


# CYPRESS LAKES PRESERVE MUPD

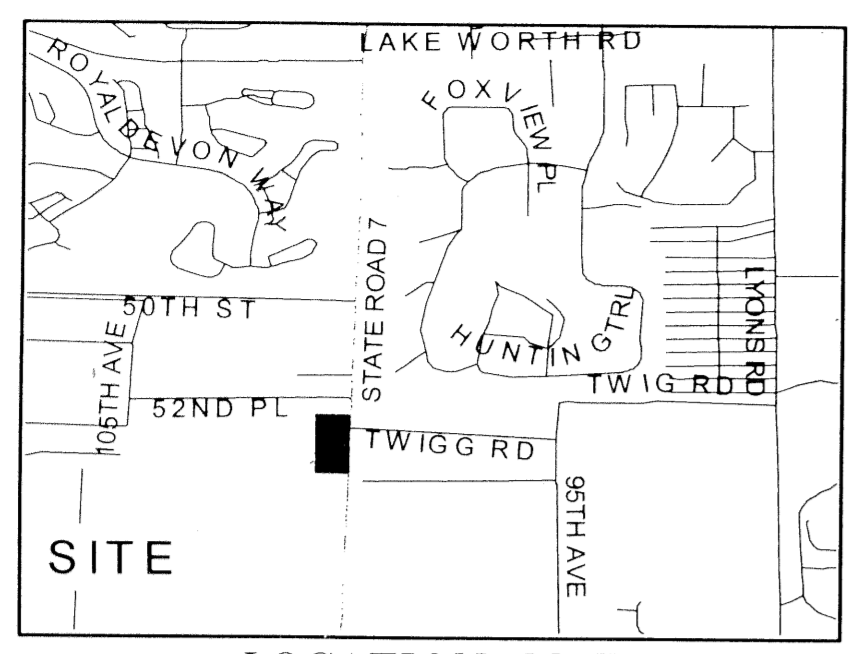
## BEING A REPLAT OF PORTIONS OF TRACTS 9 AND 16, BLOCK 35, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA APRIL, 2003 SHEET 1 OF 2

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COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 9 46 M. THIS 17 DAY OF December 2003 AND DULY RECORDED IN PLAT BOOK NO. 100 ON PAGE 167-168

DOROTHY H. WILKEL  
Clerk of Circuit Court  
BY:  D.C.



LOCATION MAP NOT TO SCALE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON SELF STORAGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CYPRESS LAKES PRESERVE MUPD, BEING A REPLAT OF PORTIONS OF TRACTS 9 AND 16, BLOCK 35, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°27'15" EAST, ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 2574.92 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 16, ALSO BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF CYPRESS LAKES PRESERVE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 159-163 OF SAID PUBLIC RECORDS, THENCE SOUTH 89°00'51" WEST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 222.21 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD NO. 7) AS RECORDED IN OFFICIAL RECORD BOOK 10507, PAGE 1304 OF THE SAID PUBLIC RECORDS, AND THE SOUTHEAST CORNER OF SAID CYPRESS LAKES PRESERVE P.U.D.; THENCE NORTH 01°28'24" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 AND THE EAST LINE OF SAID CYPRESS LAKES PRESERVE P.U.D., A DISTANCE OF 150.66 FEET; THENCE NORTH 01°28'08" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 AND SAID EAST LINE OF SAID CYPRESS LAKES PRESERVE P.U.D., A DISTANCE OF 49.52 FEET, TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF TRACT 16 AND THE POINT OF BEGINNING

THENCE CONTINUE NORTH 01°28'08" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 A DISTANCE OF 790.16 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF AFORESAID TRACT 9; THENCE SOUTH 89°01'09" WEST ALONG SAID NORTH LINE, A DISTANCE OF 338.31 FEET TO THE WEST LINE OF SAID TRACT 9; THENCE SOUTH 01°07'53" WEST ALONG SAID WEST LINE OF TRACT 9 AND THE WEST LINE OF TRACT 16 (ALSO BEING THE EAST LINE OF CYPRESS LAKES PRESERVE P.U.D. AND ITS NORTHERLY PROLONGATION) A DISTANCE OF 789.47 FEET TO THE PREVIOUSLY DESCRIBED PARALLEL LINE 200 FEET NORTH OF THE SOUTH LINE OF TRACT 16; THENCE NORTH 89°00'51" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 302.46 FEET TO THE POINT OF BEGINNING

CONTAINING 252,929 SQUARE FEET, OR 5.80665 ACRES, MORE OR LESS.

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

**1) LANDSCAPE BUFFER EASEMENTS AND THE RIGHT-OF-WAY LANDSCAPE BUFFER EASEMENTS:**

THE LANDSCAPE BUFFER EASEMENTS AND THE RIGHT-OF-WAY LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO WELLINGTON SELF STORAGE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

**2) WATER MANAGEMENT TRACT:**

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE WELLINGTON SELF STORAGE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 15573 PAGE 0068 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**3) DRAINAGE AND LAKE MAINTENANCE EASEMENT**

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 WELLINGTON SELF STORAGE, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE LAKE MAINTENANCE EASEMENT, AS SHOWN, HEREON IS HEREBY RESERVED FOR THE WELLINGTON SELF STORAGE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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 ASSOCIATION, 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 STREET ASSOCIATED WITH SAID

M.U.P.D. TABULAR DATA

PETITION NUMBER: MUPD 2000-020  
TOTAL GROSS ACREAGE: 5.806 AC. OR 252,929 S.F.  
LAKE RETENTION/DETENTION: 1.243 ACRES, 21%

**DRAINAGE SYSTEM**

**5) 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.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDING, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PHOENIX DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA THIS 4<sup>th</sup> DAY OF DECEMBER, 2003.

