A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES

CYPRESS LAKES-PLAT NO. 3-A
SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY,   FLORIDA
IN 4 SHEETS   SHEET NO. 1

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	No. of UNITS	PLAT DENSITY D.U./AC.	AGGR. ACRES	No. of UNITS	OVERALL DENSITY D.U./AC.
				AGGREGATE TOTALS		
PLAT No. 2	22.969	102	4.44	22.969	102	4.44
PLAT No. 3-A LAKE No. 4	24.847 25.918					
TOTAL	50.765	180	3.54	73.734	282	3.82

DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST HALF (E½) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 375 AND THE NORTHWESTERLY LINE OF CYPRESS TRAIL AS SHOWN ON CYPRESS LAKES PLAT NO. 2, AS RECORDED IN PLAT BOOK 37, PAGES 148 THRU 151, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE BY THE FOLLOWING COURSES AND DISTANCES;

SOUTH 34° - 15' - 25" EAST, 213.98 FEET,
SOUTH 1° - 29' - 24", WEST, 314.00 FEET,
SOUTH 88° - 36' - 20" EAST, 24.76 FEET,
SOUTH 1° - 33' - 55" WEST, 851.64 FEET,
NORTH 88° - 31' - 26" WEST, 655.59 FEET,
NORTH 1° - 33' - 26" EAST, 146.29 FEET,
NORTH 88° - 26' - 34" WEST, 36.44 FEET,
NORTH 1° - 33' - 26" EAST, 60.00 FEET,
NORTH 46° - 33' - 26" EAST, 35.36 FEET,
NORTH 1° - 33' - 26" EAST, 170.00 FEET,
NORTH 43° - 26' - 34" WEST, 35.36 FEET,
NORTH 1° - 33' - 26" EAST, 30.00 FEET,
NORTH 88° - 26' - 34" WEST, 85.00 FEET,
NORTH 1° - 33' - 26" EAST, 95.93 FEET,
NORTH 5° - 03' - 06" WEST, 195.64 FEET,
NORTH 1° - 29' - 24" EAST, 240.92 FEET,
NORTH 52° - 06' - 18" WEST, 12.12 FEET,

TO A POINT ON A CURVE TO WHICH THE LAST DESCRIBED LINE IS RADIAL; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53° - 39' - 44" FOR AN ARC DISTANCE OF 46.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° - 26' - 34" WEST, A DISTANCE OF 147.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° - 00' - 00" FOR AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1° - 33' - 26" WEST, A DISTANCE OF 58.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° - 00' - 00" FOR AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° - 26' - 34" WEST, A DISTANCE OF 118.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105° - 27' - 05" FOR AN ARC DISTANCE OF 92.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 17° - 00'-31" EAST, A DISTANCE OF 285.07 FEET; THENCE NORTH 58°-52'-56" EAST, A DISTANCE OF 33.37 FEET TO A POINT ON A CURVE; THENCE NORTH 10° - 45' 22" EAST ALONG A LINE RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCENTRIC WITH THE LAST MENTIONED CURVE; THENCE ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 18° - 29' - 16" FOR AN ARC DISTANCE OF 135.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 82° - 16' - 06" EAST, A DISTANCE OF 205.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1103.87 FEET, A CENTRAL ANGLE 18° - 18' - 34" FOR AN ARC DISTANCE OF 352.75 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 48° - 50' - 05" FOR AN ARC DISTANCE OF 328.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.8473 ACRES, MORE OR LESS.

Together with the following described parcel of land (Lake no. 4):

A 25.9175 acre parcel of land lying in the East Half of Section 14, Township 43 South, Range 42 East, Palm Beach County, Florida, more fully described as follows;

Commencing at the East one quarter corner of said Section 14; Thence N. 01°38'59" E. along the East Boundary of said Section 14, a distance of 1336.72 feet (Said East Boundary is also the centerline of Haverhill Road); Thence N. 88°21'01" W., perpendicular to said East Boundary, a distance of 467.78 feet to the Point of Beginning of lands herein described:

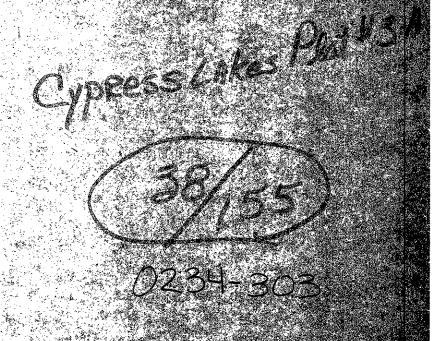Thence along the following courses and distances:

1. Southerly along a curve, concave to the West, having a Radius of 520.00 feet, a Central Angle of 26°13'04" for an Arc Distance of 237.95 feet:
2. Southwesterly along a curve, concave to the Northwest, having a radius of 31.94 feet, a Central Angle of 42°50'55", for an Arc Distance of 23.89 feet:
3. S. 72°30'16" W., for a distance of 48.43 feet:
4. Westerly, along a curve, concave to the North, having a radius of 41.69 feet, a Central Angle of 51°15'15", for an Arc Distance of 37.29 feet:
5. N. 56°14'29" W., for a distance of 204.56 feet:
6. Northwesterly to Southeasterly, along a curve, concave to the Southeast, having a radius of 195.77 feet, a Central Angle of 172°43'53", for an Arc Distance of 590.19 feet:
7. Southeasterly, along a curve, concave to the Northeast, having a radius of 1579.95 feet, a Central Angle of 13°02'19" for an Arc Distance of 359.54 feet:
8. Southeasterly, along a curve, concave to the Southwest, having a radius of 70.00 feet, a Central Angle of 53°20'22", for an Arc Distance of 65.17 feet:
9. S. 08°40'19" E., for a distance of 114.91 feet:
10. Southerly to Northwesterly, along a curve, concave to the Northwest, having a radius of 87.00 feet, a Central Angle of 151°56'20", for an Arc Distance of 230.71 feet:
11. Northwesterly, along a curve, concave to the Southwest, having a radius of 383.85 feet, a Central Angle of 27°04'50", for an Arc Distance of 181.43 feet:
12. Northwesterly, along a curve, concave to the Northeast, having a radius of 463.62 feet, a Central Angle of 23°19'26", for an Arc Distance of 188.73 feet:
13. Westerly to Southwesterly, along a curve, concave to the South, having a radius of 68.07 feet, a Central Angle of 117°46'58", for an Arc Distance of 139.93 feet:
14. S. 21°43'39" W., for a distance of 154.04 feet:
15. Southerly, along a curve, concave to the East, having a radius of 69.37 feet, a Central Angle of 81°58'56", for an Arc Distance of 99.26 feet:
16. Southeasterly, along a curve, concave to the Southwest, having a radius of 123.16 feet, a Central Angle of 29°20'48", for an Arc Distance of 63.08 feet:
17. S. 30°54'29" E., for a distance of 321.56 feet:
18. Southeasterly to Northwesterly, along a curve, concave to the Northeast, having a radius of 44.97 feet, a Central Angle of 175°57'47", for an Arc Distance of 138.11 feet:
19. N. 34°56'43" W., for a distance of 59.16 feet:
20. Northwesterly, along a curve, concave to the Southwest, having a radius of 90.00 feet, a Central Angle of 50°40'21", for an Arc Distance of 79.60 feet:
21. N. 85°37'04" W., for a distance of 127.53 feet:
22. Northwesterly, along a curve, concave to the East, having a radius of 67.19 feet, a Central Angle of 107°29'42", for an Arc Distance of 126.06 feet:
23. Northerly, along a curve, concave to the West, having a radius of 120.00 feet, a Central Angle of 28°19'41", for an Arc Distance of 59.33 feet:
24. N. 06°27'03" W., for a distance of 196.02 feet:
25. Northwesterly, along a curve, concave to the Southwest, having a radius of 85.85 feet, a Central Angle of 70°33'24", for an Arc Distance of 105.72 feet:
26. Westerly, along a curve, concave to the South, having a radius of 471.55 feet, a Central Angle of 34°54'22", for an Arc Distance of 287.28 feet:
27. Westerly, along a curve, concave to the North, having a radius of 149.57 feet, a Central Angle of 30°49'44", for an Arc Distance of 80.48 feet:
28. N. 81°05'05" W., for a distance of 227.89 feet:
29. Northwesterly, along a curve, concave to the Northeast, having a radius of 50.00 feet, a Central Angle of 95°05'36", for an Arc Distance of 82.99 feet:
30. N. 14°00'31" E., for a distance of 127.72 feet:
