

CYPRESS LAKE DRIVE

LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)

COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 9:38 A.M. THIS 20th DAY OF January, A.D. 1995, AND DULY RECORDED IN PLAT BOOK 74, ON PAGES 46 THROUGH 47.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY *Leigh A. Stalls*
DEPUTY CLERK



DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "CYPRESS LAKE DRIVE", SAID PARCEL LYING THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE, SOUTH 01°12'44" WEST, ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1683.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°12'44" WEST, ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 80.00 FEET; THENCE, NORTH 88°47'16" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 34.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°53'47", A DISTANCE OF 322.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°07'28", A DISTANCE OF 300.63 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 70°59'03" WEST, A DISTANCE OF 104.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°38'56", A DISTANCE OF 40.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CRESTWOOD BOULEVARD; SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1449.37 FEET AND WHOSE RADIUS POINT BEARS NORTH 68°22'07" EAST; THENCE, NORTHERLY, ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°13'52", A DISTANCE OF 132.33 FEET TO THE END OF SAID CURVE; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 73°35'59" EAST; THENCE, SOUTHEASTERLY, ALONG SAID CURVE AND DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 92°38'56", A DISTANCE OF 40.41 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 70°59'03" EAST, A DISTANCE OF 104.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°07'28", A DISTANCE OF 322.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°53'47", A DISTANCE OF 230.02 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°47'16" EAST, A DISTANCE OF 34.27 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.48 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR CYPRESS HEAD HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- A UTILITY EASEMENT OVER ALL OF TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER FACILITIES.

IN WITNESS WHEREOF, URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY S. LYON SACHS, AS PRESIDENT, AND HERBERT NADOLNY, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6TH DAY OF DECEMBER, A.D., 1994.

BY: URBANDALE ROYAL P.B., INC.
A FLORIDA CORPORATION

ATTEST: *Herbert Nadolny* SECRETARY BY: *S. Lyon Sachs* PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED S. LYON SACHS AND HERBERT NADOLNY OF URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID 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 6TH DAY OF DECEMBER, 1994.

MY COMMISSION EXPIRES: *George M. Sedrick* NOTARY PUBLIC
Notary Public, State of Florida
My Commission Expires Aug. 11, 1995
CC 127493



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

CYPRESS HEAD HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6TH DAY OF DECEMBER, 1994.

CYPRESS HEAD HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: *Herbert Nadolny* SECRETARY BY: *S. Lyon Sachs* PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED S. LYON SACHS AND HERBERT NADOLNY, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF CYPRESS HEAD HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 6TH DAY OF DECEMBER, 1994.

MY COMMISSION EXPIRES: *George M. Sedrick* NOTARY PUBLIC
Notary Public, State of Florida
My Commission Expires Aug. 11, 1995
CC 127493

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 01°12'44" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
- ⊙ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I JOHN F. FLANIGAN, 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 TO URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD AFFECTING THE PROPERTY; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: November 23, 1994 BY: *John F. Flanigan* JOHN F. FLANIGAN, ATTORNEY-AT-LAW
AT 8:00 A.M.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 12-14-94 BY: *Wm. R. Van Campen* WM. R. VAN CAMPEN, R.L.S. 2424

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF JANUARY, A.D., 1995

BY: *John Wasukanis* CHAIRPERSON

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF JANUARY, A.D., 1995

BY: *Anthony R. Maslotti* ANTHONY R. MASLOTTI, MAYOR

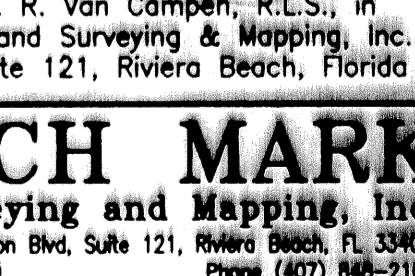
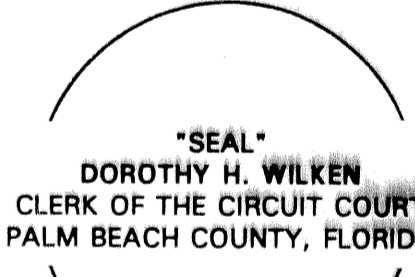
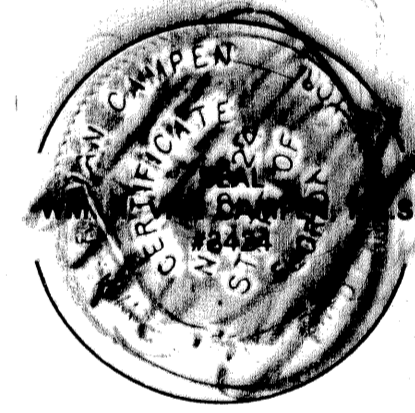
VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF JANUARY, A.D., 1995

BY: *Doug Winter* DOUG WINTER, P.E., VILLAGE ENGINEER

ATTEST:

BY: *Mary Ann Gould* MARY ANN GOULD, VILLAGE CLERK



SUBDIVISION: Cypress Lake Drive
BOOK 74 PAGE 46
FLOOD HAZARD MAP
QUAD
SE
ZIP CODE
PUP NAME: V/Royal Palm Beach

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Phone (407) 844-9659 Fax (407) 848-2102

REG. PLAT		CYPRESS LAKE DRIVE	
DWN	FB	DATE 11-09-94	WO.# 93
CKD	FILE	SCALE	SHEET 1 OF 2

