

This Instrument Prepared By:
Gregory S. Mire
 2200 PARK CENTRAL BLVD. NORTH
 SUITE 100
 POMPANO BEACH, FLORIDA 33064
 (954) 974-2200

CC CONSULTANTS
 ENGINEERS SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

CRYSTAL KEY AT WOOLBRIGHT PLACE P.U.D.

PART OF WOOLBRIGHT PLACE PLAT 1,
 A REPLAT OF A PORTION OF TRACTS "A" & "C", WOOLBRIGHT PLACE PLAT 1 (P.B. 67, PGS. 47 THROUGH 49, P.B.C.R.)
 SITUATE IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.
 SEPTEMBER, 1996

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COUNTY OF PALM BEACH) SS
 STATE OF FLORIDA)
 This Plat was filed for record at 3:15 P.M.
 this 1 day of April 1997
 and duly recorded in Plat Book No. 79
 on page 82 thru 84
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by Luigi A. Scuderi, D.C.



SHEET 1 OF 3

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

DEDICATION AND RESERVATION:

State of Florida } SS
 County of Palm Beach }

KNOW ALL MEN BY THESE PRESENTS that Kennedy Properties, Ltd., a Florida corporation, owner of the land shown hereon as CRYSTAL KEY AT WOOLBRIGHT PLACE P.U.D., part of Woolbright Place Plat 1, a replat of a portion of Tracts "A" and "C", Woolbright Place Plat 1, as recorded in Plat Book 67, Pages 47 through 49, Public Records, being in Section 29, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

A PORTION OF TRACTS "A" & "C", TOGETHER WITH A PORTION OF SOUTHWEST 8 TH STREET, WOOLBRIGHT PLACE PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 47 THROUGH 49, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE NORTH 01°34'16" WEST ALONG THE EAST LINE OF SAID SECTION FOR 3,470.64 FEET; THENCE SOUTH 88°26'13" EAST FOR 1615.12 FEET TO THE NORTHWEST CORNER OF SAID TRACT C AND POINT OF BEGINNING; THENCE NORTH 88°26'13" EAST FOR 214.51 FEET; THENCE SOUTH 01°33'09" EAST FOR 120.00 FEET; THENCE NORTH 88°26'13" EAST FOR 50.00 FEET; THENCE SOUTH 01°33'09" EAST FOR 170.00 FEET; THENCE NORTH 88°26'13" EAST FOR 50.00 FEET; THENCE SOUTH 01°33'09" EAST FOR 120.00 FEET; THENCE NORTH 88°26'13" EAST FOR 830.75 FEET, THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH A PORTION OF THE NORTH LINE OF TRACT C; THENCE SOUTH 01°34'16" EAST FOR 590.00 FEET; THENCE SOUTH 88°26'13" WEST FOR 85.00 FEET; THENCE SOUTH 48°11'50" WEST FOR 85.14 FEET; THENCE SOUTH 01°34'16" EAST FOR 95.00 FEET; THENCE SOUTH 88°26'13" WEST FOR 561.43 FEET TO THE WEST LINE OF SAID TRACT C; THENCE NORTH 01°06'23" WEST ALONG THE WEST LINE OF SAID TRACT C FOR 178.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 751.00 FEET, A CENTRAL ANGLE OF 16°50'30" FOR AN ARC DISTANCE OF 220.75 FEET; THENCE NORTH 61°12'37" WEST FOR 16.19 FEET TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF SOUTH 71°08'22" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°45'51", FOR AN ARC DISTANCE OF 151.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°37'29" WEST ALONG THE WEST LINE OF SAID TRACT C FOR 627.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 08°45'46", FOR AN ARC DISTANCE OF 62.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND CONTAINING 14.051 ACRES, MORE OR LESS.
 SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS, OF RECORD, IF ANY.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract R, as shown hereon, is hereby reserved to Crystal Key at Woolbright Place Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, as a private roadway for ingress, egress, utilities, drainage 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 B, as shown hereon, is hereby reserved to Crystal Key at Woolbright Place Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

Tract C, as shown hereon, is hereby reserved to Crystal Key at Woolbright Place 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.

The City of Boynton Beach 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, lake maintenance, and lake maintenance access easements associated with said drainage system.

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.

The limited access easements as shown hereon are hereby dedicated to the City of Boynton Beach, for the purpose of control and jurisdiction over access rights.

