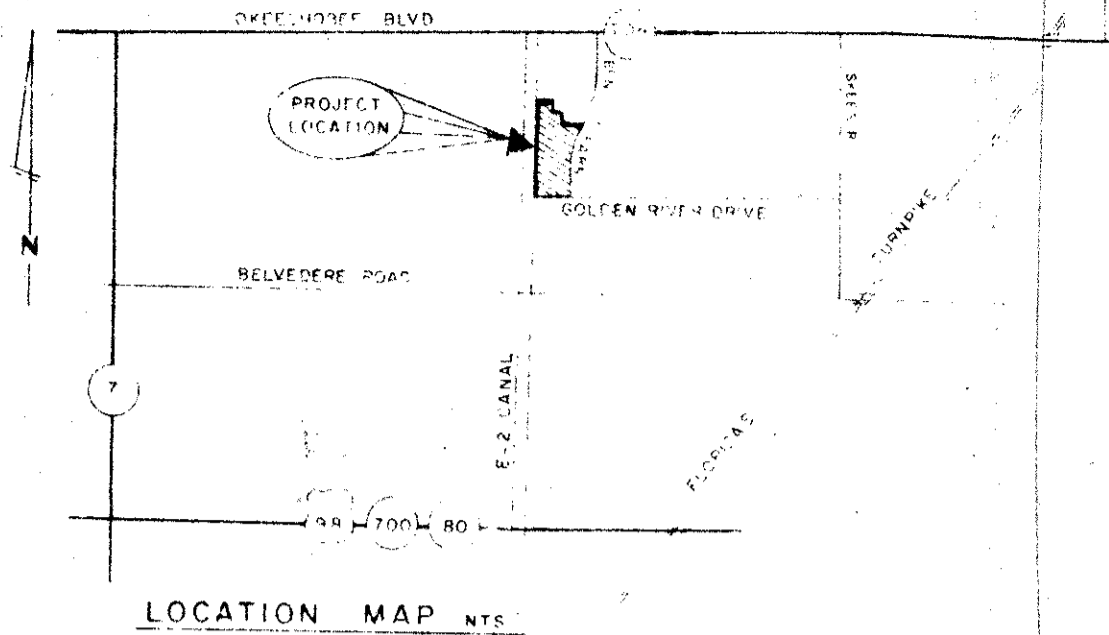
BEING A REPLAT OF A PARCEL OF LAND LYING IN THE PALM BEACH

FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PGS. 45-54, OFFICE OF PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

SECTION 29, TWP 43S RGE 42E

SHEET 1 OF 4

MARCH 1987



**DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PART OF 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:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 16 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF BENOIST FARMS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 2988, PAGE 1869 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 THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°39'36" FOR 638.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'39" FOR 312.69 FEET TO A POINT OF JANGENCY; THENCE SOUTH 44°11'15" WEST FOR 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1313.24 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°09'44" FOR 1322.21 FEET TO THE CENTERLINE OF GOLDEN RIVER DRIVE, SAID LINE ALSO BEING THE SOUTH LINE OF TRACT 3 AND 4, BLOCK 3, SAID PLAT OF THE PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE WITH SAID LINE SOUTH 89°55'10" WEST 305.41 FEET TO THE EAST LINE OF THE CANAL AS DEEDED TO LAKE WORTH DRAINAGE DISTRICT IN THE SUIT CLAIM DEED FILED IN OFFICIAL RECORD BOOK 2558, PAGES 889-990; THENCE NORTH 00°04'25" WEST 1946.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A 60 FOOT CANAL RIGHT-OF-WAY DEEDED IN SAID SUIT CLAIM DEED; THENCE NORTH 89°55'10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND BEING 60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 300.49 FEET; THENCE SOUTH 00°04'50" EAST A DISTANCE OF 91.50 FEET; THENCE NORTH 89°55'10" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 00°04'25" EAST, A DISTANCE OF 133.07 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST,

