

# CYPRESS ISLAND OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D.

IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
 VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
 JANUARY 2001 SHEET 1 OF 3 SHEETS



9

STATE OF FLORIDA  
 COUNTY OF PALM BEACH } 85

THIS PLAT WAS FILED FOR  
 RECORD AT 11:19 AM  
 THIS 20th DAY OF  
 MARCH A.D. 2001 AND  
 DULY RECORDED IN PLAT BOOK  
 9 ON PAGES 9 & 10

DOROTHY H. WILKEN, CLERK  
 CIRCUIT COURT  
 BY *Sheri L. Hill* DC

**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO HOLDINGS, INC. A FLORIDA CORPORATION, AND PALM BEACH POLO, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CYPRESS ISLAND OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MURFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 66, PAGES 18 THROUGH 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 18 DEGREES 41 MINUTES 35 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID MURFIELD - PLAT NO. 3, A DISTANCE OF 80.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING AT SAID INTERSECTION OF NORTH 18 DEGREES 41 MINUTES 35 SECONDS EAST AND A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF POLO CLUB ROAD PLAT NO. 2 ACCORDING TO THE RECORD THEREOF AS RECORDED IN PLAT BOOK 63, PAGES 52 AND 62A, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27 DEGREES 23 MINUTES 33 SECONDS, A DISTANCE OF 297.73 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 81 DEGREES 40 MINUTES 40 SECONDS, A DISTANCE OF 527.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 24 MINUTES 28 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 601.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 65 DEGREES 24 MINUTES 30 SECONDS, A DISTANCE OF 629.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01 DEGREE 20 MINUTES 20 SECONDS, A DISTANCE OF 13.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40 DEGREES 42 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 840.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 09 MINUTES 18 SECONDS, A DISTANCE OF 113.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.94 FEET; THENCE NORTH 40 DEGREES 52 MINUTES 09 SECONDS EAST, A DISTANCE OF 53.59 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF LAKE NO. 38, AS RECORDED IN OFFICIAL RECORD BOOK 8598, PAGES 341 THROUGH 395, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AND A NORTHERLY CURVE HAVING A RADIAL BEARING OF NORTH 26 DEGREES 45 MINUTES 56 SECONDS EAST AT SAID INTERSECTION AND A RADIUS OF 36.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 24 SECONDS, A DISTANCE OF 17.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51 DEGREES 13 MINUTES 13 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 106.80 FEET; THENCE NORTH 49 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 154.22 FEET; THENCE NORTH 58 DEGREES 48 MINUTES 41 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 83.73 FEET; THENCE NORTH 52 DEGREES 54 MINUTES 54 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 66.43 FEET; THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 244.39 FEET; THENCE NORTH 63 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 92.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 329.74 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 23 DEGREES 17 MINUTES 11 SECONDS, A DISTANCE OF 135.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40 DEGREES 15 MINUTES 15 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 427.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 43 DEGREES 58 MINUTES 38 SECONDS, A DISTANCE OF 30.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 153.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 18 DEGREES 45 MINUTES 41 SECONDS, A DISTANCE OF 50.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 111.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 32 DEGREES 53 MINUTES 28 SECONDS, A DISTANCE OF 44.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 585.44 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 08 DEGREES 51 MINUTES 02 SECONDS, A DISTANCE OF 70.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81 DEGREES 29 MINUTES 39 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, A DISTANCE OF 285.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 228.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 42 DEGREES 05 MINUTES 38 SECONDS, A DISTANCE OF 106.03 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAKE NO. 38, THROUGH A CENTRAL ANGLE OF 84 DEGREES 58 DEGREES 30 MINUTES 00 SECONDS, A DISTANCE OF 54.03 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 180.56 FEET; THENCE SOUTH 77 DEGREES 08 MINUTES 44 SECONDS EAST, A DISTANCE OF 94.10 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ACKNOWLEDGMENT DISTRICT CANAL C-7 AS RECORDED IN OFFICIAL RECORD BOOK 4713, PAGE 1306, IN SAID PUBLIC RECORDS; THENCE SOUTH 04 DEGREES 06 MINUTES 55 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 318.23 FEET; THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.86 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF LAKE NO. 37, AS RECORDED IN OFFICIAL RECORD BOOK 8598, PAGES 341 THROUGH 395, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF SOUTH 26 DEGREES 23 MINUTES 53 SECONDS WEST AT THIS POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 13 SECONDS, A DISTANCE OF 7.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 59 DEGREES 19 MINUTES 26 SECONDS CONTINUED...

CONTINUED...  
 WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 29.49 FEET TO A NON-RADIAL INTERSECTION OF A CURVE HAVING A RADIAL BEARING OF SOUTH 13 DEGREES 36 MINUTES 08 SECONDS WEST AND A RADIUS OF 106.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 38 DEGREES 31 MINUTES 08 SECONDS, A DISTANCE OF 112.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 228.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 99.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 19 DEGREES 08 MINUTES 06 SECONDS, A DISTANCE OF 33.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45 DEGREES 56 MINUTES 52 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 139.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 123.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 48 DEGREES 47 MINUTES 07 SECONDS, A DISTANCE OF 224.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27 DEGREES 36 MINUTES 12 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 66.94 FEET TO THE POINT OF REVERSE CURVATURE OF THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 263.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 123.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 176.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 16 SECONDS, A DISTANCE OF 75.03 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 52 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 123.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 87.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 54 DEGREES 01 MINUTES 18 SECONDS, A DISTANCE OF 82.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 53 MINUTES 50 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 78.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 210.71 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 131 DEGREES 31 MINUTES 06 SECONDS, A DISTANCE OF 491.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48 DEGREES 22 MINUTES 43 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, A DISTANCE OF 163.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 103.72 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LAKE NO. 37, THROUGH A CENTRAL ANGLE OF 150 DEGREES 03 MINUTES 17 SECONDS, A DISTANCE OF 491.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 85.28 FEET TO THE POINT OF BEGINNING