This plat is subject to Woolbright Place Master Association Declaration of Protective Covenants (O.R.B. 8649, Pg. 968, P.B.C.R.)

The buffer easements as shown hereon are hereby reserved for the Crystal Key at Woolbright Place Homeowners Association Inc., a Florida corporation, not for profit, its successors and assigns, for landscape buffer purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

IN WITNESS WHEREOF, the above named 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 27th day of February, 1997.

Witness: Robert J. Trautman
 Print: ROBERT J. TRAUTMAN
 Kennedy Properties, Ltd.,
 a Florida corporation

Witness: Anne M. Giordano
 Print: ANNE M. GIORDANO
 By: Timothy R. Kelly
 TIMOTHY R. KELLY, President

ACKNOWLEDGEMENT:
 State of Florida } SS
 County of Broward }
 BEFORE ME personally appeared Timothy R. Kelly, who is personally known to me, and who executed the foregoing instrument as President of Kennedy Properties, Inc., a Florida corporation, 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 27th day of February, 1997.
 My Commission expires: _____
Marianne Fine
 Notary Public

MORTGAGEE'S CONSENT
 State of Florida } SS
 County of _____ }
 The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon, that it does hereby join in and consent to the dedication of the lands described hereon by the owner thereof and agrees that its mortgage which is recorded in Official Records Book _____, at Page _____, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedications shown hereon.

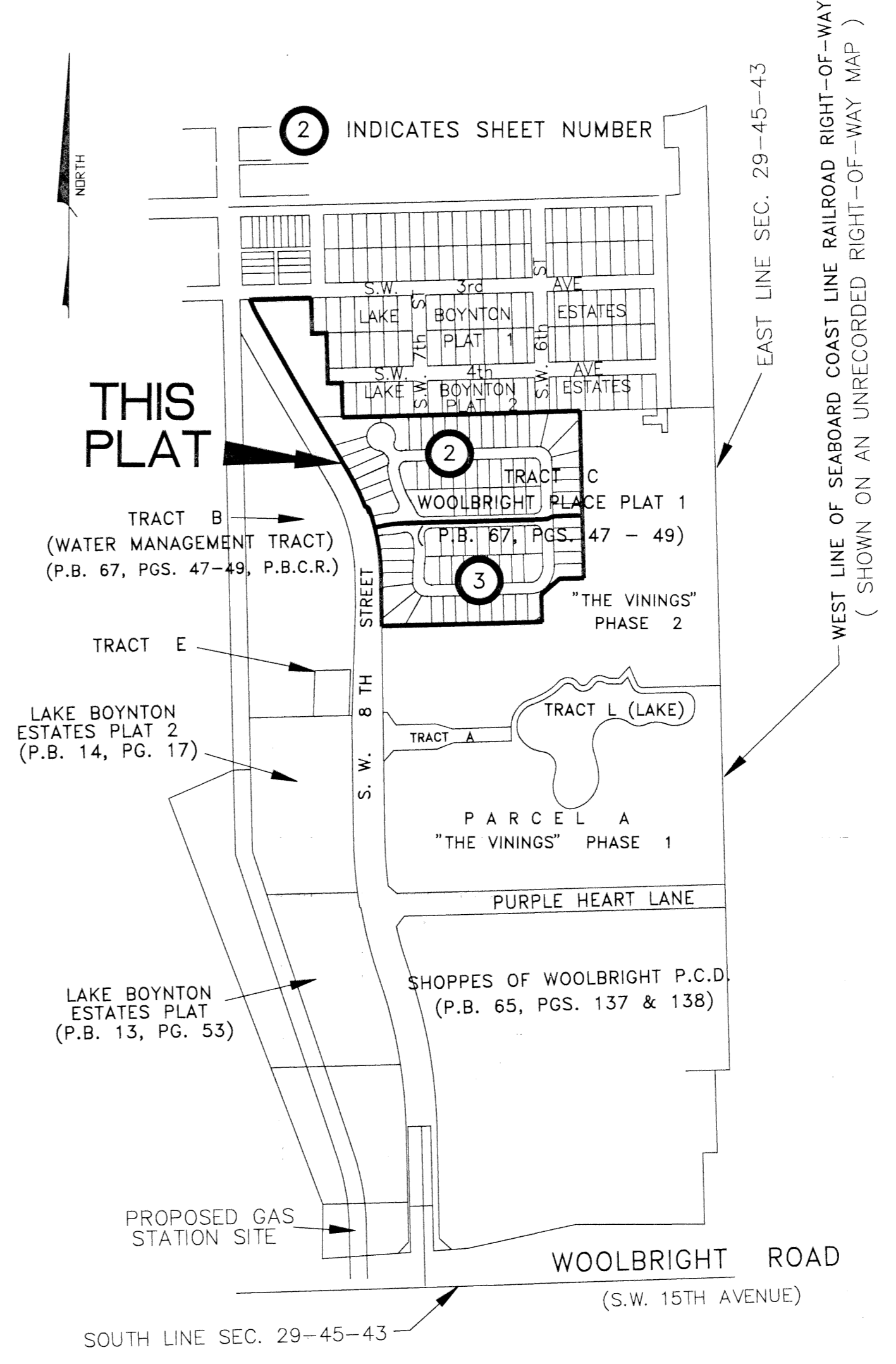
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27th day of February, 1997.

