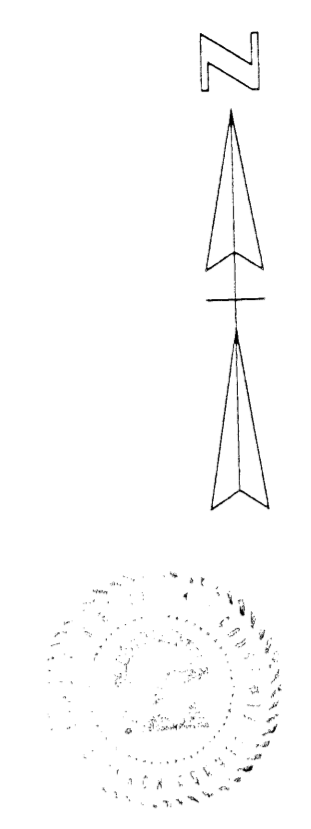
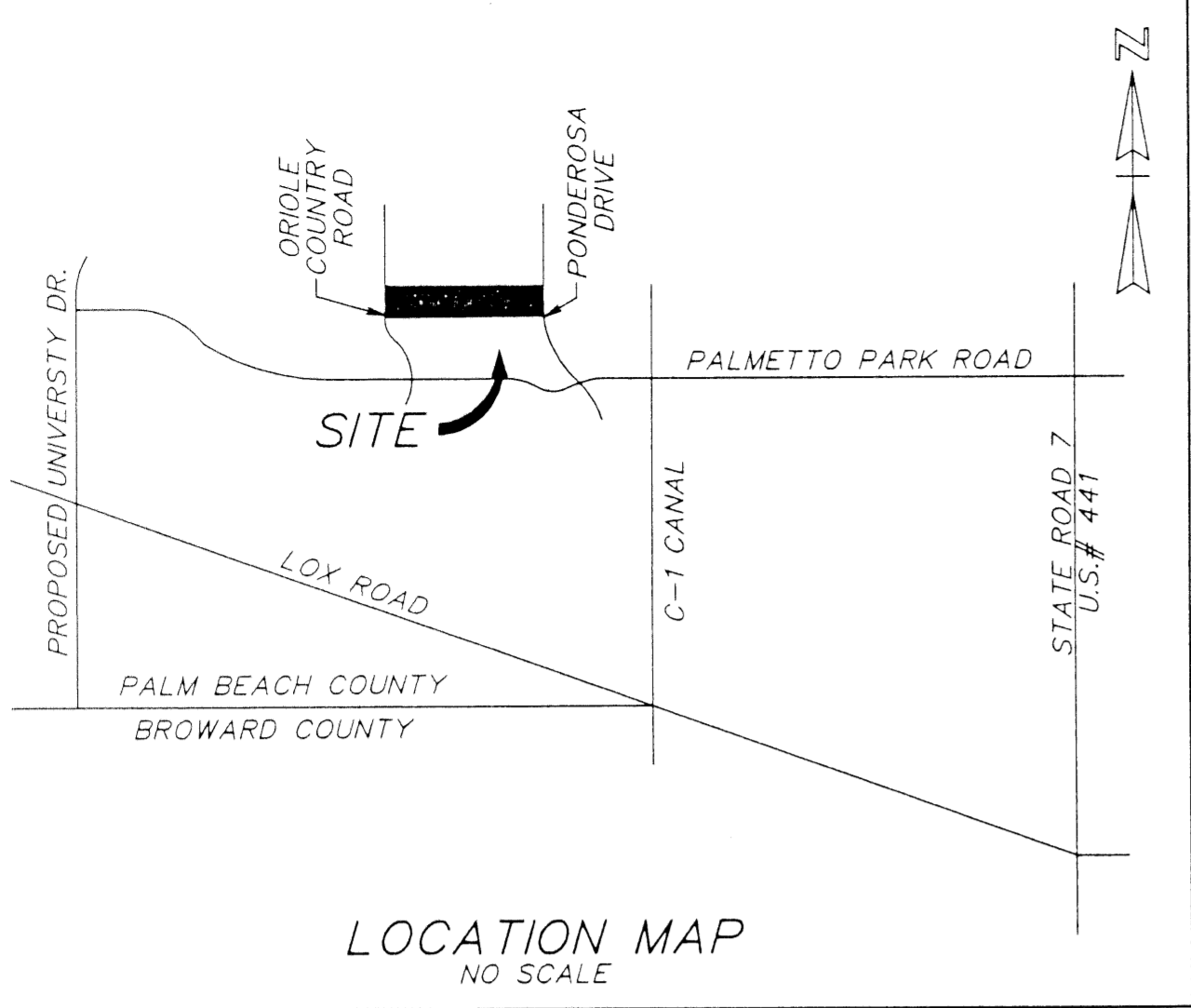


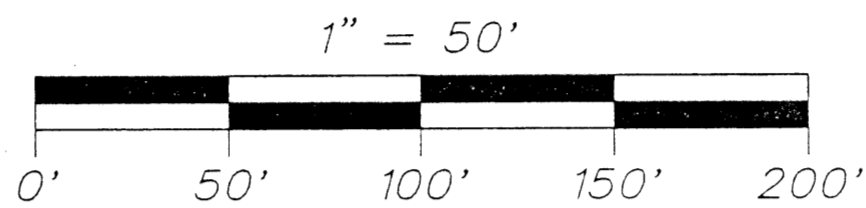
CRYSTAL COVE ESTATES

BEING A SUBDIVISION OF TRACT 37, SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUITLANDS COMPANY'S PLAT NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This was filed for record at 11:38A 99
on the 13 day of April 1999
and duly recorded in Public Record
Book 165-166 84
by *Paul D. Engle* S.M.
Surveyor & Mapper

SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, AS CRYSTAL COVE ESTATES, BEING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 37, OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 2, RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N.89°44'56"E, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1340.60 FEET; THENCE N.10°57'01"E, A DISTANCE OF 128.67 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 27°04'50" AND A RADIUS OF 960.00 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE, A DISTANCE OF 453.74 FEET; THENCE N.16°07'48"W, A DISTANCE OF 157.07 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 14°54'50" AND A RADIUS OF 1040.00 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE, A DISTANCE OF 270.71 FEET; THENCE N.89°45'38"E, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°45'38"E, A DISTANCE OF 1306.25 FEET; THENCE N.1°13'50"W, A DISTANCE OF 326.35 FEET; THENCE S.89°45'32"W, A DISTANCE OF 1306.17 FEET; THENCE S.1°12'58"E, A DISTANCE OF 326.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,276 SQUARE FEET OF 9.7859 ACRES, MORE OR LESS.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CRYSTAL COVE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CRYSTAL COVE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CRYSTAL COVE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28TH DAY OF DECEMBER, 1998.

ENGLE HOMES/PALM BEACH, INC.
A FLORIDA CORPORATION

WITNESS: *Donna M. Sordello*

BY: *[Signature]*
HARRY ENGELSTEIN, PRESIDENT

WITNESS: *Kathleen DeLone*

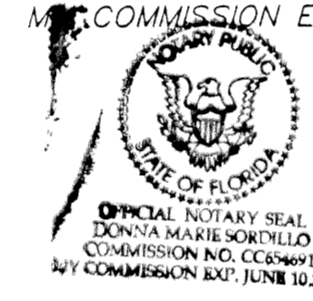
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY ENGELSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, 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 28TH DAY OF DECEMBER, 1998.

MY COMMISSION EXPIRES: JUNE 10, 2001
Donna Marie Sordello
NAME: DONNA MARIE SORDILLO
NOTARY PUBLIC - STATE OF FLORIDA



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CRYSTAL COVE ESTATES HOMEOWNERS ASSOCIATION, INC., 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 29TH DAY OF DECEMBER, 1998.

CRYSTAL COVE ESTATES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Donna M. Sordello*

BY: *[Signature]*
LYNNE GAUDET, VICE PRESIDENT

WITNESS: *Kathleen DeLone*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, REALTY LAND 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 IN ENGLE HOMES/PALM BEACH, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

March 25, 1999
December 31, 1998
DATE

Stephen W. Sorenco
STEPHEN W. SORENCO, ESO.
PRINT TITLE: Vice President

COUNTY APPROVAL

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 13 DAY OF April, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

BY: *George T. Webb*
GEORGE T. WEBB, P.E., COUNTY ENGINEER

NOTES:

THE SOUTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, IS ASSUMED TO BEAR N.89°44'56"E.

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND
SCALE FACTOR 1.0000744
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N.89°44'56"E (PLAT BEARING)
N.89°43'56"E (GRID BEARING)

0°01'00" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION. THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561)276-4501.

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □ (#5708)

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

ZONING PETITION NUMBER: Z/CO2 97-14

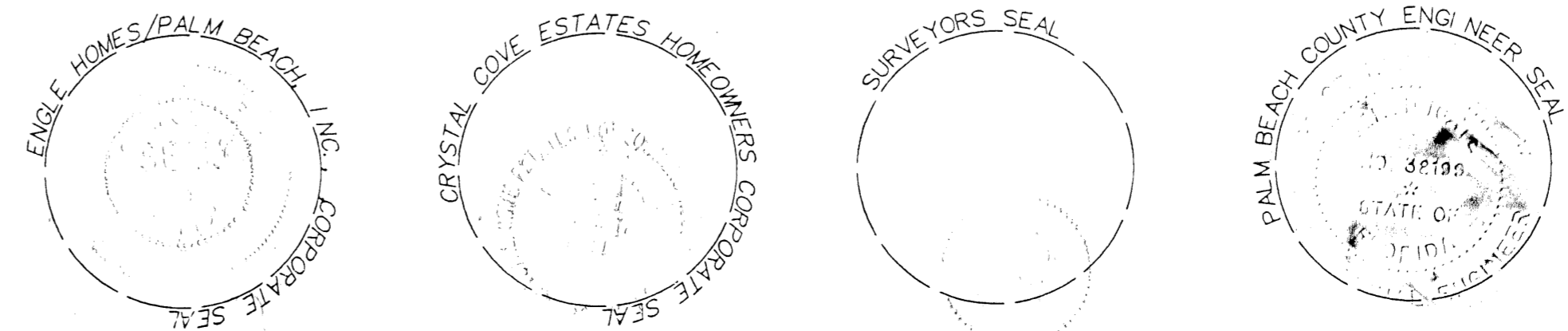
SURVEYOR'S CERTIFICATE:

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), AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Paul D. Engle
PAUL D. ENGLE, P.S.M.
SURVEYOR AND MAPPER NO. 5708
STATE OF FLORIDA

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SUBDIVISION Crystal Cove Estates
BOOK 165
PAGE 165
FLOOD ZONE A0
QUAD # 69
SE 97-14
T14Z 778
FDD NAME Boca Lane
FLOOD MAP # 100B
ZONING R5
ZIP CODE 33424



O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
(561) 276-4501 732-3279 FAX 276-2390

DATE: OCT. 1997
FIELD BOOK: BR71
PAGE NO: 52
SCALE: 1" = 50'
ORDER NO: 97-221ab "PL"