HAVING A RADIUS OF 96.13 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°47'13" FOR 53.33 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, WHICH A RADIAL LINE BEARS SOUTH 26°25'34" EAST, THENCE EASTERLY ALONG THE ARC OF CURVE HAVING A RADIUS OF 132.00 FEET; THROUGH A CENTRAL ANGLE OF 26°20'44" FOR 60.70 FEET; THENCE NORTH 89°55'10" EAST, A DISTANCE OF 239.26 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 155.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°00'00" FOR 181.74 FEET, TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 223.09 FEET, THROUGH A CENTRAL ANGLE OF 34°07'10" FOR 152.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 563.00 FEET, THROUGH A CENTRAL ANGLE OF 08°07'26" FOR 79.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 637.00 FEET, THROUGH A CENTRAL ANGLE OF 07°34'16" FOR 84.17 FEET; THENCE NORTH 76°34'05" EAST, A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.016 ACRES MORE OR LESS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT LAKEVIEW INVESTMENT PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AND DESCRIBED HEREON AS PLAT NO. 2 OF LAKE CRYSTAL P.U.D., HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

**STREETS**  
TRACTS S-1 AND S-2, AS SHOWN HEREON, ARE HEREBY RESERVED AS PRIVATE TRACTS FOR INGRESS AND EGRESS TO THE PROPERTY AND FOR DRAINAGE AND UTILITY PURPOSES 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.

**UTILITY EASEMENTS**  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

**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 HEREBY RESERVED BY THE LAKEVIEW INVESTMENT PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES, AS A DRAINAGE EASEMENT 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 WITH 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.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 27th DAY OF APRIL, 1987.

WITNESS [Signature]  
LAKEVIEW INVESTMENT PARTNERSHIP  
A FLORIDA GENERAL PARTNERSHIP  
BY: E. LLOYD ECCLESTONE, JR.  
GENERAL PARTNER

WITNESS [Signature]  
LAKEVIEW INVESTMENT PARTNERSHIP  
A FLORIDA GENERAL PARTNERSHIP  
BY: STEVEN A. TENDRICH  
GENERAL PARTNER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED [Signature] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER AND GENERAL PARTNER OF LAKEVIEW INVESTMENT PARTNERSHIP, A FLORIDA PARTNERSHIP, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH GENERAL PARTNERS OF SAID PARTNERSHIP.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF APRIL, A.D., 1987.  
BY: [Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 6, 1991

**MORTGAGEE'S CONSENT**

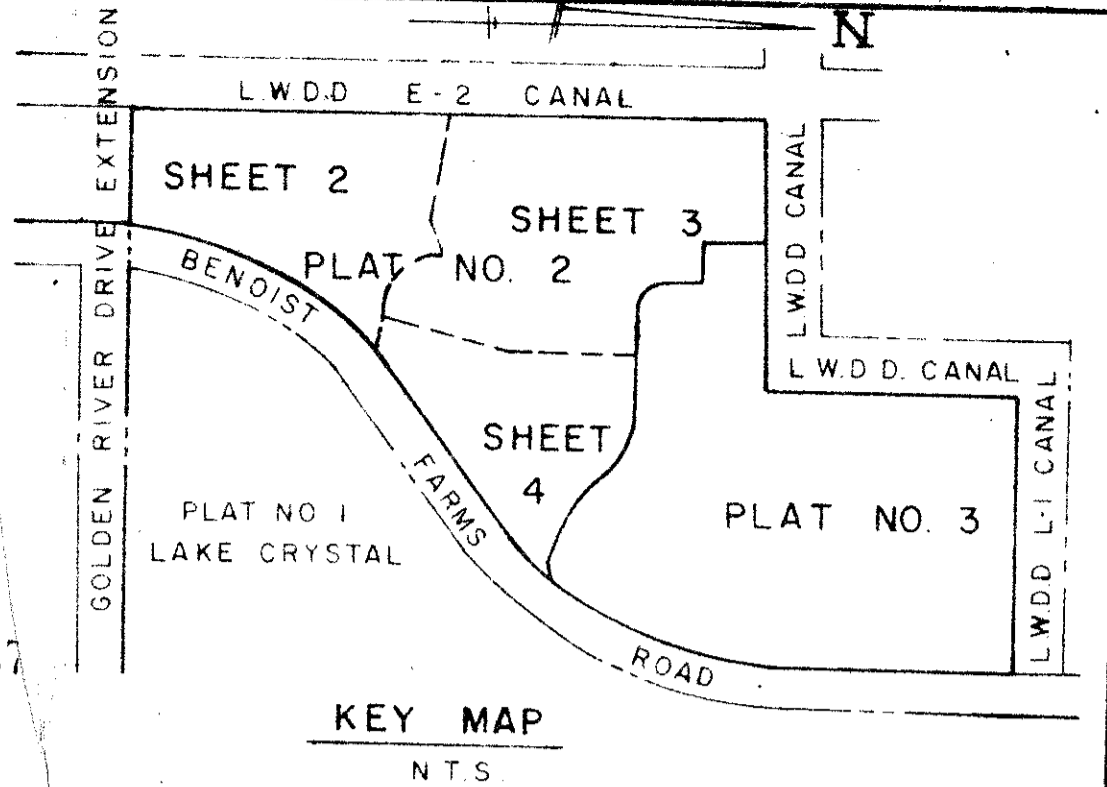
STATE OF FLORIDA  
COUNTY OF DUVAL  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON DATED APRIL 10, 1985 AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4562 AT PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MODIFIED BY THAT NOTE AND MORTGAGE MODIFICATION AGREEMENT DATED NOVEMBER 26, 1985 RECORDED IN O.R.B. 4730, AT PAGE 947, 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 ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF APRIL, A.D., 1987.