Witness: Kenneth S. Franklin
 Print: KENNETH S. FRANKLIN
 HARRIS TRUST AND SAVINGS BANK,
 a banking corporation

Witness: E.G. Madell
 Print: E.G. MADELL
 By: Wesley W. Farnool
 WESLEY W. FARNOL, Vice President

MORTGAGEE'S ACKNOWLEDGEMENT
 State of Illinois } SS
 County of Cook }
 Before me personally appeared _____ as Vice President of Harris Trust and Savings Bank, a banking corporation, to me well known to be the person described in and who executed this Mortgagee's Consent and acknowledged before me that he executed said Consent for the purpose expressed therein.

Witness my hand and seal this 28th day of February, 1997.
 My commission expires: 10/27/97
Harm M. Grynkowski
 Notary Public



LOCATION & INDEX MAP
 NOT TO SCALE

ACCEPTANCE OF RESERVATION:
 State of Florida } SS
 County of Palm Beach }
 Crystal Key at Woolbright Place Homeowners Association Inc., a Florida corporation, not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 27th day of February, 1997.

Crystal Key at Woolbright Place Homeowners Association Inc.,
 a Florida corporation, not for profit

Witness: Anne M. Giordano
 Print: ANNE M. GIORDANO
 By: Robert J. Trautman
 ROBERT J. TRAUTMAN, President

ACKNOWLEDGEMENT:
 State of Florida } SS
 County of Palm Beach }
 Before me personally appeared Robert J. Trautman, who is personally known to me, who executed the foregoing instrument as President of Crystal Key at Woolbright Place Homeowners Association Inc., a Florida corporation, not for profit, and acknowledged to and before me that he executed said instrument as such officer of said corporation and that the seal affixed hereto 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 by hand and official seal this 27th day of February, 1997.
 My commission expires: _____
Marianne Fine
 Notary Public

TITLE CERTIFICATION:
 I, Ronald L. Platt, Esq., 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 to Kennedy Properties, Ltd., owner; that the current taxes have been paid; and there are no other encumbrances of record that would affect the subdivision of this property.

Date: 2/27/97
Ronald L. Platt, Esq.
 RONALD L. PLATT, Esq.,
 Attorney at Law licensed in Florida

CITY APPROVAL:
 This plat is hereby approved for record this 28 day of April, 1997.

By: Jerry Taylor
 JERRY TAYLOR, Mayor

Attest: Suzanne M. Kruse
 SUZANNE M. KRUSE, City Clerk.

CITY OF BOYNTON BEACH ENGINEER:
 This plat is hereby approved for record this 1 day of April, 1997.

By: John S. Yeend
 JOHN S. YEEND, PE., City of Boynton Beach 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 all Permanent Control Points (P.C.P.s) will be set under my direction and supervision within one year from the date the Plat is recorded and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Boynton Beach, Florida.

DATE: 12-04-96
Gregory S. Mire
 GREGORY S. MIRE, P.L.S.
 License No. 4437
 State of Florida

CRYSTAL KEY AT WOOLBRIGHT PLACE
 SUBDIVISION # PLACE
 BOOK 79 PAGE 82
 FLOOD MAP
 ZONING
 QUAD
 SE
 ZIP CODE
 PUD NAME City of Boynton Beach

KENNEDY PROPERTIES	NOTARY	HARRIS TRUST AND SAVINGS BANK	NOTARY	CRYSTAL KEY H.O.A. NOTARY	CITY ENGINEER	SURVEYOR