

40-200

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./AC.	AGGREGATE TOTALS		
				AGGR. ACRES	NO. OF	OVERALL DENSITY D.U./AC.
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
PLAT NO. 4	19,193	55	2.86	92,927	337	3.62

DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST HALF (E1/2) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

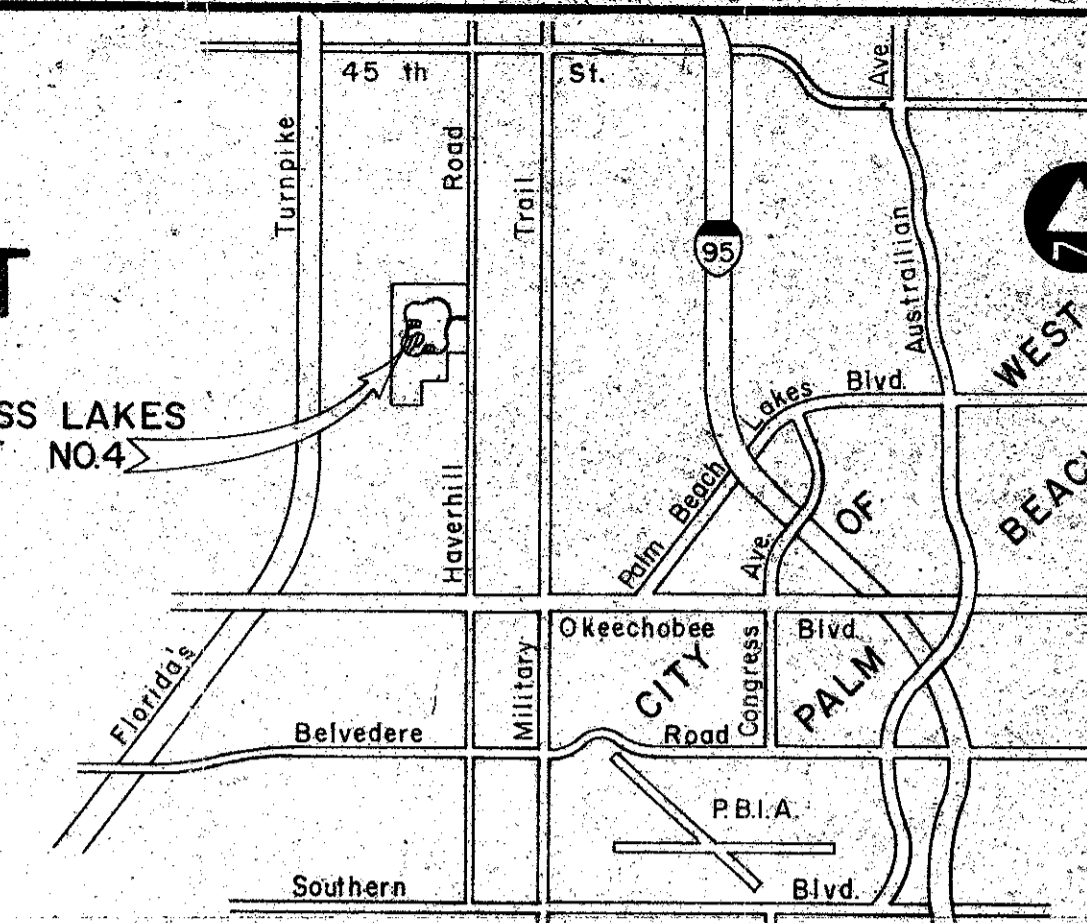
BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF LOT 374 AND THE NORTHWESTERLY LINE OF CYPRESS TRAIL AS SHOWN ON CYPRESS LAKES PLAT NO. 2, AS RECORDED IN PLAT BOOK 37, PAGES 148 THRU 151, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE BY THE FOLLOWING COURSES AND DISTANCES:

1. WESTERLY, ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 21°-03'-51" FOR AN ARC DISTANCE OF 154.41 FEET;
2. WESTERLY, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1103.87 FEET, A CENTRAL ANGLE OF 18°-18'-34" FOR AN ARC DISTANCE OF 352.75 FEET;
3. SOUTH 89°-16'-06" WEST, A DISTANCE OF 205.92 FEET;
4. WESTERLY, ALONG A 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;
5. SOUTH 10°-45'-22" WEST, A DISTANCE OF 60.00 FEET; ALONG A RADIAL LINE;
6. WESTERLY, NORTHWESTERLY AND NORTH ALONG A CURVE CONCAVE TO THE NORTH-EAST HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 93°-15'-09" FOR AN ARC DISTANCE OF 781.23 FEET;
7. NORTH 14°-00'-31" EAST, A DISTANCE OF 385.00 FEET;
8. NORTHERLY, ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 36°-55'-02" FOR AN ARC DISTANCE OF 328.61 FEET;
9. NORTH 22°-54'-31" WEST, A DISTANCE OF 68.09 FEET;
10. NORTH 67°-05'-29" EAST, A DISTANCE OF 60.00 FEET;
11. SOUTHEASTERLY AND EAST, 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;
12. NORTH 60°-23'-08" EAST, A DISTANCE OF 63.72 FEET;
13. EASTERLY, 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;
14. SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 637.09 FEET, A CENTRAL ANGLE OF 18°-28'-27" FOR AN ARC DISTANCE OF 205.42 FEET;
15. SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.91 FEET, A CENTRAL ANGLE OF 36°-28'-13" FOR AN ARC DISTANCE OF 107.52 FEET;
16. SOUTHEASTERLY AND SOUTH, ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 108.84 FEET, A CENTRAL ANGLE OF 119°-26'-19" FOR AN ARC DISTANCE OF 226.89 FEET;
17. SOUTH 28°-15'-19" WEST, A DISTANCE OF 199.38 FEET;
18. SOUTHWESTERLY AND WEST, ALONG A CURVE CONCAVE TO THE NORTH, NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°-37'-58" FOR AN ARC DISTANCE OF 66.00 FEET;
19. NORTH 76°-06'-43" WEST, A DISTANCE OF 30.47 FEET;
20. WESTERLY, 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 55.62 FEET;
21. SOUTH 81°-54'-30" WEST, A DISTANCE OF 70.37 FEET;
22. WESTERLY, 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;
23. NORTH 68°-55'-51" WEST, A DISTANCE OF 116.06 FEET;
24. WEST AND SOUTHWESTERLY, ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 97°-03'-3" FOR AN ARC DISTANCE OF 84.70 FEET;
25. SOUTH 14°-00'-31" WEST, A DISTANCE OF 127.72 FEET;
26. SOUTH AND SOUTHEASTERLY, 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;
27. SOUTH 81°-05'-05" EAST, A DISTANCE OF 227.89 FEET;
28. EASTERLY, 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;
29. EASTERLY, 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 267.28 FEET;
30. SOUTHEASTERLY, 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;
31. SOUTH 6°-27'-03" EAST, A DISTANCE OF 196.02 FEET;
32. SOUTHERLY, 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;
33. SOUTH, SOUTHEASTERLY AND EAST ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 67.19 FEET, A CENTRAL ANGLE OF 109°-29'-42" FOR AN ARC DISTANCE OF 126.06 FEET;
34. SOUTH 85°-37'-04" EAST, A DISTANCE OF 127.53 FEET;
35. SOUTHEASTERLY, 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;
36. SOUTH 34°-56'-43" EAST, A DISTANCE OF 59.16 FEET;
37. SOUTHEASTERLY AND EAST ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 44.97 FEET, A CENTRAL ANGLE OF 84°-56'-11" FOR AN ARC DISTANCE OF 66.66 FEET;
38. SOUTH 29°-52'-54" EAST, A DISTANCE OF 136.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CONTAINING 19.193 ACRES, MORE OR LESS.

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES CYPRESS LAKES-PLAT NO. 4 SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

CYPRESS LAKES PLAT NO. 4



LOCATION MAP

N.T.S.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 18th A.D., 1980.

BY: [Signature] CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: [Signature] DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 18th A.D., 1980.

BY: [Signature] H.F. KAHLERT, COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; 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: 6/29/80

[Signature] RICHARD L. SHEPARD, P.L.S. FLORIDA CERTIFICATE NO. 2292

THIS INSTRUMENT WAS PREPARED BY RICHARD L. SHEPARD IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE 737-6546

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CAMPANELLI, INDUSTRIES, INC. A CORPORATION OF THE STATE OF DELAWARE AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, BEING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS CYPRESS LAKES PLAT NO. 4 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS THE STREETS AS SHOWN HEREON AS TRACTS S-12 THROUGH S-15, ARE HEREBY DEDICATED TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION, INC. AND TRACT S-1 IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOC. INC. FOR PRIVATE ROAD PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS.
2. WATER MANAGEMENT TRACTS (LAKES) THE LAKE SHOWN HEREON AS WATER MANAGEMENT TRACT "B" IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. UTILITY EASEMENTS TRACTS S-1 AND S-12 THROUGH S-15 AND THE UTILITY EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
4. DRAINAGE EASEMENTS TRACTS S-1 AND S-12 THROUGH S-15 AND THE DRAINAGE EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
5. LANDSCAPE AND BUFFER PARCELS TRACT "C" SHOWN HEREON AS LANDSCAPE AREA IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. RECREATION AREA TRACT "A" IS HEREBY DEDICATED TO THE CYPRESS LAKES MISTER HOMEOWNERS ASSOCIATION, INC. FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
7. 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 CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF FEBRUARY, A.D., 1980.

CAMPANELLI, INDUSTRIES, INC.

ATTEST: [Signature] BY: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, A NOTARY PUBLIC OF THE STATE OF FLORIDA, PERSONALLY APPEARED CONSTANTINO CICIONE AND JOHN CARVER TO ME WELL KNOWN, AND KNOWN TO ME TO BE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED CAMPANELLI, INDUSTRIES, INC. A CORPORATION OF THE STATE OF DELAWARE AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF FLORIDA, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASST. SECRETARY, RESPECTFULLY 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 15th DAY OF February, A.D., 1980.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IS 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 3011 AT PAGE 1539 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I E. LLWYD ECCLESTONE, JR. DO HEREBY SET MY HAND AND SEAL THIS 18th DAY OF MARCH, 1980

WITNESS: [Signature] E. LLWYD ECCLESTONE, JR.

WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, JR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND SEAL THIS 18th DAY OF March, 1980.

MY COMMISSION EXPIRES: March 27, 1981 [Signature] NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CAMPANELLI, INDUSTRIES, INC. ITS CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES, EXCEPT FOR THOSE MORTGAGES AS SHOWN HEREON, IF ANY, AND THE EASEMENTS, WHICH EXIST AS SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES, IF ANY ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 6/16/80 BY: [Signature]

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
6. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
7. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		CYPRESS LAKES PLAT NO. 4 IN 2 SHEETS SHEET NO. 1	
Date	DESIGNED	Scale	Sheet
DECEMBER, 1979	P STEVISON	1" = 40'	1 of 2
Approved	Checked	Job No. 2570-79	File No.