

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PLANET KIDS AT CYPRESS LAKES, INC., A FLORIDA CORPORATION, JEFFREY MOYE, AS TRUSTEE UNDER UNRECORDED TRUST KNOWN AS CYPRESS LAKES LAND R.E. TRUST, PURSUANT TO SECTION 689.071, FLORIDA STATUTES AND CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION INC., OWNERS OF THE LAND, BEING A PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLANET KIDS AT CYPRESS LAKES, P.U.D. AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE RECORD PLAT, CYPRESS LAKES PLAT NO. 2, AS RECORDED IN PLAT BOOK 37, PAGE 146-151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A LINE LYING 54.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, (SAID LINE, ALSO BEING THE CENTERLINE OF HAVERHILL ROAD); THENCE WITH A BEARING OF N88°21'20"W, ALONG THE NORTH LINE OF THE ABOVE DESCRIBED SUBDIVISION CYPRESS LAKES PLAT NO. 2, A DISTANCE OF 250.00 FEET TO A POINT; THENCE WITH A BEARING OF N01°38'40"E, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH LINE A FUTURE 60 FOOT WIDE RIGHT-OF-WAY AS RECORDED BY THE AFORESAID SUBDIVISION CYPRESS LAKES PLAT NO. 2; THENCE WITH A BEARING OF S88°21'20"E, ALONG THE EASTERLY EXTENSION OF THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 225.00 FEET TO A POINT; THENCE WITH A BEARING OF N46°38'40", A DISTANCE OF 35.36 FEET TO A POINT; THENCE WITH A BEARING OF S01°38'40"W, A DISTANCE OF 305.00 TO THE POINT OF BEGINNING.

CONTAINING IN ALL 70,314 SQ. FT. AND/OR 1.61 ACRES.

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

- 1. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED BY CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CYPRESS LAKES MASTER 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.
3. LANDSCAPE BUFFER EASEMENTS WITHIN TRACT A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT A, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE PALM BEACH COUNTY 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 BUILDINGS, 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.
5. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY / PARKING TRACTS AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
6. 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.
7. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREE, 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.
8. 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.

IN WITNESS WHEREOF, Planet Kids at Cypress Lakes, Inc., a Florida Corporation, has caused these presents to be signed by its President and attested by its Vice President, respectively and its corporate seal to be affixed hereto by and with the Authority of its Board of Directors, this 20th day of May, 2005.

ATTEST: Manuel Sarria, Vice President

Planet Kids at Cypress Lakes, Inc. a Florida Corporation Jeffrey Moye, President

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Jeffrey Moye and Manuel Sarria, who are personally known to me, or has produced as identification, and who executed the foregoing instrument as President and Vice President respectively of Planet Kids at Cypress Lakes, Inc., a corporation, and severally acknowledged to and before me that they 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 20th day of May, 2005.

My commission expires: Oct. 19, 2008

Commission No. DD 264155 Elizabeth Vazquez, Notary Public

IN WITNESS WHEREOF, I, Jeffrey Moye, as Trustee under Unrecorded Trust known as Cypress Lakes Land R.E. Trust pursuant to Section 689.071, Florida Statutes, do hereunto set my hand and seal this 20th day of MAY, 2005.

WITNESS: Martha S. Eskuchen, BY: Jeffrey Moye, Trustee
WITNESS: Connie Britton

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Jeffrey Moye, who is personally known to me or have produced 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 20th day of May, 2005.

My commission expires: June 19, 2006

Commission No. DD 122257 Connie Britton, Notary Public

IN WITNESS WHEREOF, Cypress Lakes Master Homeowner's Association, Inc., a Florida Corporation - Not for Profit, 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 6th day of June, 2005.

