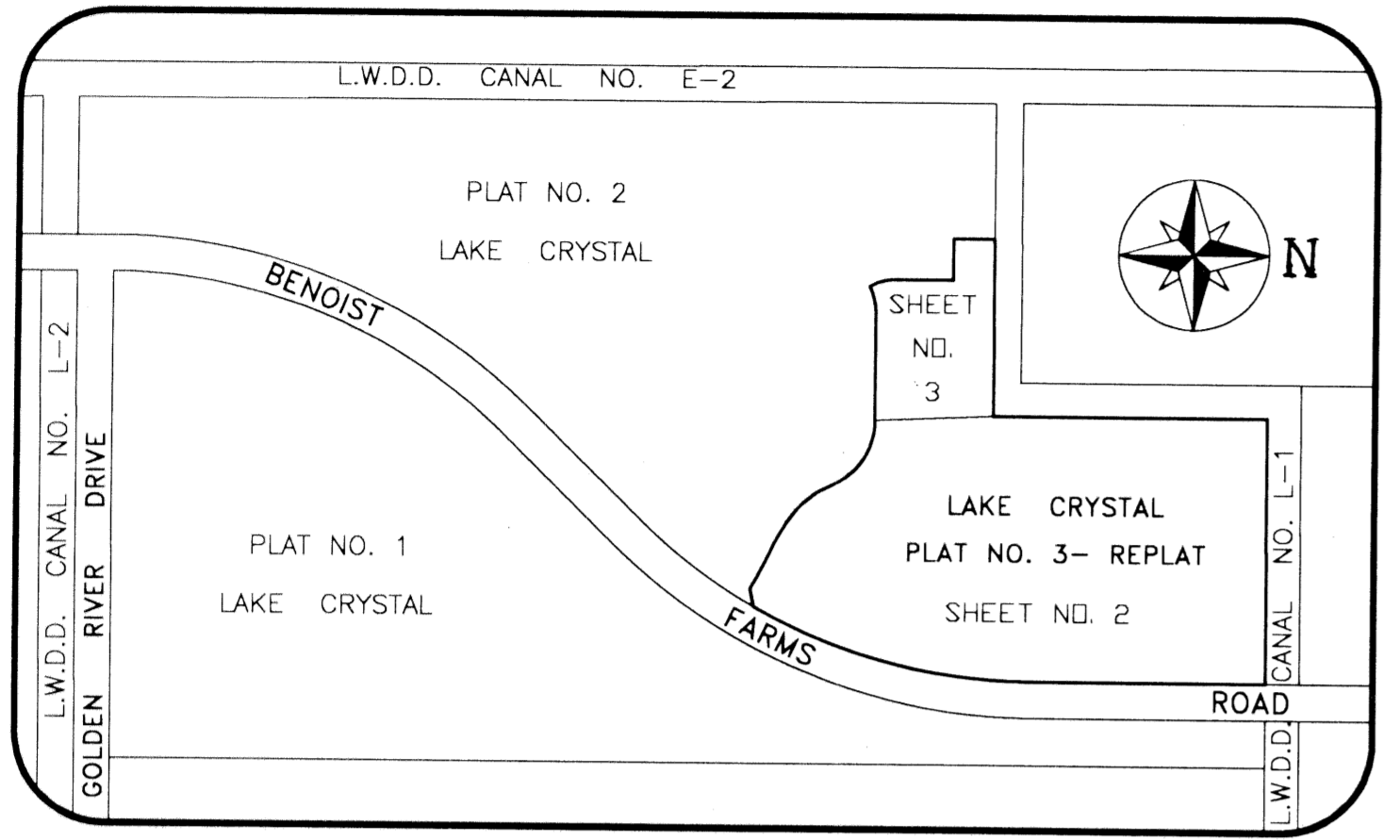


# LAKE CRYSTAL PLAT NO. 3- REPLAT

BEING A PORTION OF GOLDEN LAKES VILLAGE, P.U.D.  
BEING A REPLAT OF PLAT NO. 3 OF LAKE CRYSTAL  
AS RECORDED IN PLAT BOOK 78, PAGES 56 THRU 58 INCLUSIVE, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
SHEET 1 OF 3  
JULY, 2001



KEY MAP  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lakeview Investment Partnership, a Florida General Partnership, owner of the lands shown hereon, being in Section 29, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as Lake Crystal Plat No. 3- Replat, being more particularly described as follows:

### DESCRIPTION

Plat No. 3 of Lake Crystal as same is recorded in Plat Book No.78 at Pages 56 through 58, of the Public Records of Palm Beach County, Florida, CONTAINING 15.308 Acres, more or less.

has caused the same to be surveyed and replatted as shown hereon and do hereby dedicate as follows:

### 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.

### LAKE MAINTENANCE / ACCESS EASEMENTS

The lake maintenance and access easements as shown hereon are hereby reserved for the Lakeview Investment Partnership, its successors and assigns, 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 said partnership, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County 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, and private streets associated with said drainage system.