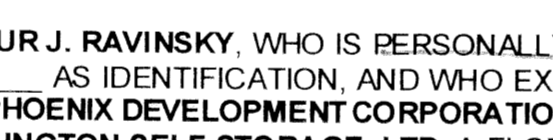
WELLINGTON SELF STORAGE, LTD.,  
A FLORIDA LIMITED PARTNERSHIP

BY: PHOENIX DEVELOPMENT CORPORATION,  
A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS:   
WITNESS:   
BY: SEYMOUR J. RAVINSKY  
PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SEYMOUR J. RAVINSKY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED  AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PHOENIX DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF WELLINGTON SELF STORAGE, LTD., A FLORIDA LIMITED PARTNERSHIP 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 4<sup>th</sup> DAY OF DECEMBER, 2003.

MY COMMISSION EXPIRES: 12/25/2004  
NOTARY PUBLIC



**MORTGAGEE'S CONSENT:**

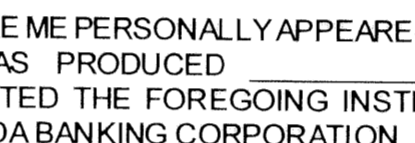
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14573 AT PAGE 28 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 SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4<sup>th</sup> DAY OF DECEMBER, 2003.

WITNESS:   
WITNESS:   
ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Raymond Wolfe WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED  AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF POINTE BANK, A FLORIDA BANKING 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 4<sup>th</sup> DAY OF DECEMBER, 2003.

MY COMMISSION EXPIRES: 12/25/2004  
NOTARY PUBLIC



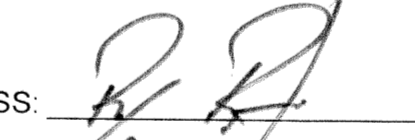

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WELLINGTON SELF STORAGE, LTD., A FLORIDA LIMITED PARTNERSHIP, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4<sup>th</sup> DAY OF DECEMBER, 2003.

WELLINGTON SELF STORAGE, LTD.  
A FLORIDA LIMITED PARTNERSHIP

BY: PHOENIX DEVELOPMENT CORPORATION,  
A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS:   
WITNESS:   
BY: SEYMOUR J. RAVINSKY  
PRESIDENT

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

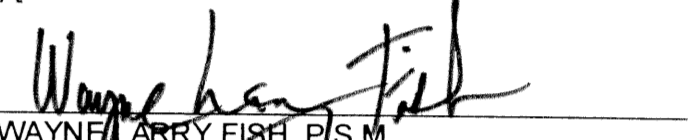
I, ROBERT S. FORMAN, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN WELLINGTON SELF STORAGE, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

  
ROBERT S. FORMAN, ATTORNEY

DATED: Dec 4 2003

**SURVEYOR'S CERTIFICATE:**

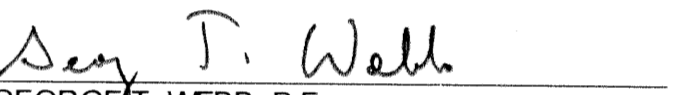
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.09(1)(9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

  
WAYNE LARRY FISH, P.S.M.  
LICENSE NO. 3268  
STATE OF FLORIDA

**COUNTY APPROVALS:**

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(1)(2), F.S., THIS 17 DAY OF Dec, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1)(1), F.S.

  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., 105 S. NARCISSUS AVENUE, SUITE 712, WEST PALM BEACH, FLORIDA 33401. LICENSED BUSINESS NO. 6216

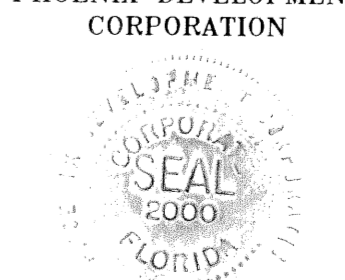
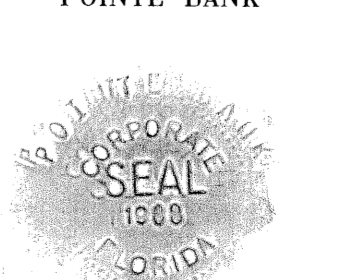
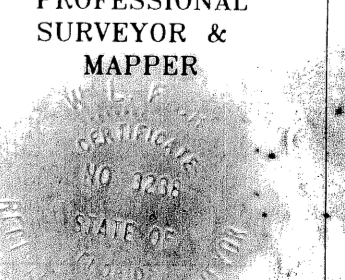
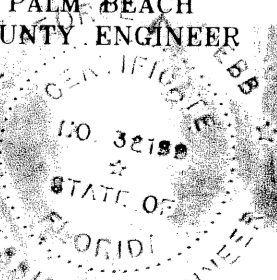
**SURVEYOR'S NOTES:**

- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. STATE PLANE COORDINATES AS SHOWN HEREON, ARE GRID COORDINATES BASED ON NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. SCALE FACTOR IS 1.0000174.
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF SOUTH 01°07'53" EAST, ALONG THE EAST LINE OF TRACT B-1, CYPRESS LAKES PRESERVE P.U.D., AS RECORDED IN PLAT BOOK 96, PAGES 159-163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

SUBDIVISION Cypress Lakes Preserve MUPD  
 BLOCK 100  
 PAGE 167  
 RECORD MAP # 280 B  
 ZONING MUPD  
 QUAD # 07  
 TAZ 102-1  
 PUD NAME

**W.L.FISH & COMPANY**  
PROFESSIONAL SURVEYORS AND MAPPERS

105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401  
Phone: (561)833-5001 - Fax: (561)659-6745  
E-mail: mappers@wlfish.com L.B. 6216

			
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