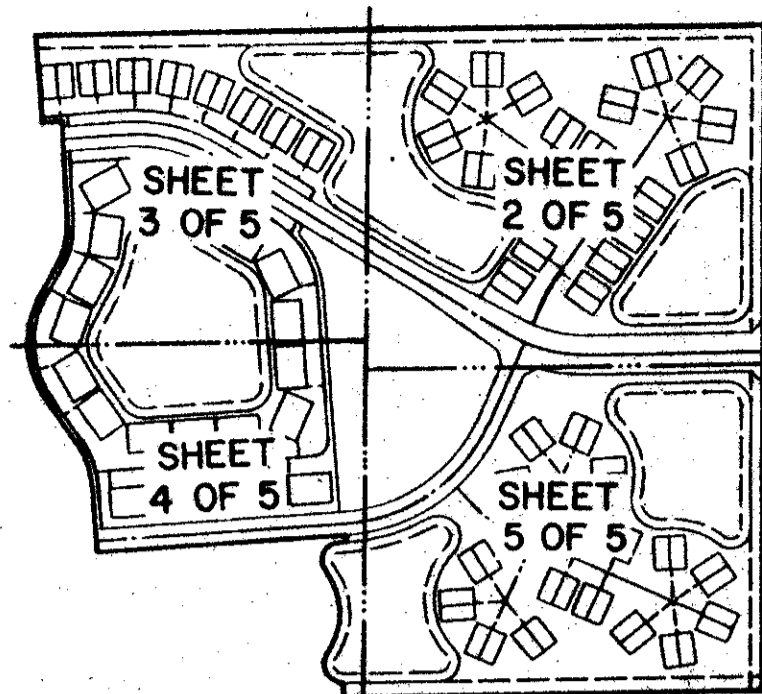


# EMERALD POINTE PLAT NO. 1

A PART OF A PLANNED UNIT DEVELOPMENT  
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 5      OCTOBER 1988.



KEY MAP

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT EMERALD COMMUNITIES CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS EMERALD POINTE PLAT NO. 1, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 16; THENCE SOUTH 00°14'55" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 16, A DISTANCE OF 1376.49 FEET; THENCE SOUTH 89°12'30" WEST, A DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 89°12'30" WEST, A DISTANCE OF 1498.70 FEET; THENCE SOUTH 04°10'45" EAST, A DISTANCE OF 179.14 FEET; THENCE NORTH 85°49'15" EAST, A DISTANCE OF 35.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 91°05'25" AND A RADIUS OF 5.28 FEET, A DISTANCE OF 8.39 FEET; THENCE SOUTH 03°05'20" EAST, A DISTANCE OF 197.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 31°56'36" AND A RADIUS OF 162.50 FEET, A DISTANCE OF 90.60 FEET; THENCE SOUTH 28°51'16" WEST, A DISTANCE OF 79.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 63°53'04" AND A RADIUS OF 197.50 FEET, A DISTANCE OF 220.21 FEET; THENCE SOUTH 35°01'48" EAST, A DISTANCE OF 110.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 31°43'15" AND A RADIUS OF 187.50 FEET, A DISTANCE OF 103.81 FEET; THENCE SOUTH 03°18'33" EAST, A DISTANCE OF 130.08 FEET; THENCE NORTH 86°02'14" EAST, A DISTANCE OF 515.32 FEET; THENCE SOUTH 03°57'46" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 86°02'14" WEST, A DISTANCE OF 20.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 123°53'41" AND A RADIUS OF 35.00 FEET, A DISTANCE OF 75.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 73°05'12" AND A RADIUS OF 148.36 FEET, A DISTANCE OF 189.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 126°01'46" AND A RADIUS OF 40.00 FEET, A DISTANCE OF 87.99 FEET; THENCE SOUTH 00°48'01" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°11'59" EAST, A DISTANCE OF 863.84 FEET; THENCE SOUTH 00°12'17" EAST, A DISTANCE OF 1376.48 TO THE AFORE MENTIONED POINT OF BEGINNING.

CONTAINING 41.63 ACRES MORE OR LESS.

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

### 1. STREET:

EMERALD POINTE BOULEVARD, AS SHOWN HEREON, IS HEREBY DEDICATED TO EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. EASEMENTS:

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

ACCESS, UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR UTILITIES AND DRAINAGE FACILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

S.B.T. EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE UTILITIES.

THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PEDESTRIAN AND BICYCLE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO THE ADJACENT WATER MANAGEMENT TRACTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE P.U.D. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 3. TRACTS:

TRACTS "A-1", "A-2", AND "A-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AS ACCESS TRACTS FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACTS "A", "B", "C", "D" AND "E", INCLUDING THE 20 FEET MAINTENANCE EASEMENTS ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED IN PERPETUITY TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS ASSOCIATED WITH RAGEN RANCH ROAD.

TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF A SEWAGE LIFT STATION AND RELATED PURPOSES.

TRACTS "0-1", "0-2", "0-3", AND "0-4", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERALD POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT/SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6<sup>th</sup> DAY OF SEPTEMBER, 1988.

ATTEST:  
*Jonathan F. Rapaport*  
JONATHAN F. RAPAPORT,  
VICE-PRESIDENT/SECRETARY

EMERALD COMMUNITIES CORPORATION, A CORPORATION OF THE STATE OF FLORIDA  
By: *Peter A. Rapaport*  
PETER A. RAPAPORT, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED PETER A. RAPAPORT AND JONATHAN F. RAPAPORT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT AND VICE-PRESIDENT/SECRETARY OF EMERALD COMMUNITIES CORPORATION, A FLORIDA CORPORATION, AND WHO ACKNOWLEDGED TO AND BEFORE ME 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 6<sup>th</sup> DAY OF SEPTEMBER, 1988.

MY COMMISSION EXPIRES: *October 15, 1990*  
NOTARY PUBLIC

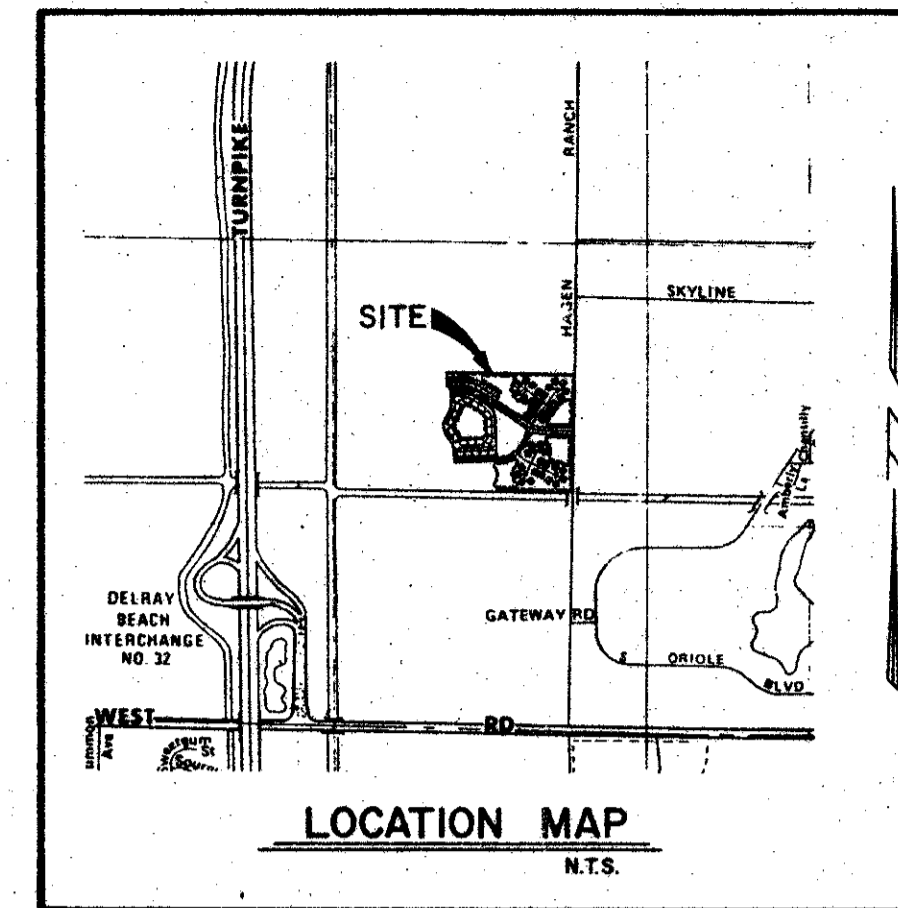
### MORTGAGEE'S CONSENT

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 AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 5590, PAGE 568 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

ATTEST:  
*Marie J. Miner Vice Pres.*  
MARIE J. MINER, VICE-PRESIDENT

GENVILL INVESTORS, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA  
By: *Alvin Wilensky*  
ALVIN WILENSKY, PRESIDENT



LOCATION MAP  
N.T.S.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALVIN WILENSKY AND MARIE J. MINER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF GENVILL INVESTORS, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF SEPTEMBER, 1988.