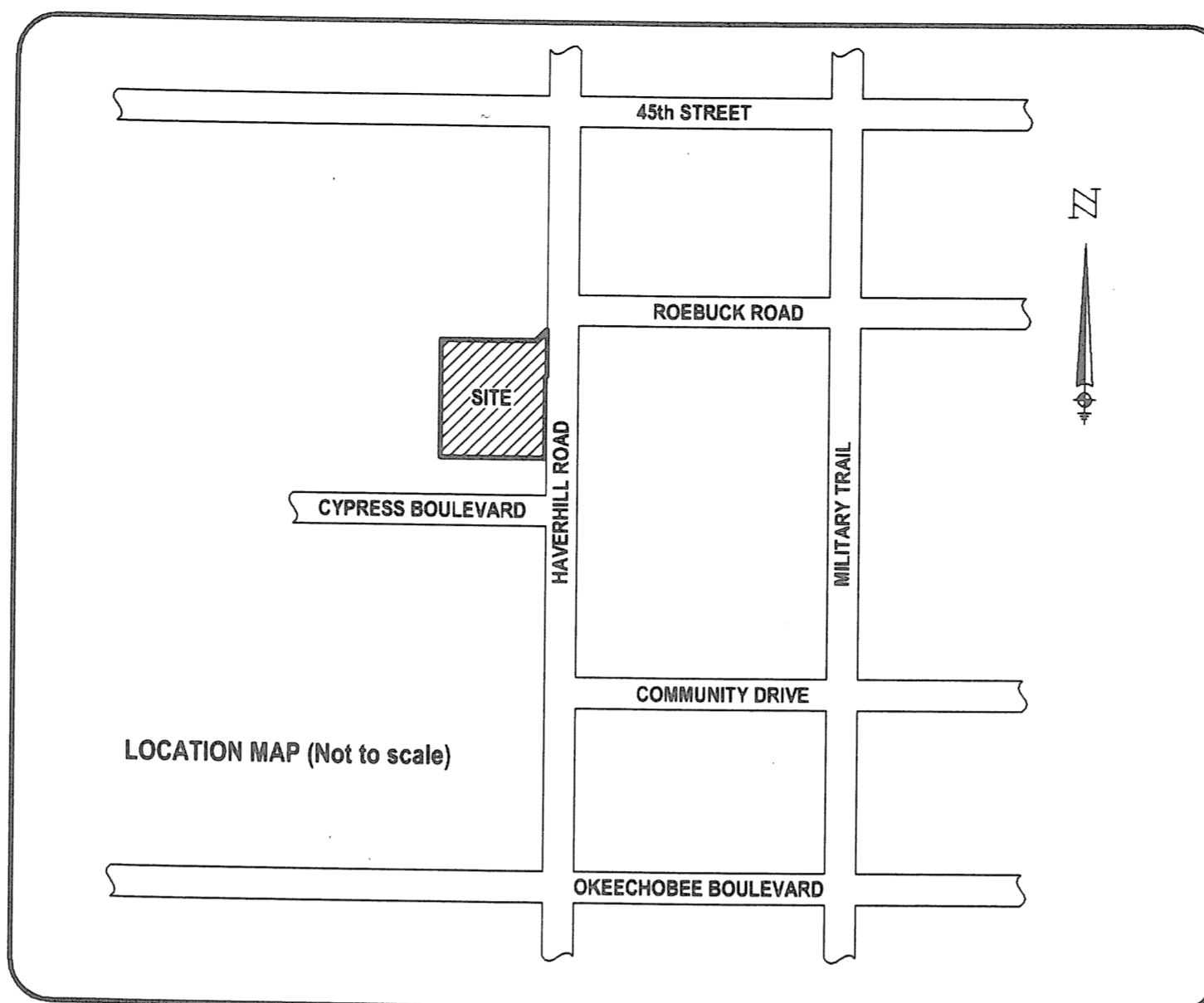
WITNESS: Joan Starr, BY: Joan Starr - President
WITNESS: [Signature]

PLANET KIDS AT CYPRESS LAKES P.U.D.

LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY, 2005

SHEET 1 OF 2



SURVEYOR'S NOTES

- 1. The East line of Section 14, Township 43 South, Range 42 East bears S. 01 degrees 38' 40" W, based on state plane coordinate datum: North America 1983 Datum, 1990 adjustment, Florida East Coast Zone, and all other bearings are relative thereto.
2. No building 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 Palm Beach County approvals or permits as required for such encroachments.
3. Building setback lines shall be as required by the current Building and Zoning regulations of Palm Beach County and/or any restrictive covenants pertaining to that reflected by this Plat.
4. In instances where Drainage and Utility easements cross, Drainage easements shall take precedence.
5. Abbreviations used on this plat are as follows:

- [] = (P.R.M.) Permanent Reference Monument, 4" X 4" Concrete Monument with a PK Nail & Disk, or PK Nail & Disk set in Impervious surface, Stamped "PRM LB 4165"
[] = (Monument) 5/8" Iron Rod & Cap, or PK Nail & Disk, Stamped "LB 4165"
[] = (P.C.P.) Permanent Control Point PK Nail & Disk Stamped "PCP LB 4165"

- L.B. = Licensed Business
C/L = Centerline
ORB = Official Record Book
N xx.xx = State Plane Coordinates (Northing)
E xx.xx = State Plane Coordinates (Easting)

- 6. State Plane Coordinate Information:
A. Coordinates shown are grid
B. Datum = NAD 83, 1990 Adjustment
C. Zone = Florida East
D. Linear Unit = US Survey Foot
E. Coordinate system 1983 State Plane Transverse Mercator Projection
F. All distances are ground.
G. Scale Factor = 1.0000341
H. Ground distance X scale factor = grid distance
7. The Plat position and orientation to the State Plane Coordinate System was performed by traversing to achieve a minimum relative distance accuracy of 1:10,000 to the nearest N.A.D. 83, 1990 adjustment Geodetic Control.
8. 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 this county.

TABULAR DATA

Table with 2 columns: Field Name and Value. Fields include Petition Number (DOA 1977-46(c)), Project Number (0234-000), Name of Project (Planet Kids), Future Land Use Designation (MR/5), Tier (Urban/Suburban), Zoning District (PUD/Civic), Section, Township, Range (14/43/42), Property Control Numbers (00-42-43-14-00-000-1060, 00-42-43-14-00-000-1050), Total Site Area (1.61 acres), Tract "A" Area (44,001 square feet, 101 acres), Tract "B" Area (10,688 square feet, 0.24 acres), Tract "C" Area (15,625 square feet, 0.36 acres).

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH

2005 04 31 472

BEFORE ME, personally appeared Joan Starr, who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of Cypress Lakes Master Homeowners Association Inc., a Florida Corporation - Not for Profit 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 Corporation authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 6th day of June, 2005.

My commission expires: Oct. 17, 2007

Commission No. DD 230770

Deborah Smith, Notary Public (printed name)

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 17195 at page 1528 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 Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this day of May 24, 2005.

WITNESS: [Signatures]

First Peoples Bank, a Florida Corporation BY: Marianne Keehan, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Marianne Keehan, who is personally known to me or has produced as identification, and who executed the foregoing instrument as Vice President of First Peoples Bank, a Florida Corporation, and severally acknowledged to and before me that she executed said 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 24 day of May, 2005.

My commission expires: March 9, 2006

Commission No. DD 097149

DAVID HOFFMAN, Notary Public (printed name)

TITLE CERTIFICATION

We, Oceanside Title, 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 that the title to the property is vested to Planet Kids at Cypress Lakes, Inc., a Florida Corporation, Jeffrey Moye, as Trustee under Unrecorded Trust known as Cypress Lakes Land R.E. Trust, and Cypress Lakes Master Homeowners Association, Inc.; 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.

Dated: This 24 day of May, 2005.

Signature: Martha S. Eskuchen, Esquire President of Oceanside Title

COUNTY APPROVALS

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 12 day of July, 2005, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.

Signature: George T. Webb, P.E. COUNTY ENGINEER

SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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"), Permanent Control Points (P.C.P.s) and Monuments according to Section 177.091 (9), Florida Statutes, 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 the Ordinances of Palm Beach County, Florida.

Dated: This 13th day of MAY, 2005.

Signature: Donald D. Daniels PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATION NO. 2608

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

Form containing surveyor information: DONALD D. DANIELS, INC., Consulting Surveyors & Mappers, Florida Certificate LB No. 6165, 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-9894. Also includes reference, revision, and scale information.

Vertical strip of notary seals and stamps on the right side of the page, including seals for First Peoples Bank, Notary, Planet Kids, and Cypress Lakes Land R.E. Trust.

Vertical text on the left margin: SUBDIVISION PLANET KIDS AT CYPRESS LAKES PLAT NO. 2, RANGE 42, PALM BEACH COUNTY, FLORIDA, SHOWING THE LOCATION OF THE SITE DESCRIBED IN THIS INSTRUMENT.