

CYPRESS KEY TOWN CENTRE

LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
BEING A REPLAT OF TRACT G AND TRACT H OF PARK CENTRAL AT
CYPRESS KEY, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH
204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
AUGUST 2018
SHEET 2 OF 4

180

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
2018 _____ AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE(S) _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

SUMMARY DATA

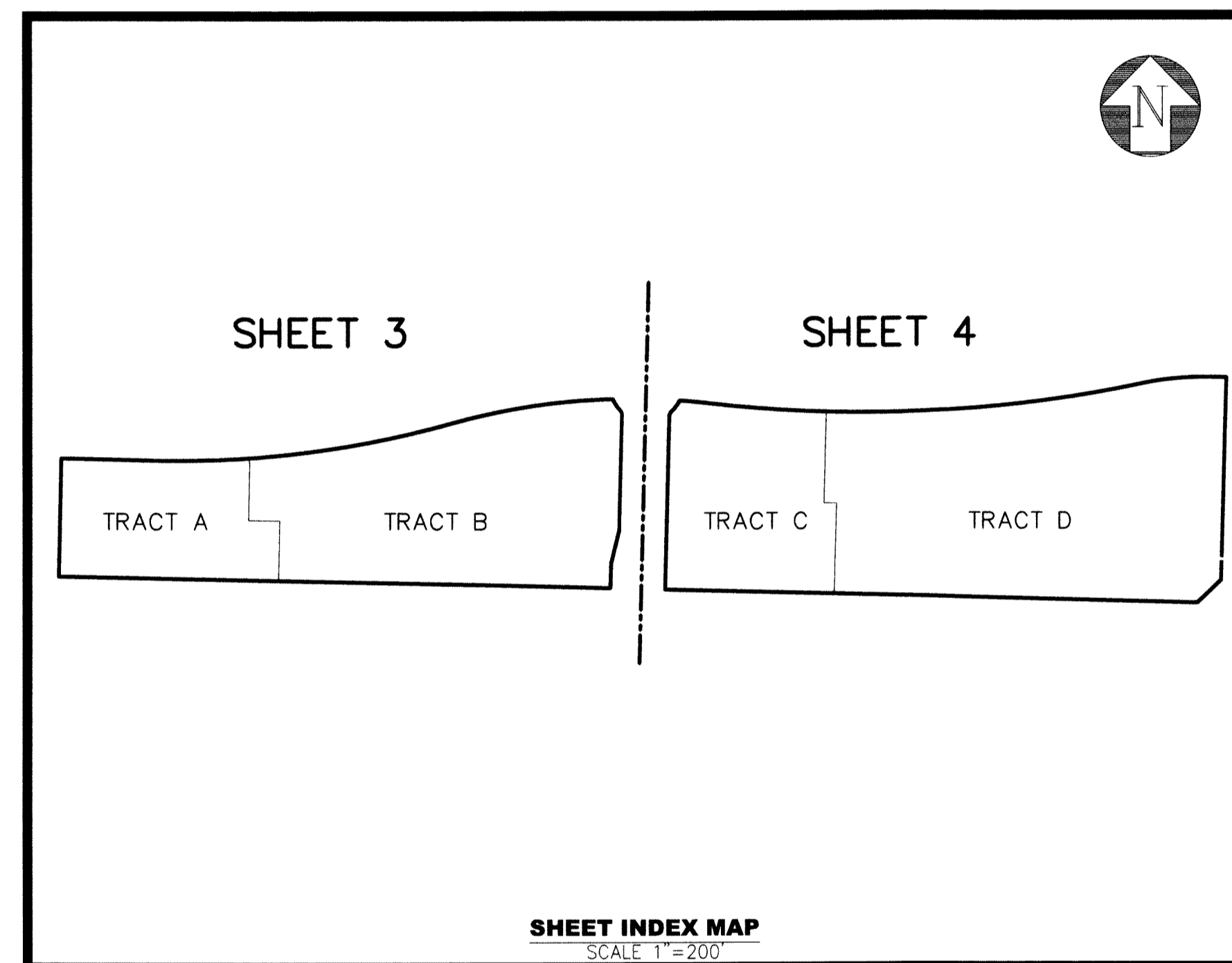
SUBDIVISION NAME:	CYPRESS KEY TOWN CENTRE
PROJECT ENGINEER:	ERIK J. WILCZEK, P.E.
STREET NAMES:	NONE
NUMBER OF LOTS:	4
LINEAR FEET OF STREETS:	0
TOTAL AREA THIS PLAT:	9.820± ACRES
OWNER:	K HOVNIANIAN CYPRESS KEY, LLC A FLORIDA LIMITED LIABILITY COMPANY
AGENT:	MARTY MINOR
PROJECT SURVEYOR:	JENNIFER MALIN, P.S.M.

SUMMARY DATA

NUMBER OF LOTS	4
APPROXIMATE LOT DIMENSIONS	TRACT A (180'x362')
	TRACT B (225'x543')
	TRACT C (255'x270')
	TRACT D (575'x300')
LINEAR FEET OF STREETS	0 LINEAR FEET
TOTAL AREA THIS PLAT	9.820± ACRES
AREA OF TRACT A	1.219± ACRES
AREA OF TRACT B	2.942± ACRES
AREA OF TRACT C	1.566± ACRES
AREA OF TRACT D	4.094± ACRES

SITE DEVELOPMENT STANDARDS

CRITERIA	REQUIRED	PROPOSED
SETBACKS (MINIMUM)		
FRONT	50'	25'
REAR	50'	23'
SIDE (INTERIOR)	N/A	N/A
SIDE (CORNER)	50'	37.8'



SURVEYORS NOTES

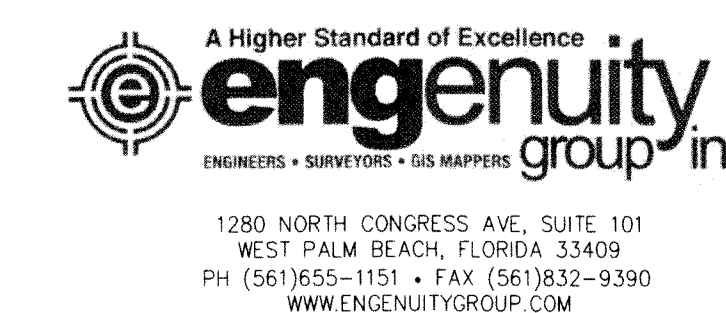
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N88°29'16"W ALONG A PORTION OF THE SOUTH LINE OF PARK CENTRAL AT CYPRESS KEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF ROYAL PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.

LEGEND

- △ CENTRAL (DELTA) ANGLE
- L ARC LENGTH
- LBE LANDSCAPE BUFFER EASEMENT
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- R RADIUS
- R/W RIGHT-OF-WAY
- CH CHORD
- LB LICENSE BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- FPL FLORIDA POWER & LIGHT
- FOUND NAIL & DISK STAMPED LB#6603
- FOUND 4'x4' CONCRETE MONUMENT
- DISK STAMPED PRM LB#6603

THIS INSTRUMENT PREPARED BY JENNIFER MALIN, P.S.M. PSM#6667 STATE OF FLORIDA.
ENGUENITY GROUP, INC. ENGINEERS, SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

CYPRESS KEY TOWN CENTRE



DATE	8/2/2018
SCALE	N/A
CAD FILE	17049.01 PLAT
SSX PROJECT	17049.01
DRAWN	JCM
CHECKED	CAR

SHEET	2/4
	JOB NO. 17049.01