

0392.004

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ESTATES OF PENNOCK POINT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF THE LAND SHOWN HEREON AS CYPRESS ISLAND, TRACT "Y" REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: PORTION OF TRACT "Y"

A PORTION OF TRACT "Y" AS SHOWN ON THE PLAT OF CYPRESS ISLAND P.U.D. AS RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID TRACT "Y" LESS THE FOLLOWING:

BEGIN AT THE NORTHERN MOST NORTHWEST CORNER OF SAID TRACT "Y"; THENCE SOUTH 01°33'06" WEST 356.85 FEET ALONG THE WESTERLY LINE OF SAID TRACT "Y"; THENCE SOUTH 48°28'36" EAST 34.83 FEET TO A POINT ON THE NORTHERLY LINE OF EASEMENT "E" AS SHOWN ON SAID PLAT; THENCE NORTH 41°31'24" EAST 304.92 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE COMMON LINE OF SAID TRACT "Y" AND TRACT "M-A" AS SHOWN ON SAID PLAT OF CYPRESS ISLAND P.U.D.; THENCE NORTH 31°12'32" WEST 171.14 ALONG SAID COMMON LINE TO THE NORTHEAST CORNER OF SAID TRACT "Y"; SAID NORTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF SAID TRACT "M-A"; THENCE NORTH 87°43'14" WEST 129.99 FEET ALONG THE NORTHERLY LINE OF SAID TRACT "Y" TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

BEGIN AT THE SOUTHERN MOST NORTHWEST CORNER OF TRACT "Y" AS SHOWN ON SAID PLAT OF CYPRESS ISLAND P.U.D.; THENCE SOUTH 87°43'14" EAST 172.00 FEET ALONG THE NORTH LINE OF SAID TRACT "Y" TO SOUTHERN MOST NORTHEAST CORNER OF TRACT "Y" AS SHOWN ON SAID PLAT; THENCE ALONG THE WEST LINE OF SAID TRACT "Y" NORTH 01°33'06" EAST 81.61 FEET; THENCE NORTH 48°28'36" WEST 167.93 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 123.00 FEET AND A RADIAL BEARING OF NORTH 22°23'56" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'31" AN ARC LENGTH OF 15.12 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 40°47'11" WEST 45.57 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2334.93 FEET AND A RADIAL BEARING OF SOUTH 89°36'09" WEST, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF PALMWOOD ROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'57" AN ARC DISTANCE OF 99.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°33'06" WEST 46.93 FEET ALONG SAID EAST LINE; THENCE NORTH 87°43'14" WEST 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 92,440.25 SQUARE FEET (2.122 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON IS HEREBY RESERVED FOR CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER AND LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED TO CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED ESTATES OF PENNOCK POINT, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 27th DAY OF July, 2007.

BY: ESTATES OF PENNOCK POINT, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Glenn E. Goldstein, Manager

WITNESS: Patricia A. Posey, County Engineer

IN WITNESS WHEREOF, THE ABOVE NAMED CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 27th DAY OF July, 2007.

BY: CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: Barry Roberts, President

WITNESS: Patricia A. Posey, County Engineer

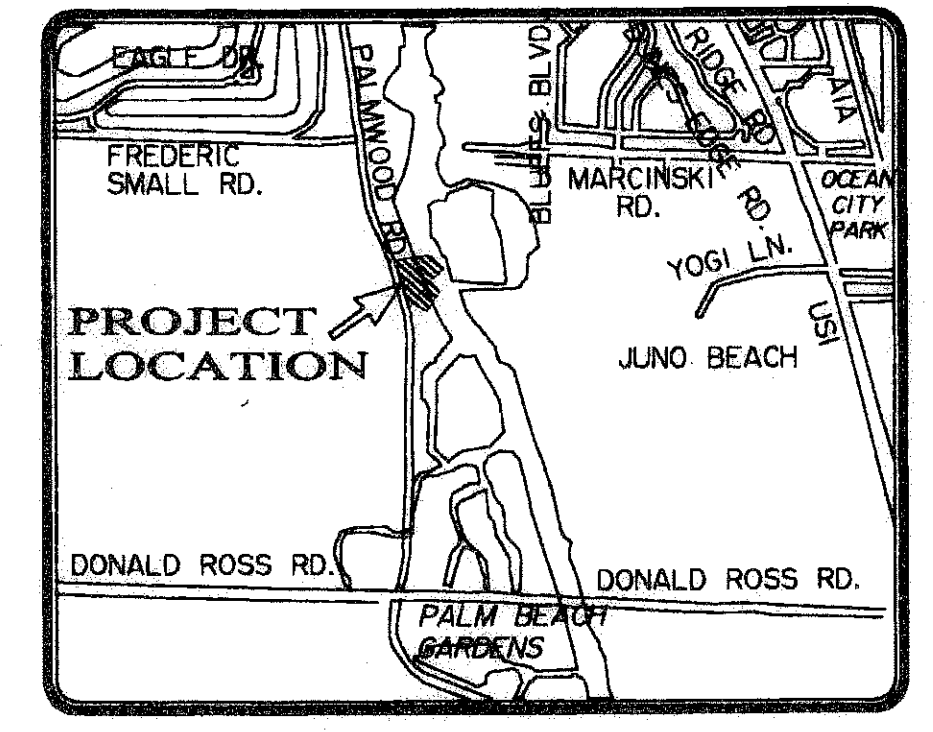
WITNESS: Patricia A. Posey, County Engineer

CYPRESS ISLAND, TRACT "Y" REPLAT

BEING A REPLAT OF A PORTION OF TRACT "Y", CYPRESS ISLAND P.U.D. PLAT BOOK 59 PAGES 1 THROUGH 3, LYING IN NORTHWEST ONE-QUARTER (NW 1/4) AND SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

