

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES
CYPRESS LAKES PLAT N° 9, A P.U.D.
SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET N° 1
MARCH 1988

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:51 AM
this 10 day of JUNE
1988, and duly recorded in Plat Book N°
59 on page 172-173
JOHN B. DUNKLE, Clerk Circuit Court
By Barbara A. Mat, D.C.



NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, THE SAID DISTRICT ON THIS PLAT. SAID DISTRICT FURTHER ACKNOWLEDGES IT WILL RECEIVE A WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, BY A SEPARATE EASEMENT DEED CONVEYED BY THE OWNERS AS CITED HEREON.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
DATE: April 12, 1988 BY: William Kerslake, President Board of Supervisors
ATTEST: Peter L. Pimentel, Secretary

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, A.D., 1988

BY: Carol A. Roberts, Chair
ATTEST: John B. Dunkle, Clerk
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, A.D., 1988

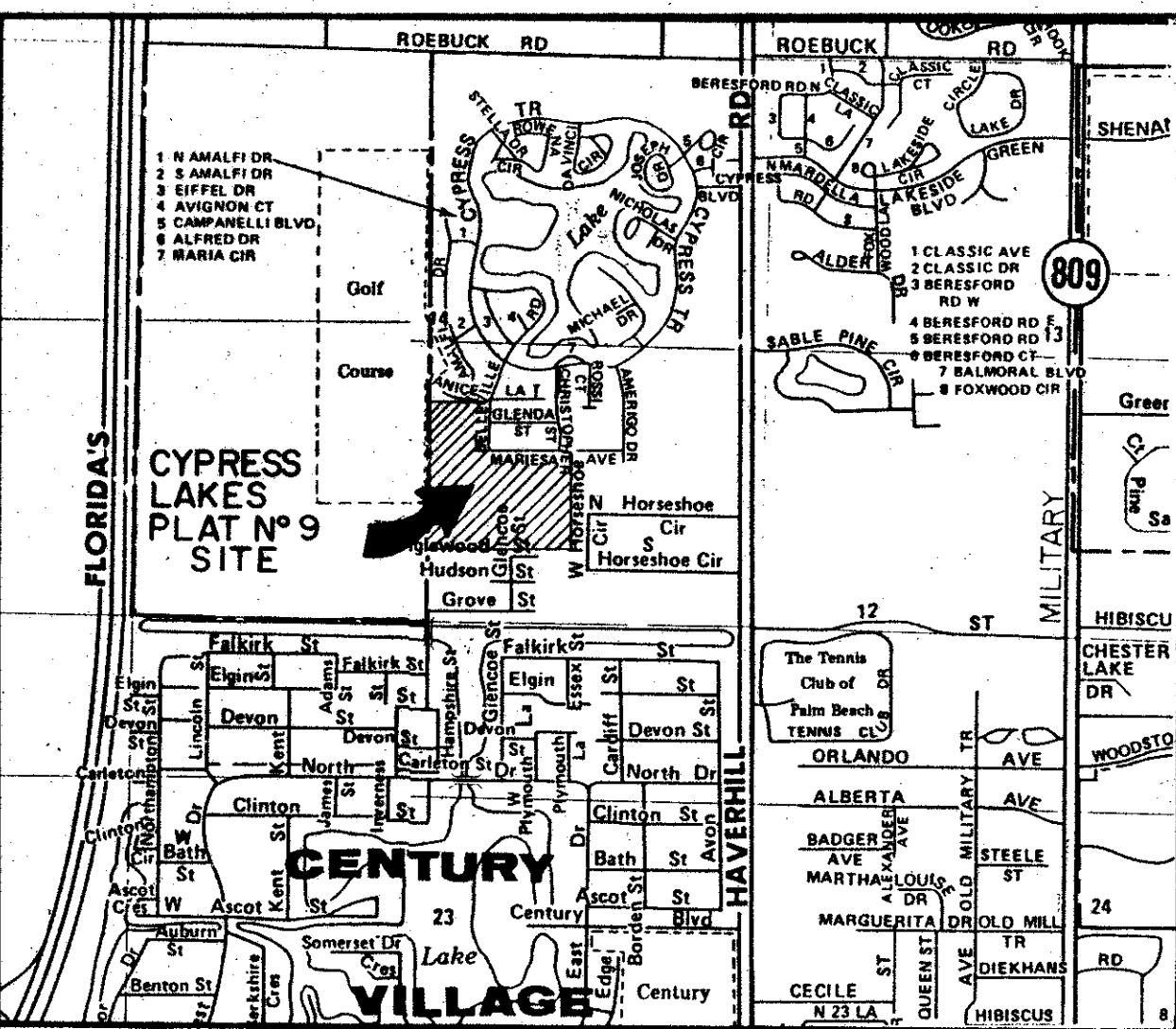
BY: H.F. Kahlert, P.E., County Engineer
NOTES:

- 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.
- 4. A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, UTILITY EASEMENTS FOR WATER AND SEWER, LAKE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS.
- C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 5. 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.
- 6. BEARING DATUM: THE NORTH-SOUTH ONE QUARTER SECTION LINE OF SECTION 14, TWP. 43 S., RGE. 42 E. BEARS N. 01° 47' 32" E. AS SAID LINE AND BEARING ARE SHOWN IN THE PLAT OF CYPRESS LAKES PLAT NO. 7-A AS RECORDED IN P.B. 46, P. 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AMENDED.
DATE: 3/17/88 BY: RAFAEL SALADRIGAS, PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2345
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY JORGE D. PERDOMO IN THE OFFICES OF F.R.S. & ASSOCIATES, 1860 FOREST HILL BOULEVARD, SUITE 107 WEST PALM BEACH, FLORIDA, TELEPHONE: (305) 967-5696.

F.R.S. & ASSOCIATES
ENGINEERS, LAND SURVEYORS AND PLANNERS
WEST PALM BEACH, FLORIDA
APPROVED BY: [Signature]
DATE: MARCH 1988
DRAWN BY: B. MORALES
JOB NO. 8-S-41
A PLANNED UNIT DEVELOPMENT
IN CYPRESS LAKES, PLAT N° 9.
Sheet 1 of 2 sheets



LOCATION MAP
N.T.S.

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. of UNITS	PLAT DENSITY D.U./A.C.	AGGREGATE TOTAL		
				AGGR. ACRES	NO. of UNITS	OVERALL DENSITY D.U./A.C.
PLAT NO. 2	22.969	102	4.44	22.969	102	4.444
PLAT NO. 3-A	50.765	180	3.54	73.734	282	3.82
PLAT NO. 4	19.193	55	2.86	92.927	337	3.62
PLAT NO. 5	7.167	48	6.69	100.094	385	3.85
PLAT NO. 6-A	11.064	90	8.13	111.158	475	4.27
PLAT NO. 7-A	27.979	66	2.36	139.137	541	3.89
PLAT NO. 8	15.589	58	3.72	154.726	599	3.87
PLAT NO. 9	31.274	164	5.24	186.000	763	4.10

DESCRIPTION:
A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (SE1) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1) OF SECTION 14/43S/42E IS ASSUMED TO BEAR NORTH 01° 47' 32" EAST AND ALL BEARINGS MENTIONED HEREON ARE RELATED THERETO:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 14; THENCE, NORTH 01° 47' 32" EAST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1) OF SAID SECTION 14, A DISTANCE OF 667.90 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N4) OF THE SOUTHWEST ONE-QUARTER (SW1) OF THE SOUTHEAST ONE-QUARTER (SE1) OF SAID SECTION 14, AND THE POINT OF BEGINNING; THENCE, SOUTH 88° 26' 34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.49 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E2) OF THE SOUTHEAST ONE-QUARTER (SE1) OF SAID SECTION 14; THENCE, NORTH 01° 38' 26" EAST ALONG SAID WEST LINE A DISTANCE OF 670.18 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N4) OF THE SOUTHWEST ONE-QUARTER (SW1) OF SAID SECTION 14; THENCE, SOUTH 88° 31' 26" EAST ALONG SAID SOUTH LINE A DISTANCE OF 12.67 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF CYPRESS LAKES PLAT NO. 3-A AS SAID PLAT IS RECORDED IN PLAT BOOK NO. 38 PAGE 157 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, NORTH 01° 33' 26" EAST ALONG THE WESTERLY LIMITS OF SAID PLAT 3-A A DISTANCE OF 146.29 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF PLAT NO. 6-A OF THE PLAT OF CYPRESS LAKES AS SAID PLAT IS RECORDED IN PLAT BOOK 44, PAGE 103 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88° 26' 34" WEST ALONG SAID EASTERLY PROLONGATION AND ALONG THE SOUTH LINE OF SAID PLAT NO. 6-A A DISTANCE OF 708.68 FEET TO THE WEST LINE OF SAID PLAT NO. 6-A; THENCE, NORTH 01° 33' 26" EAST ALONG SAID WEST LINE A DISTANCE OF 420.00 FEET TO THE SOUTH LINE OF PLAT NO. 7-A OF THE PLAT OF CYPRESS LAKES AS SAID PLAT IS RECORDED IN PLAT BOOK 46 PAGE 32 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, NORTH 88° 26' 34" WEST ALONG SAID SOUTH LINE A DISTANCE OF 638.38 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1) OF SAID SECTION 14; THENCE, SOUTH 01° 47' 32" WEST ALONG SAID WEST LINE A DISTANCE OF 1,236.50 FEET TO THE POINT OF THE BEGINNING.