31. Northeasterly, along a curve, concave to the Southeast, having a radius of 50.00 feet, a Central Angle of 97°03'38", for an Arc Distance of 84.70 feet:
32. S. 68°55'51" E., for a distance of 116.06 feet:
33. Easterly, along a curve, concave to the North, having a radius of 145.00 feet, a Central Angle of 29°09'39", for an Arc Distance of 73.80 feet:
34. N. 81°54'30" E., for a distance of 78.97 feet:
35. Easterly, along a curve, concave to the South, having a radius of 145.00 feet, a Central Angle of 21°58'47", for an Arc Distance of 55.63 feet:
36. S. 76°06'44" E., for a distance of 30.47 feet:
37. Northeasterly, along a curve, concave to the North, having a radius of 50.00 feet, a Central Angle of 75°37'58", for an Arc Distance of 66.00 feet:
38. N. 28°15'19" E., for a distance of 199.38 feet:
39. Northwesterly, along a curve, concave to the Southwest, having a radius of 108.84 feet, a Central Angle of 119°26'19", for an Arc Distance of 226.89 feet:
40. Westerly, along a curve, concave to the North, having a radius of 168.91 feet, a Central Angle of 36°28'13", for an Arc Distance of 107.52 feet:
41. Westerly, along a curve, concave to the South, having a radius of 637.09 feet, a Central Angle of 18°28'27", for an Arc Distance of 205.42 feet:
42. Westerly, along a curve, concave to the South, having a radius of 97.00 feet, a Central Angle of 46°25'38", for an Arc Distance of 78.60 feet:
43. S. 60°23'08" W., for a distance of 63.72 feet:
44. Westerly, along a curve, concave to the North, having a radius of 65.00 feet, a Central Angle of 96°42'21", for an Arc Distance of 109.71 feet:
45. N. 22°54'31" W., for a distance of 181.91 feet:
46. Northwesterly, along a curve, concave to the Northeast, having a radius of 420.00 feet, a Central Angle of 11°37'19", for an Arc Distance of 85.19 feet:
47. Northeasterly, along a curve, concave to the East, having a radius of 65.00 feet, a Central Angle of 87°06'05", for an Arc Distance of 98.81 feet:
48. Easterly, along a curve, concave to the South, having a radius of 281.87 feet, a Central Angle of 64°21'36", for an Arc Distance of 316.62 feet:
49. Southeasterly, along a curve, concave to the North, having a radius of 375.85 feet, a Central Angle of 51°45'02", for an Arc Distance of 339.48 feet:
50. Northeasterly, along a curve, concave to the Northwest, having a radius of 511.17 feet, a Central Angle of 72°19'54", for an Arc Distance of 645.02 feet:
51. Northerly, along a curve, concave to the West, having a radius of 20 feet, a Central Angle of 30°29'20", for an Arc Distance of 197.70 feet:
52. Northeasterly, along a curve, concave to the Southeast, having a radius of 85.00 feet, a Central Angle of 97°09'17", for an Arc Distance of 144.13 feet:
53. Easterly, along a curve, concave to the South, having a radius of 450.00 feet, a Central Angle of 22°14'49", for an Arc Distance of 174.73 feet:
54. Southerly, along a curve, concave to the West, having a radius of 50.00 feet, a Central Angle of 119°57'48", for an Arc Distance of 104.68 feet:
55. S. 45°00'01" W., for a distance of 155.33 feet:
56. Southerly, along a curve, concave to the East, having a radius of 123.00 feet, a Central Angle of 50°04'10", for an Arc Distance of 109.48 feet:
57. Southeasterly, along a curve, concave to the Northeast, having a radius of 340.77 feet, a Central Angle of 103°02'20", for an Arc Distance of 614.81 feet:
58. Easterly, along a curve, concave to the South, having a radius of 70.00 feet, a Central Angle of 112°32'37", for an Arc Distance of 137.50 feet to the Point of Beginning.

VICINITY SKETCH

ROSSI AND MALAVASI
Engineers
WEST PALM BEACH
FLORIDA

CYPRESS LAKES PLAT NO. 3-A
IN 4 SHEETS SHEET NO. 1