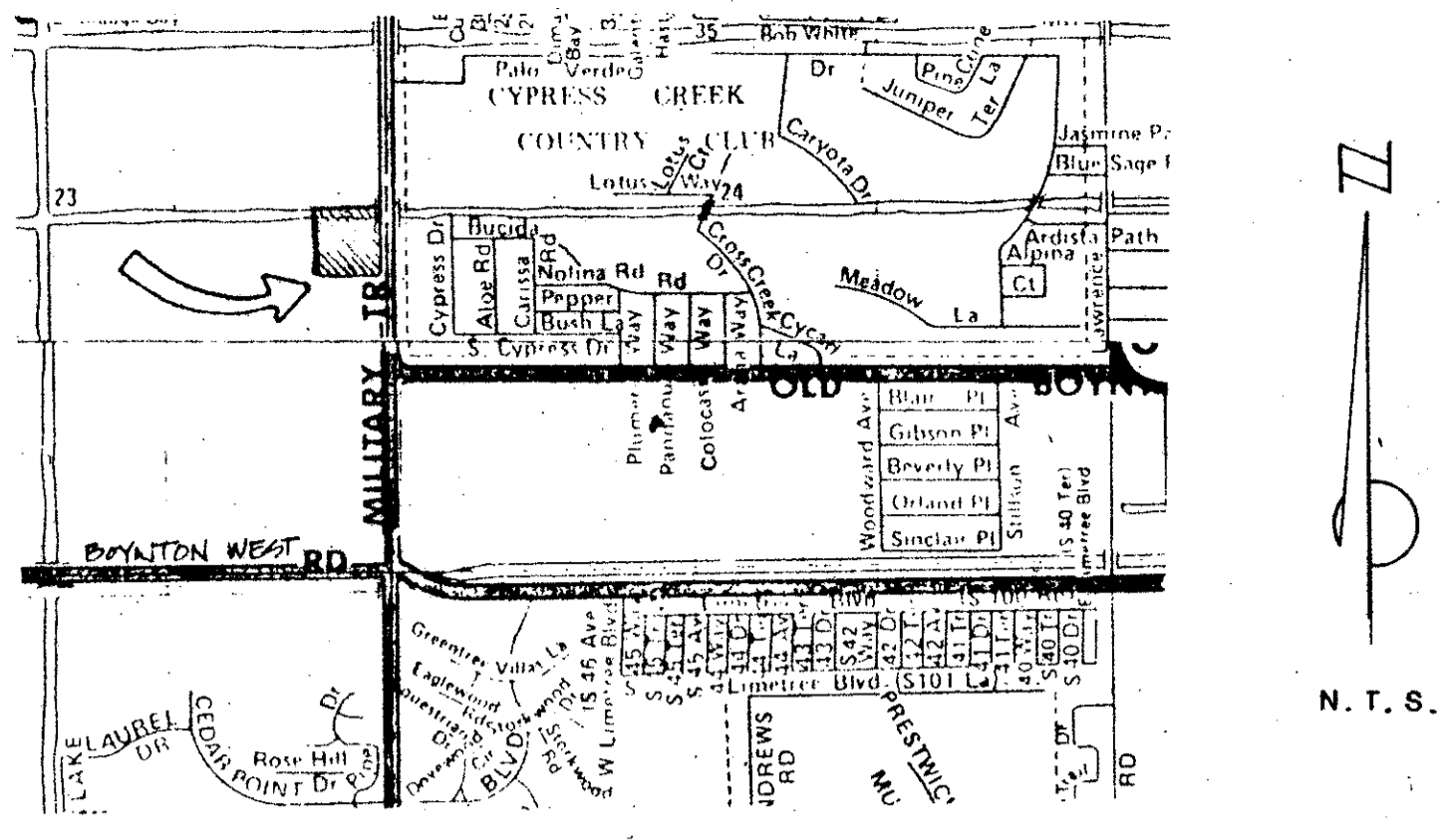


94

DRAWING NUMBER 49/94



LOCATION MAP

# CYPRESS PARK

## A PLANNED UNIT DEVELOPMENT IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA JULY, 1984

SHEET 1 OF 2

MORTGAGEE'S CONSENT  
GEORGIA  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : SS  
TOWNS

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 342 at page 113 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof I Callie Rousseau Brown do hereunto set my hand and seal this 17 day of September, 1984, A.D..

Mary Edna Rains  
Witness  
Bobbie Jane Hoodenpyl  
Witness

Callie Rousseau Brown  
Notary Public, State of Georgia

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

This Plat was filed for record at 10:16 AM, this 19th day of OCTOBER, 1984, A.D., and duly recorded in Plat Book No. 49 on Pages 94 & 95.

JOHN B. DUNKLE, Clerk  
By: Margaret L. Neulan, D.C.

