

CRESTWOOD UNIT 3 - PLAT ONE

41

SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
JANUARY 1995
SHEET 1 OF 2

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CRESTWOOD UNIT 3 - PLAT ONE" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF CRESTWOOD UNIT 1-PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 56 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID POINT LYING ON THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 27, SAID LINE ALSO BEING THE WESTERLY TERRITORIAL BOUNDARY OF THE VILLAGE OF ROYAL PALM BEACH);

THENCE SOUTH 02°16'03" WEST ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 27 AND THE WESTERLY TERRITORIAL BOUNDARY OF THE VILLAGE OF ROYAL PALM BEACH, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87°43'57" EAST, A DISTANCE OF 286.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, A DELTA OF 29°35'31", AND AN ARC DISTANCE OF 118.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 87°43'57" EAST, A DISTANCE OF 132.66 FEET;

THENCE SOUTH 71°59'47" EAST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 21.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CRESTWOOD BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 5655, PAGE 425 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 1853.00 FEET, A CENTRAL ANGLE OF 14°22'34", AN ARC DISTANCE OF 464.94 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 03°37'39" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1013.17 FEET; THENCE NORTH 68°48'09" WEST, A DISTANCE OF 260.63 FEET; THENCE NORTH 88°57'42" WEST, A DISTANCE OF 241.10 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 27;

THENCE NORTH 02°16'03" EAST ALONG SAID WEST LINE, A DISTANCE OF 1375.63 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 16.492 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:**
TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. THERE IS HEREBY CREATED A PERPETUAL EASEMENT FOR THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STRUCTURES LOCATED IN TRACT "A" FOR USE BY INDIAN TRAIL WATER CONTROL DISTRICT.
- WATER MANAGEMENT TRACT:**
PARCEL "L", THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED IN FEE TO THE INDIAN TRAIL WATER CONTROL DISTRICT FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT.
- DRAINAGE AND LAKE MAINTENANCE/ACCESS 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 INDIAN TRAIL WATER CONTROL DISTRICT.
THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN TRAIL WATER CONTROL DISTRICT FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT.
- UTILITY EASEMENTS:**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY 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 EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LANDSCAPE EASEMENTS:**
THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

*IN WITNESS WHEREOF, ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEIN MANAGEMENT COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, THIS 10th DAY OF JULY, 1995.

ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
BY: STEIN MANAGEMENT COMPANY, INC. MANAGING GENERAL PARTNER
BY: MARTIN J. KATZ, PRESIDENT

ATTEST:
BY: LINDA BAER, SECRETARY

ACKNOWLEDGEMENT:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED MARTIN J. KATZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING GENERAL PARTNER OF ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY 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 10th DAY OF JULY, 1995.
MY COMMISSION EXPIRES: VIRGINIA BARRETT, COMMISSION # CC 461824, EXPIRES MAY 9, 1999, BONDED THROUGH ATLANTIC BONDING CO., INC.

ACCEPTANCE OF DEDICATIONS
CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC.
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 10th DAY OF JULY, 1995.

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: MARTIN J. KATZ, PRESIDENT

ATTEST:
BY: LINDA BAER, SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JULY, 1995 BY MARTIN J. KATZ, THE PRESIDENT OF CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

VIRGINIA BARRETT, COMMISSION # CC 461824, EXPIRES MAY 9, 1999, BONDED THROUGH ATLANTIC BONDING CO., INC.

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JULY, 1995 BY LINDA BAER, THE SECRETARY OF CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

VIRGINIA BARRETT, COMMISSION # CC 461824, EXPIRES MAY 9, 1999, BONDED THROUGH ATLANTIC BONDING CO., INC.

ACCEPTANCE OF DEDICATIONS
INDIAN TRAIL WATER CONTROL DISTRICT
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

INDIAN TRAIL WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 10th DAY OF JULY, 1995.

INDIAN TRAIL WATER CONTROL DISTRICT
BY: [Signature]

ATTEST:
BY: [Signature], SECRETARY

ACKNOWLEDGEMENT:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED CHARLES C. WALEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, SECRETARY, INDIAN TRAIL WATER CONTROL DISTRICT, AND SEVERALLY 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 24th DAY OF JULY, 1995.
MY COMMISSION EXPIRES: SANDRA D. LOVY, My Comm. Exp. 12/31/99, Bonded By Service Co., No. CC39721

MORTGAGEE'S CONSENT
STATE OF FLORIDA }
COUNTY OF BROWARD } SS

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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8464, AT PAGE 1619 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

UNION BANK OF FLORIDA
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

ATTEST: [Signature] BY: [Signature], UNION BANK OF FLORIDA, A FLORIDA CORPORATION

ACKNOWLEDGEMENT:
STATE OF FLORIDA }
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED J.R. BROWER (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS UNION BANK OF FLORIDA, AND SEVERALLY 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 2nd DAY OF FEBRUARY, 1995.
MY COMMISSION EXPIRES: OFFICIAL NOTARY SEAL, LORI COXEA, NOTARY PUBLIC STATE OF FLORIDA, COMMISSION NO. CC38357, MY COMMISSION EXP. JULY 29, 1998