### WATER MANAGEMENT TRACTS

Tract W-1 as shown hereon is hereby reserved by the Lakeview Investment Partnership, a Florida General Partnership, its successors or assigns, for water management and drainage purposes and is the perpetual maintenance obligation of said Partnership, its successors or assigns, without recourse to Palm Beach County. Tract W-1 is subject to an existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Record Book 12357, pages 1540 through 1545, Public Records of Palm Beach County, Florida.

### LIMITED ACCESS EASEMENTS

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.

### BUFFER EASEMENTS

Buffer Easements, as shown hereon, are hereby reserved for the Lakeview Investment Partnership, its successors and assigns, for buffer/landscape purposes and are the perpetual maintenance obligation of said Partnership, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named Florida General Partnership has caused these presents to be signed by its General Partners, the E. Llwyd Ecclestone, Jr. Revocable Trust and Hotel Services Company, Inc., A Florida Corporation, this 21<sup>st</sup> day of September 2001.

WITNESS [Signature] Lakeview Investment Partnership  
A Florida General Partnership  
By: The E. Llwyd Ecclestone Jr. Revocable Trust, as General Partner.

WITNESS [Signature] By: [Signature]  
E. Llwyd Ecclestone, Jr., Trustee

WITNESS [Signature] Lakeview Investment Partnership  
A Florida General Partnership  
By: Hotel Services Company, Inc., A Florida Corporation, as General Partner

WITNESS [Signature] By: [Signature]  
Ron Cooper  
Executive Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared E. Llwyd Ecclestone, Jr., Trustee, who is personally known to me or has produced \_\_\_\_\_ and \_\_\_\_\_, respectively as identification, and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purposes expressed therein.  
WITNESS my hand and official seal this 21<sup>st</sup> day of September, 2001.

By: [Signature]  
Notary Public  
Nannette Gammon  
My Commission Expires: May 18, 2005  
Commission No. DD020274

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared Ron Cooper, who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Executive Vice President of Hotel Services Company, 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 21<sup>st</sup> day of September, 2001.

My commission expires: May 18, 2005  
By: [Signature]  
Notary Public  
Nannette Gammon  
Commission No. DD020274

### P.U.D. TABULATION

Area of this plat 15.308 Acres  
Number of D.U.'s NONE  
Land Use Civic(School 96-D,  
Project NO. 2751-8198)  
Petition No. 85-89

### 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, which is recorded in Official Record Book 9342, at Page 1057, 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 Vice President and its corporate seal to be affixed hereon by and with authority of its Board of Directors this 21<sup>st</sup> day of September 2001.

WITNESS [Signature] Wachovia Bank, N.A.,  
Successor by Merger with  
Republic Security Bank  
WITNESS [Signature] By: [Signature]  
Raymond E. Weeks  
Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared Raymond E. Weeks who is personally known to me, well known, or has produced \_\_\_\_\_ as identification, who executed the foregoing instrument as Vice President of Wachovia Bank, N.A., Successor by Merger with Republic Security Bank, a 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 21<sup>st</sup> day of September, 2001.