TITLE CERTIFICATION  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

I, ERNEST G. SIMON, Esq., a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in CYPRESS PARK PROPERTIES, LTD., a Florida limited partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct and there are not other encumbrances of record.

DATE: 9-18-84

BY: Ernest G. Simon  
Ernest G. Simon, Esq.  
Attorney at Law, Licensed in Florida

MORTGAGEE'S CONSENT  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

The Palmetto Bank of Palm Beach County, a Florida corporation, 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 417, Page 246, 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 Raymond E. Weeks and attested to by its Philip M. Sasinek and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18 day of September, 1984, A.D..

ATTEST:  
Raymond E. Weeks  
RAYMOND E. WEEKS

BY: Philip M. Sasinek  
PHILIP M. SASINEK

ACKNOWLEDGMENT  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Philip M. Sasinek and Raymond E. Weeks, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as vice president and vice president of the Palmetto Bank of Palm Beach County, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 13th day of September, 1984, A.D..  
My commission expires: 1-5-85  
Julie C. Comunale  
Notary Public, State of Florida at Large

MORTGAGEE'S CONSENT  
STATE OF FLORIDA : SS  
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 410 at page 1928 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof I Robert A. McDonald do hereunto set my hand and seal this 13th day of September, 1984, A.D..

Robert A. McDonald  
Witness  
Robert A. McDonald  
Witness

ACKNOWLEDGMENT  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Robert A. McDonald, 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 official seal this 13th day of September, 1984, A.D..  
My commission expires:  
Julie C. Comunale  
Notary Public, State of Florida at Large

ACKNOWLEDGMENT  
GEORGIA  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH : SS  
TOWNS

BEFORE ME personally appeared Callie Rousseau Brown, 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 official seal this 17 day of September, 1984, A.D..  
My commission expires: 5-30-88

Diane Kirby  
Notary Public, State of Georgia

APPROVALS  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 6 day of Sept, 1984, A.D..

BY: Ken Spillias  
Ken Spillias, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 6 day of Sept, 1984, A.D..

BY: Herbert F. Kahliert  
Herbert F. Kahliert, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

BY: Paul H. Compton  
Deputy Clerk

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set and that Permanent Control Points (P.C.P.'s) will be set as required by law and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: Sept 18, 1984  
BY: James L. Kramer  
James L. Kramer  
Registered Land Surveyor  
Florida Certificate No. 2688

NOTES:  
There shall be no buildings or any kind of construction placed on utility or drainage easements.  
There shall be no structures, trees or shrubs placed on drainage easements.  
Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

Bearings refer to the state plane grid datum, the west line of the northeast quarter of Section 23 being North 00°05'07" West; the east quarter corner of said section having a coordinate value of N. 801058.983, and E. 786725.604, as determined by the Palm Beach County Survey Department, and is based upon the 1972 free adjustment of the Florida State Plane Coordinate System, Transverse Mercator, East Zone.

All distances shown along curves are arc lengths, and lines that are drawn as radial lines are radial lines unless noted otherwise.  
□ - indicates Permanent Reference Monument. (P.R.M.)  
○ - indicates Permanent Control Point. (P.C.P.)

### SITE DATA

|                                  |             |
|----------------------------------|-------------|
| TOTAL SITE AREA                  | 9.29 ACRES  |
| TOTAL DWELLING UNITS             | 89 du's     |
| DENSITY                          | 9.5 du's/ac |
| AREA BEING PLATTED               | 8.38 ACRES  |
| L.W.D.O. RIGHT-OF-WAY AREA       | 0.91 ACRES  |
| MILITARY TRAIL RIGHT-OF-WAY AREA | 0.94 ACRES  |

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Cypress Park Properties, Ltd., a Florida limited partnership, owner of the land shown hereon, being more particularly described as follows:

The northeast quarter (N.E. 1/4) of the northeast quarter (N.E. 1/4) of the Southeast quarter (S.E. 1/4) of Section 23, Township 45 South, Range 42 East, Palm Beach County, Florida.

Less, however, the easterly 50 feet thereof and less the northerly 65 feet thereof.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

1. "TRACT A"  
"Tract A", as shown hereon, is hereby dedicated to CYPRESS PARK OWNERS ASSOCIATION, its successors and assigns, for the purpose of access, ingress and egress, construction, operation and maintenance of utility services and drainage facilities and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

2. EASEMENTS  
a.) The utility and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of, utilities and drainage.

b.) The 25' buffers as shown hereon are hereby dedicated for buffer purposes to CYPRESS PARK OWNERS ASSOCIATION, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

c.) The limited access easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

d.) The Water Management Tract Maintenance and Drainage Easement, as shown hereon, is hereby dedicated for maintenance and drainage purposes to CYPRESS PARK OWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, CYPRESS PARK PROPERTIES, LTD., has caused these presents to be signed by its General Partners this 12th day of September, 1984, A.D.