FIRST UNION BANK (FORMERLY KNOWN AS ATLANTIC NATIONAL BANK OF FLORIDA)  
BY: [Signature]  
JEFFERY O. RUSSELL, SENIOR VICE PRESIDENT  
Attest: [Signature]  
LEO DEAS III, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF ~~MILWAUKEE~~ DUVAL  
BEFORE ME PERSONALLY APPEARED JEFFERY O. RUSSELL AND LEO DEAS III TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF FIRST UNION BANK (FORMERLY KNOWN AS ATLANTIC NATIONAL BANK OF FLORIDA), A CORPORATION, AND THEY 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 27th DAY OF APRIL, A.D., 1987.  
BY: [Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

COUNTY APPROVALS  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF JULY, 1987  
BY: [Signature]  
CAROL A. ROBERTS, CHAIR  
BOARD OF COUNTY COMMISSIONERS  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF JULY, 1987  
BY: [Signature]  
HERBERT F. KAHLERT, ENGINEER  
PALM BEACH COUNTY, FLORIDA  
ATTEST: JOHN B. DUNKLE, CLERK, CIRCUIT COURT  
BY: [Signature]  
KATHRYN S. MILLER, DEPUTY CLERK



75  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 2:46 P.M. on this 30th day of July, 1987, and duly recorded in Plat Book No. 57 on page 25, 76, 77, & 78  
JOHN B. DUNKLE, Clerk Circuit Court  
[Signature] Clerk

**NOTES:**  
PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: □  
PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: ○  
BLANKING CITED HEREIN ARE IN THE MERIDIAN OF PLAT NO. 1 OF LAKE CRYSTAL (PLAT BOOK 51, PAGES 141-143).  
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.  
THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.  
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.  
IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.  
LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.  
THERE SHALL BE NO ABOVE-GROUND APPURTENANCES CONSTRUCTED UPON UTILITY EASEMENTS WHICH LIE WITHIN THE 20' MAINTENANCE EASEMENTS WITHIN TRACT W-1.  
THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472-027 FLORIDA STATUTES.

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, 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; THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
DATE: July 16, 1987 BY: [Signature]  
SR. VICE PRESIDENT

**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 THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE COUNTY OF PALM BEACH.  
DATE: 5-29-87 BY: [Signature]  
WARD L. MITZELFELD  
FLORIDA CERT. NO. 1632

THIS INSTRUMENT WAS PREPARED BY WARD L. MITZELFELD, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS, SURVEYORS & PLANNERS, 2500 FLA-MANGO ROAD, WEST PALM BEACH, FLORIDA.

**P.U.D. TABULATION**

AREA OF THIS PLAT	27.016 ACRES
NUMBER OF D.U.'S	356 DWELLING UNITS
DEFTY	12.44 D.U.'S/ACRE

57/75  
0251013

2/9/87  
SUBDIVISION: Lake Crystal  
BOOK 57  
PAGE 75  
PLAT NO. 2  
QUAD 46  
SE PUD  
PUD NAME: Golden Lakes Village  
TAZ 818

County Engineer	County	First Union Bank	Notary for First Union Bank	Notary for General Partnership	Surveyor's Seal	Field Book No. Pg.	Design L BISPOTT	Drawn L BISPOTT	Checked	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	Job No. 86-1061	Scale 1" = 40'	Date MARCH, 1987	Sheet 1	File No. BF-2402-A
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PLAT NO. 2 OF LAKE CRYSTAL