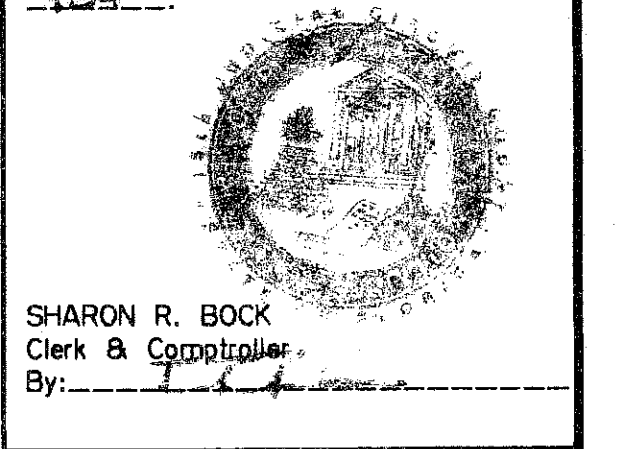
AUGUST 2007

SHEET 1 OF 2



LOCATION MAP N.T.S.

STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 11:22 AM on this 11th day of July, 2007, and duly recorded in Plat Book 153, Pages 153, Through 154.



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH AND CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. I, JEFFREY S. RAYNOR, 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 ESTATES OF PENNOCK POINT, L.L.C. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 27, 2007 BY: Jeffrey S. Raynor, Attorney at Law, Florida Bar No. 539449

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY 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, AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-30-07 BY: David L. Smith, P.S.M., License No. 4951, State of Florida, Miller Legg & Associates, Certificate of Authorization LB No. 6680

COUNTY OF PALM BEACH ACCEPTANCE

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 10th DAY OF October, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: George T. Webb, P.E., County Engineer

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF PALMWOOD ROAD, AS MONUMENTED AND ASSUMED TO BEAR NORTH 01°31'24" EAST.
2. DENOTES PERMANENT REFERENCE MONUMENT (PRM LB. NO. 6680) UNLESS OTHERWISE NOTED
3. DENOTES PERMANENT CONTROL POINT (P.C.P. LB. NO. 6680) UNLESS OTHERWISE NOTED
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY.
6. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE STATED.
7. PLAT POSITION AND ORIENTATION: A. COORDINATES SHOWN ARE GRID B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT C. ZONE = FLORIDA EAST ZONE D. LINEAR UNIT = U.S. SURVEY FOOT E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION F. ALL DISTANCES SHOWN ARE GROUND DISTANCES. G. SCALE FACTOR = 1.0000446 H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE I. PLAT TO GRID ORIENTATION 00°24'47" COUNTERCLOCKWISE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS INSTRUMENT WAS PREPARED BY MILLER / LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED GLENN E. GOLDSTEIN, MANAGER, WHO IS PERSONALLY KNOWN TO ME OR (HAS) (HAVE) PRODUCED (AND) AS IDENTIFICATION, 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 27th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10 NOTARY PUBLIC

DD513424 COMMISSION NUMBER JEFFREY S. RAYNOR PRINTED NAME

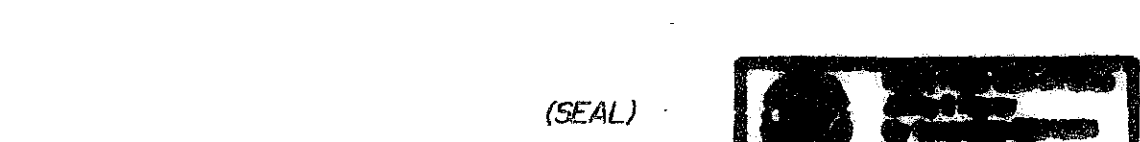


ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED BARRY ROBERTS, PRESIDENT, WHO IS PERSONALLY KNOWN TO ME OR (HAS) (HAVE) PRODUCED (AND) AS IDENTIFICATION, 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 27th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10 NOTARY PUBLIC

DD513424 COMMISSION NUMBER JEFFREY S. RAYNOR PRINTED NAME



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 27th DAY OF July, 2007.

WITNESS: Barry Roberts, President

WITNESS: Patricia A. Posey, County Engineer

WITNESS: Patricia A. Posey, County Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED BARRY ROBERTS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CYPRESS ISLAND, PROPERTY OWNERS' ASSOCIATION, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10 NOTARY PUBLIC

DD513424 COMMISSION NUMBER JEFFREY S. RAYNOR PRINTED NAME



MORTGAGEE'S CONSENT

STATE OF FLORIDA 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 46615, PAGE(S) 1931, 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 ITS CORPORATE SEAL TO BE AFFIXED HEREBY ON BEHALF OF THE SAID CORPORATION THIS 27th DAY OF July, 2007.

WITNESS: Jeffrey S. Raynor, Vice President

WITNESS: Patricia A. Posey, County Engineer

WITNESS: Patricia A. Posey, County Engineer

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED FIDELITY FEDERAL BANK, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIDELITY FEDERAL BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF July, 2007.

MY COMMISSION EXPIRES: 4/22/10 NOTARY PUBLIC

DD513424 COMMISSION NUMBER JEFFREY S. RAYNOR PRINT NAME



Table with 3 columns: DESIGNATION, SQ. FT., ACRES. Rows include Tract 'A', Tract 'B', and TOTAL.



SHEET INDEX: TITLE PAGE SHEET 1 OF 2 MAP SHEET 2 OF 2

MILLER LEGG logo and contact information: Palm Beach Office: 2005 Vista Parkway, Suite 100, West Palm Beach, Florida 33411-2719. 561-699-1136 Fax: 561-699-8108 www.millerlegg.com