CONTAINING 31.274 ACRES, MORE OR LESS.

DEDICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CAMPANELLI BROTHERS OF FLORIDA, INC. A CORPORATION OF 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. 9 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS
PRIVATE TRACTS S-16 BELLEVILLE ROAD AND S-21 MARIESA AVENUE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION, NO. 9, INC., ITS SUCCESSORS OR ASSIGNS FOR THE FOLLOWING PURPOSES: PRIVATE ROAD, DRAINAGE, UTILITIES, WATER AND SEWER FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 2. ACCESS TRACTS
ACCESS TRACTS S-26 CRYSTAL ANNE DRIVE, S-27 GARRET LANE, S-28 JUSTIN CIRCLE, S-29 ANTHONY CIRCLE NORTH AND S-30 ANTHONY CIRCLE SOUTH AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION, NO. 9, INC., ITS SUCCESSORS OR ASSIGNS FOR THE FOLLOWING PURPOSES: INGRESS & EGRESS, DRAINAGE, UTILITIES, WATER AND SEWER FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 3. UTILITY EASEMENTS
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- 4. DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE AND ALL OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 5. LANDSCAPE TRACTS
TRACTS "A", "B", "D", AND "F" AS SHOWN HEREON ARE HEREBY DEDICATED FOR LANDSCAPING PURPOSES TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION, NO. 9, INC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 6. WATER MANAGEMENT TRACT
THE WATER MANAGEMENT TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE AND WATER QUALITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

DEDICATION (CONT.)
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.
8. BUFFER AREA
TRACT "E" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE PURPOSES OF BUFFER AND LANDSCAPING, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES TO DRAIN WATER FROM PUBLIC LANDS.
10. THE 20.00' LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF SAID WATER MANAGEMENT TRACT "C" AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
11. THE 20.00' LAKE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF SAID WATER MANAGEMENT TRACT "C" AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF MARCH 1988.
CAMPANELLI BROTHERS OF FLORIDA, INC.,
A CORPORATION OF THE STATE OF FLORIDA

ATTEST: Barbara Collins, Secretary
BY: Domenic L. Gulla, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, A NOTARY PUBLIC OF THE STATE OF FLORIDA, PERSONALLY APPEARED DOMENIC L. GULLA AND BARBARA COLLINS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CAMPANELLI BROTHERS OF FLORIDA, INC., A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND 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 25 DAY OF MARCH, A.D., 1988.

MY COMMISSION EXPIRES: APR. 9, 1991
LOUISE B. KILL, NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF MASSACHUSETTS
COUNTY OF

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 IS RECORDED IN OFFICIAL RECORD BOOK 5606 AT PAGE 1163 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 VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF MARCH, A.D., 1988.

THE BOSTON FIVE CENTS SAVINGS BANK FSB
A CORPORATION OF THE STATE OF MASSACHUSETTS
ATTEST: Daryl S. Smith, Vice President
ACKNOWLEDGEMENT DARYL S. SMITH, VICE PRESIDENT

STATE OF MASSACHUSETTS
COUNTY OF

BEFORE ME PERSONALLY APPEARED John W. Hosmer, Jr. and Daryl S. Smith TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF THE BOSTON FIVE CENTS SAVINGS BANK FSB AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, 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 24th DAY OF March, A.D., 1988.

MY COMMISSION EXPIRES: October 23, 1992
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LEONARD AND MORRISON, DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CAMPANELLI BROTHERS OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: Richard W. Morrison, Attorney at Law
DATE: 03-25-88

Corporate Seal, Notary Seal, Seal of County Commissioners, Seal of County Clerk, Seal of County Engineer

14/13/82
SUBDIVISION - Cypress Lakes # 9
BOOK 59
PAGE 172
FLOOD ZONE B
QUAD # 30
ZONING RS
BE
PUB NAME P.C. & Cypress Lakes
ZIP CODE 33417