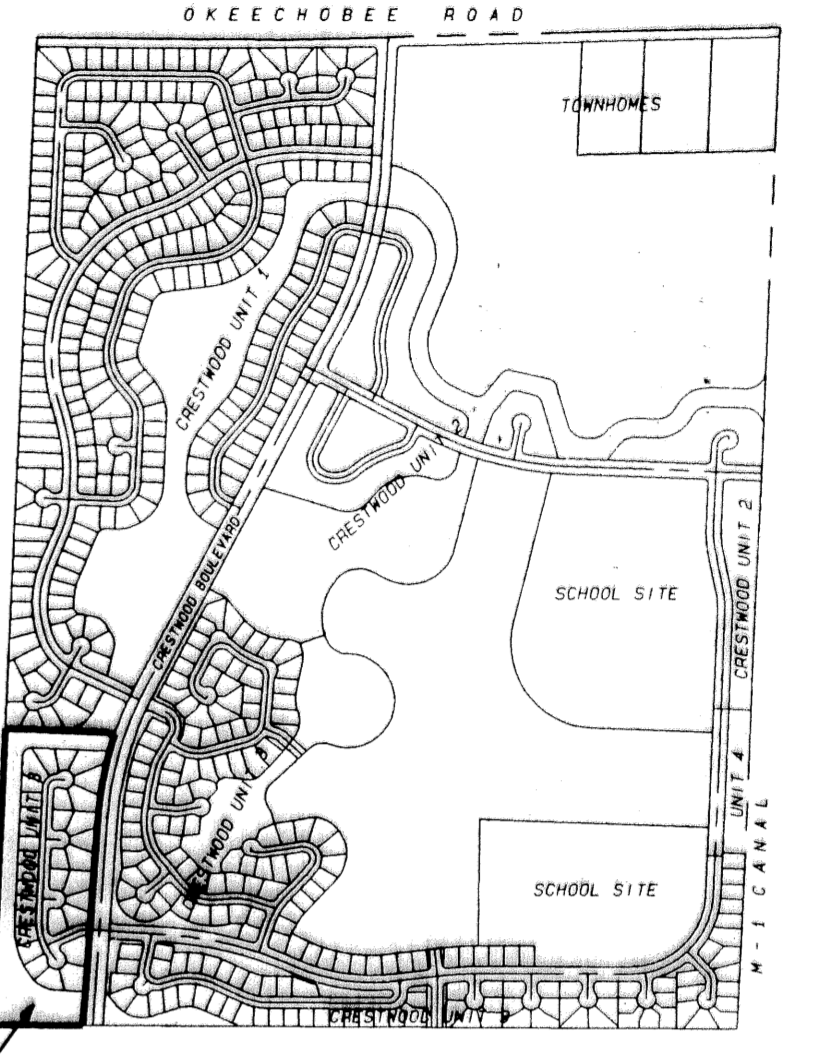
TITLE CERTIFICATE:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

WE, BOULEVARD TITLE COMPANY, A TITLE INSURANCE COMPANY, AS 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 ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: August 4, 1995
BOULEVARD TITLE COMPANY
BRUCE K. GREENFIELD, PRESIDENT

A VARIANCE HAS BEEN APPROVED BY ORDER OF THE VILLAGE COUNCIL, VILLAGE OF ROYAL PALM BEACH, FLORIDA, PER CASE NUMBER VC-94-1 AS FOLLOWS:

LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE	LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE
2	78	2	21	67	13
3	72	8	24	60	20
16	60	20	25	59	21
17	60	20	26	59	21
18	72	8	29	54	26
19	61	19	30	53	27
20	66	14	31	54	26



THIS PLAT LOCATION MAP

SITE AREA	16.492	ACRES
NUMBER OF LOTS	32	UNITS
LINEAL FEET OF STREETS	1318.3	FEET
OPEN SPACE	0	ACRES
AREA OF STREETS	2.235	ACRES
AREA OF LOTS	9.241	ACRES
WATER MANAGEMENT TRACT	5.016	ACRES
APPROXIMATE LOT DIMENSIONS	80' x 113'	
APPROXIMATE LOT SIZE	19,000	S.F.

VILLAGE OF ROYAL PALM BEACH APPROVALS:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF NOVEMBER, 1995.
BY: KENNETH CLODFELTER, PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF NOVEMBER, 1995.
BY: ANTHONY R. MASILOTTI, MAYOR

ATTEST: VILLAGE CLERK
BY: MARY ANNE GOULD

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1995.
BY: DOUG WINTER, P.E., CONSULTING ENGINEER

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 THAT PERMANENT CONTROL POINTS ("P.C.P.S.") WILL BE SET UNDER THE GUARANTEE POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA CORRELATES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM BEACH, FLORIDA.
DATE: 1-24-95
FREDERICK E. CONROD, PROFESSIONAL LAND SURVEYOR, FLORIDA REGISTRATION NO. 2816

SUBDIVISION # CRESTWOOD
BOOK 76 PAGE 41
FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME VILLAGE OF ROYAL PALM BEACH

ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, DELAWARE LIMITED PARTNERSHIP NOTARY
CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC. NOTARY
INDIAN TRAIL WATER CONTROL DISTRICT NOTARY
MORTGAGEE'S CONSENT NOTARY
VILLAGE OF ROYAL PALM BEACH NOTARY
VILLAGE OF ROYAL PALM BEACH CONSULTING ENGINEER NOTARY
SURVEYOR

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 WEST MC NAB ROAD
POMPAHO BEACH, FLORIDA, 33069
(305) 782-8222
CERT. NO. LB0003110