ATTEST: Julie C. Comunale  
CYPRESS PARK PROPERTIES, LTD.  
By: A.A.S., Inc., a Florida Corporation, General Partner

ATTEST: Julie C. Comunale  
By: Alexander A. Simon, Jr.  
Alexander A. Simon, Jr., President

ATTEST: Julie C. Comunale  
By: Edward G. Lord, III  
Edward G. Lord, III, General Partner

ACKNOWLEDGMENT  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Alexander A. Simon, Jr., President, A.A.S., Inc., General Partner of CYPRESS PARK PROPERTIES, LTD., 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 they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of September, 1984, A.D.

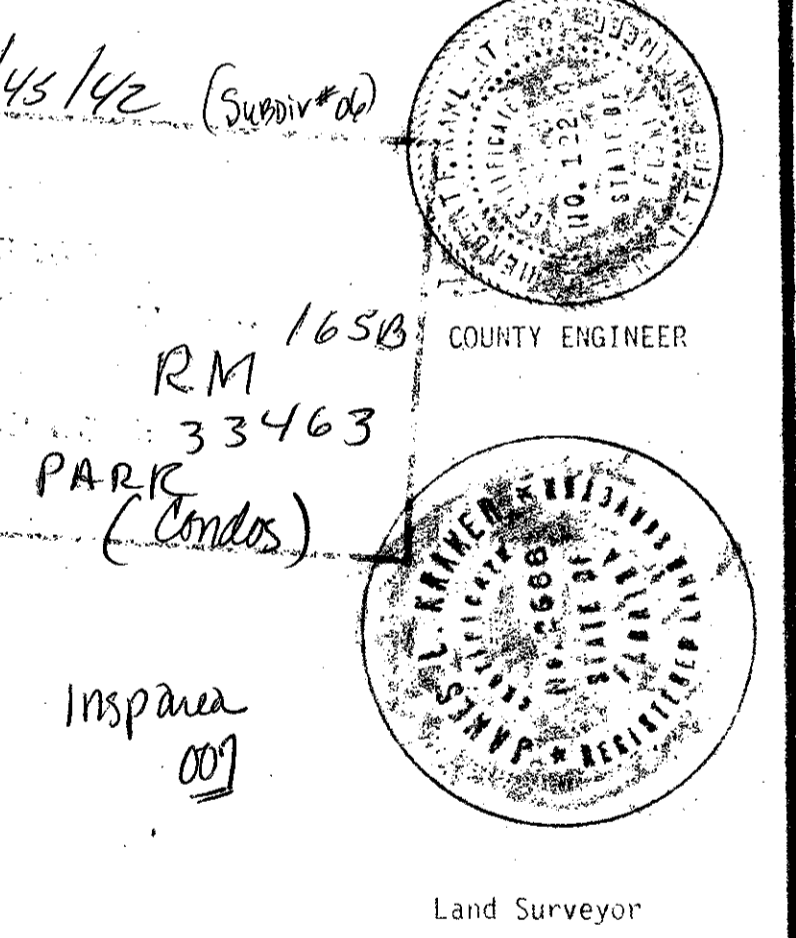
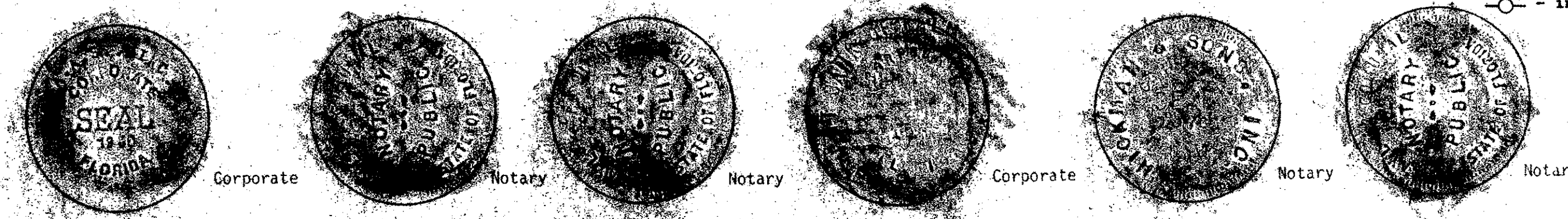
My commission expires: 1-5-85  
Julie C. Comunale  
Notary Public, State of Florida at Large

ACKNOWLEDGMENT  
STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Edward G. Lord, III, General Partner of CYPRESS PARK PROPERTIES, LTD., 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 they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of September, 1984, A.D.

My commission expires: 1-5-85  
Julie C. Comunale  
Notary Public, State of Florida at Large



PUD 33  
RM 165B  
33463  
CYPRESS PARK (condos)

0423-001

49/94

CYPRESS PARK RECORD PLAT  
FP1285 OF 2  
Job No. 1154