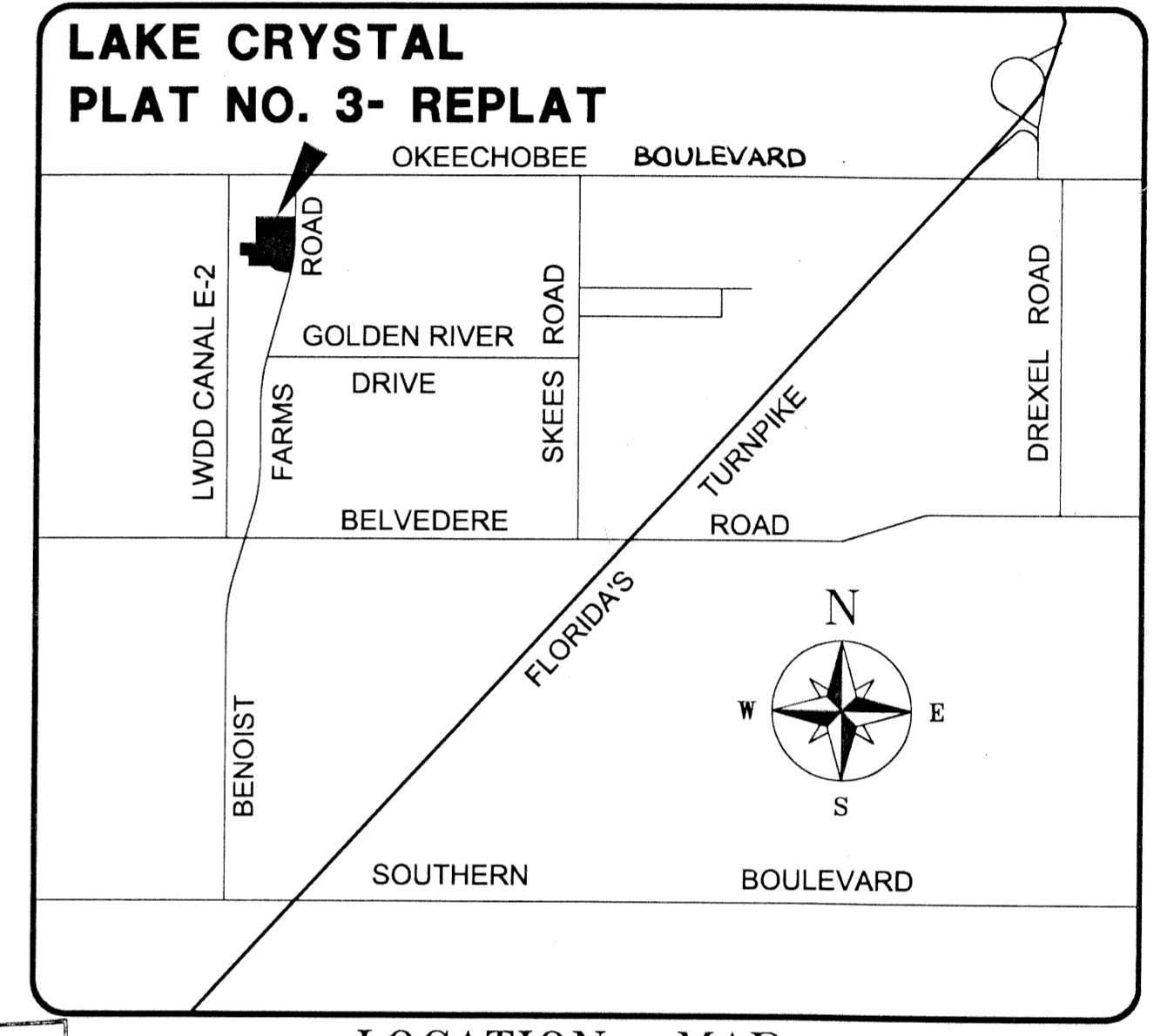
My Commission Expires: May 18, 2005  
Commission No. DD020274  
By: [Signature]  
Notary Public - Nannette Gammon

### NOTES

1. Permanent Control Points (P.C.P.'s) are not required.
2. The west right-of-way of Benoit Farms Road lying northerly of the southeast corner of Tract 16, Palm Beach Farms Co. Plat No. 9, is assumed to bear North 00°00'00" East and all other bearings shown are relative thereto.
3. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachment.
4. In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction operation and maintenance of utilities within these areas of intersection shall not interfere with the construction operation and maintenance of drainage facilities.
5. Building setback lines shall be as required by current Palm Beach County zoning regulations and/or any restrictive covenants pertaining to that portion of the planned unit development reflected by this plat.

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, Alys Daniels, an attorney duly licensed to practice law 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 Lakeview Investment Partnership, a Florida General Partnership; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are hereon shown; and that there are no other encumbrances of record.  
Date: 9/21/01 By: [Signature]  
Alys Daniels, Attorney at Law,  
Fla. Bar# 354600



LOCATION MAP  
NOT TO SCALE

### COUNTY APPROVAL

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 18 day of October A.D. 2001, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: [Signature]  
George T. Webb, 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; 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 further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: 9/21/2001 By: [Signature]  
Richard P. Breitenbach, P.L.S. & Mapper  
License No. 3978  
State of Florida (Seal)

This instrument was prepared by D. M. Shepherd, Robert E. Owen Engineers, Inc., 1696 Old Okeechobee Road, West Palm Beach, Florida.

### NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Field Book No. C-197Pg. 14	Field MATTHES	Drawn SHEPHERD	Checked OWEN	Approved	ROBERT E. OWEN ENGINEERS, INC. 1696 Old Okeechobee Road West Palm Beach, Florida 33409 Telephone 561-687-0446 00005644	Job No. 2000-1006	Scale NONE	Date JUNE, 2001	Sheet 1	of 3	File RP-2402-C
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REPLAT OF LAKE CRYSTAL PLAT NO. 3  
PAGE 87  
FLOOD MAP # 150A  
ZONING RS  
QUANTITY 46  
SE 05-09  
TAZ 018  
PUD NAME GOLDEN LAKES VILLAGE