MY COMMISSION EXPIRES: *April 17, 1990*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY PALM BEACH

I, JEFFREY D. KNEEN, ESQ., ATTORNEY, DULY LICENSED 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 EMERALD COMMUNITIES CORPORATION, A FLORIDA CORPORATION; AND THAT ALL CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT THE MORTGAGE AS SHOWN HEREON IS TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*Jeffrey D. Kneen*  
JEFFREY D. KNEEN, ESQ.  
DATE 8-28-88

### NOTES:

- 1. U.-E. DENOTES UTILITY EASEMENT.
- D.-E. DENOTES DRAINAGE EASEMENT.
- A.-E., U.-E. AND D.-E. DENOTES ACCESS, UTILITY, AND DRAINAGE EASEMENT.
- P.-A.-E. DENOTES PEDESTRIAN ACCESS EASEMENT.
- A.-E. DENOTES ACCESS EASEMENT.
- S.-B.-T. DENOTES SOUTHERN BELL TELEPHONE EASEMENT.
- 2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THIS: ■
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE SHOWN THIS: ●
- 3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 80-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- 4. BEARINGS, AS SHOWN HEREON, ARE BASED UPON EAST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST; SAID BEARING BEING SOUTH 00°14'55" WEST.
- 5. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS OR ACCESS EASEMENTS.
- 6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF UTILITIES OCCUPYING SAME.
- 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY BUILDING CODE.
- 9. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE WILL TAKE PRECEDENCE OVER UTILITY EASEMENTS.

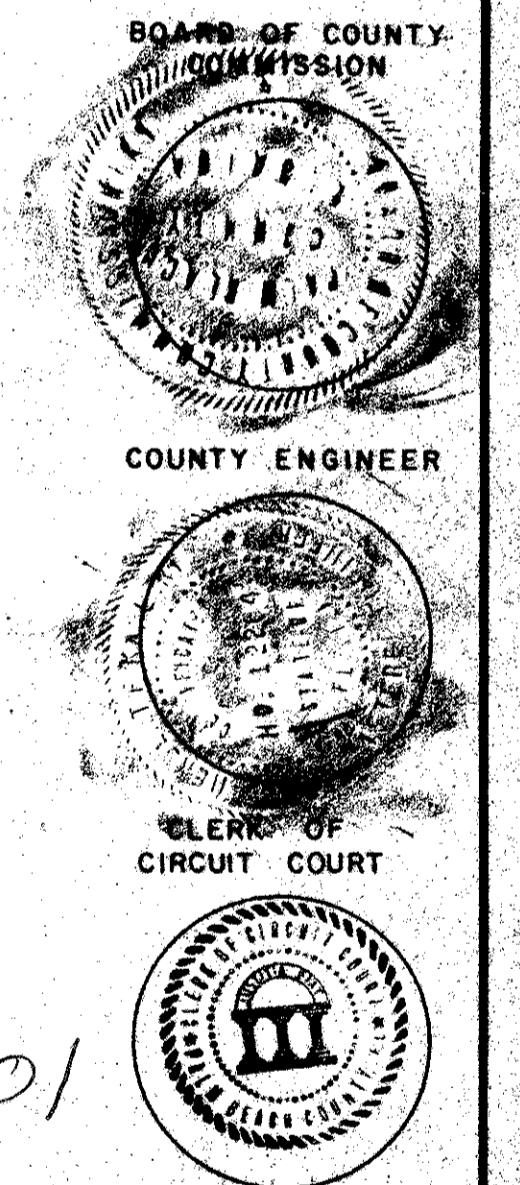
### P.U.D. TABULATION

TOTAL ACREAGE	41.63 ACRES
RECREATION AREA	3.01 ACRES
OPEN SPACE	22.76 ACRES
TOTAL NUMBER OF UNITS	174 D.U.'S
DENSITY	4.18 D.U.'S/ACRE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:32 A.M. this 12 day of Oct. 1988 and duly recorded in Plat Book No. 61 on Page 20 thru 24  
John B. Dunkle, Clerk of the Circuit Court  
By *Carole A. Roberts* D.C.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF October, 1988.  
By *Carol A. Roberts*  
CAROL A. ROBERTS, CHAIR  
ATTEST:  
JOHN B. DUNKLE, CLERK  
By *Drilla Rowlett*  
DEPUTY CLERK  
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF October, 1988.  
By *Herbert F. Kahert*  
HERBERT F. KAHERT, P.E.  
COUNTY ENGINEER



### 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 AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE Sept. 7, 1988 By: *Richard P. Breitenbach*  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 2928  
THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S., A LICENSED SURVEYING MAPPING, INC. 0440-001

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

EMERALD POINTE PLAT NO. 1

SUBMISSION Emerald Pointe  
BOOK 61 PAGE 20  
FILED IN PLAT BOOK 61  
DATE 10/12/88  
BY RS 84-119  
20864

10/12/88

TAZ 467

