

PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by Jeff S. Hodapp, P.S.M.
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PARK CENTRAL AT CYPRESS KEY

A PORTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
 FEBRUARY, 2015

198

TITLE CERTIFICATION

STATE OF FLORIDA)
) SS
 COUNTY OF)

I, _____, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CW-CYPRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND K. HOVNIANIAN CYPRESS KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; 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.

BY: _____ ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 LICENSE # _____

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°29'16" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80. ACCORDING TO COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT, THE BEARING OF THIS LINE IS SOUTH 88°29'45" EAST. ROTATION FROM STATE PLANE BEARINGS TO PLAT BEARINGS IS 00°00'29", CLOCKWISE.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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 PALM BEACH COUNTY, FLORIDA.
- DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. SCALE FACTOR USED WAS 1.0000118. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

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 26753 AT PAGE 1949 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CWI INVESTOR HOLDINGS TWO, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager AND ITS BANK SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF March, 2015.

CWI INVESTOR HOLDINGS TWO, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Michael S. Johnson BY: Peter Gold
 PRINT NAME TITLE: MANAGER

WITNESS: Lupita J. Ospina
 PRINT NAME LUPITA J. OSPINA

ACKNOWLEDGEMENT

STATE OF Florida Arizona)
) SS
 COUNTY OF Collier)

BEFORE ME PERSONALLY APPEARED Peter Gold, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Manager OF CWI INVESTOR HOLDINGS TWO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF March, 2015.
 MY COMMISSION EXPIRES: 12-2-23

Rto
 NOTARY PUBLIC,
 STATE OF Florida
Arizona



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 26812 AT PAGE 1618 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIRST CONTINENTAL INVESTMENT CO., LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS BANK SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2015.

FIRST CONTINENTAL INVESTMENT CO., LTD.

WITNESS: _____ BY: _____
 PRINT NAME TITLE:
 WITNESS: _____
 PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
 COUNTY OF COLLIER)

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF FIRST CONTINENTAL INVESTMENT CO., LTD., 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 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 _____ DAY OF _____, 2015.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,_____
 STATE OF FLORIDA

LIST OF SUMMARY INFORMATION

TOTAL ACREAGE 35.877 ACRES
 PROJECT ENGINEER: PAUL BURI, P.E.
 SIMMONS & WHITE, INC.
 PROJECT SURVEYOR: JEFF S. HODAPP, P.S.M.
 PERIMETER SURVEYING & MAPPING, INC.
 PROJECT OWNER: CW-CYPRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND K. HOVNIANIAN CYPRESS KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 PROJECT AGENT: DEREK FENECH, DIVISION PRESIDENT, K. HOVNIANIAN CYPRESS KEY, LLC.
 23 SINGLE FAMILY LOTS
 TYPICALLY 66.60' TO 80' BY
 104'
 7380 SF TO 12370 SF
 124 TOWNHOUSE UNITS
 TYPICALLY 25' BY
 55' TO 103'
 1393 SF TO 2608 SF
 CENTERLINE OF ROADWAY
 5140 LINEAR FEET

SETBACKS - SINGLE FAMILY	
FRONT:	25'
SIDE INTERIOR:	10'
SIDE CORNER:	15'
REAR:	20'
SETBACKS - TOWNHOMES	
FRONT TO FRONT OF STRUCTURE:	50'
FRONT TO SIDE OF STRUCTURE:	30'
FRONT TO STREET, WATER, PERIMETER:	15'
FRONT TO R/W LINE:	0'
FRONT TO PARKING SPACE:	5'
REAR TO REAR OF STRUCTURE:	30'
REAR TO SIDE OF STRUCTURE:	30'
REAR TO STREET, PARKING, WATER, PERIMETER:	20'
SIDE TO STREET, WATER, PERIMETER:	0'
SIDE TO ZERO LOT LINE:	0'
SIDE TO PARKING SPACE:	5'
SIDE TO R/W LINE:	0'
SIDE TO SIDE OF STRUCTURE:	20'
SETBACKS - NON-RESIDENTIAL	
FRONT TO FRONT OF STRUCTURE:	25'
REAR TO REAR OF STRUCTURE:	6'
SIDE TO INTERIOR:	0'
SIDE TO CORNER:	30'

CWI INVESTOR HOLDINGS TWO, LLC

FIRST CONTINENTAL INVESTMENT CO., LTD.

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