CONTAINING 1,155,800 SQ. FT. OR 26,529 ACRES MORE OR LESS  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD  
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS ISLAND OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS IN FEE SIMPLE FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS ISLAND OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES; THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CYPRESS ISLAND OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

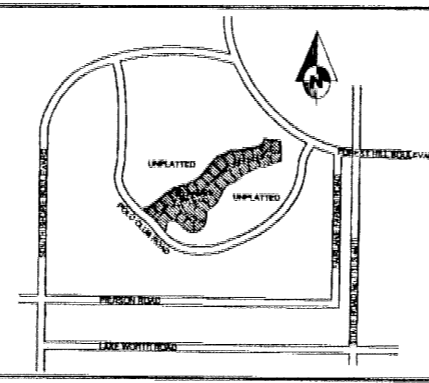
THE LAKE ACCESS AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS ISLAND OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER, MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WATER MAIN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

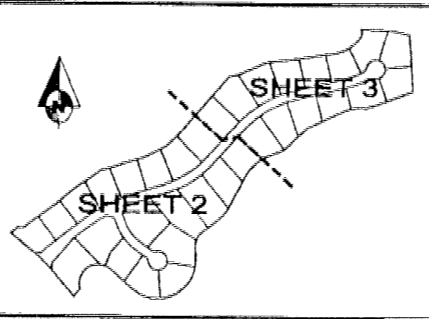
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

THE 8 FOOT LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.



LOCATION MAP  
 NOT TO SCALE



SHEET INDEX  
 NOT TO SCALE

NOTES:  
 COORDINATES, BEARINGS & DISTANCES  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1986 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM = 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.00001247  
 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
 BEARING ROTATION PLAT TO GRID  
 01°00'41" CLOCKWISE

IN WITNESS WHEREOF, PALM BEACH POLO HOLDINGS, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 13 DAY OF FEB 2001.

ATTEST: *Donald W. Langdon* DONALD W. LANGDON VICE-PRESIDENT  
 BY: *Glenn F. Straub* GLENN F. STRAUB PRESIDENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND DONALD W. LANGDON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED TO ME AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PALM BEACH POLO HOLDINGS, INC. A FLORIDA CORPORATION, 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 13 DAY OF FEB 2001.

MY COMMISSION EXPIRES: *Richard H. Hill* RICHARD H. HILL NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. *SC 86823* 9/20/2001

IN WITNESS WHEREOF, PALM BEACH POLO, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF FEB 2001.

ATTEST: *Craig Galle* CRAIG GALLE SECRETARY  
 BY: *Glenn F. Straub* GLENN F. STRAUB PRESIDENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND CRAIG GALLE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED TO ME AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF PALM BEACH POLO, INC. 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 13 DAY OF FEB 2001.

MY COMMISSION EXPIRES: *Richard H. Hill* RICHARD H. HILL NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. *SC 86823* 9/20/2001

ACCEPTANCE OF DEDICATION  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE CYPRESS ISLAND OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF FEBRUARY 2001.

CYPRESS ISLAND ESTATES OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC.  
 BY: *John Hill* PRESIDENT  
 ATTEST: *Craig Galle* VICE-PRESIDENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *DAIK WELSH* AND *CRIG T. GALLE* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, 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 13 DAY OF FEB 2001.

MY COMMISSION EXPIRES: *Richard H. Hill* RICHARD H. HILL NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. *SC 86823* 9/20/2001

Notary seals for: PALM BEACH POLO HOLDINGS, INC.; NOTARY; PALM BEACH POLO, INC.; NOTARY; HOMEOWNERS ASSOCIATION; NOTARY; VILLAGE OF WELLINGTON; NOTARY; VILLAGE ENGINEER; LAND SURVEYOR.

VILLAGE OF WELLINGTON APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION:  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND DONALD W. LANGDON WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March 2001.

MY COMMISSION EXPIRES: *Thomas Wenham* THOMAS WENHAM MAYOR

ATTEST: *Anilda Rodriguez* ANILDA RODRIGUEZ VILLAGE CLERK

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS W. WENHAM AND ANILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March 2001.

MY COMMISSION EXPIRES: *Thomas Wenham* THOMAS WENHAM MAYOR

ATTEST: *Anilda Rodriguez* ANILDA RODRIGUEZ VILLAGE CLERK

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD WITKOWSKI, 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 PALM BEACH POLO HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT LISTED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: *2/13/01*

*Ronald Witkowski* RONALD WITKOWSKI ATTORNEY AT LAW LICENSED IN FLORIDA

VILLAGE ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF March 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC 177.08(1), F.S.

DATE: *3-20-01*

*Gary R. Clough* GARY R. CLOUGH, P.E. VILLAGE ENGINEER

SURVEYOR & MAPPER'S CERTIFICATE  
 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 THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, 177.08(9), F.S., AND THAT PERMANENT CONTROL POINTS (C.P.P.'s), AND MONUMENTS ACCORDING TO SEC. 177.08(10), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA, 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 WELLINGTON, FLORIDA.

DATE: *02-13-01*

*Paul D. Fotorny* PAUL D. FOTORNY, P.S.M. DAILEY-FOTORNY INC., L.B. No 1376 LICENSE No. 2297 STATE OF FLORIDA

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