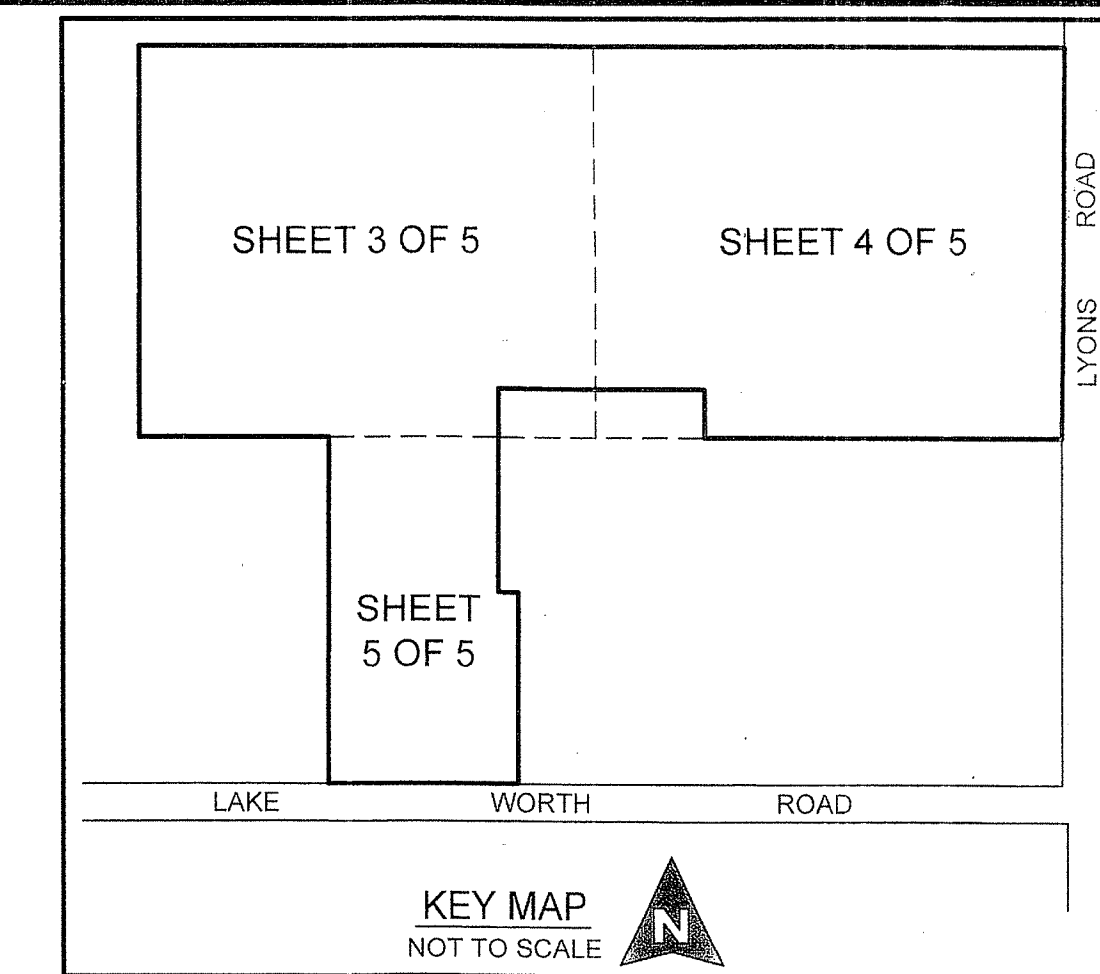


CYPRESS ROYALE PUD

LYING IN SECTIONS 19 AND 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A RE-PLAT OF A PORTION OF TRACTS 43, 44, 45 AND 55, BLOCK 25, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



100

COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS DAY OF _____, 2016, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ THRU _____

SHARON R. BOCK,
 CLERK AND COMPTROLLER

BY: _____, D.C.

AREA TABULATION

TOTAL AREA	28.674	ACRES
TRACT "D"	0.065	ACRES
TRACT "O-1"	3.616	ACRES
TRACT "O-2"	0.047	ACRES
TRACT "O-3"	0.038	ACRES
TRACT "O-4"	0.190	ACRES
TRACT "P"	0.362	ACRES
TRACT "R-1"	1.374	ACRES
TRACT "R-2"	0.278	ACRES
TRACT "S-1"	0.987	ACRES
TRACT "S-2"	3.604	ACRES
TRACT "W-1"	2.213	ACRES
TRACT "W-2"	1.652	ACRES
TRACT "W-3"	1.262	ACRES
AREA LOTS 1-74	12.983	ACRES

SURVEYOR'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, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1/28/2016

Leslie C. Bispott
 LESLIE C. BISPOTT, P.S.M.
 LICENSE NO. 5698
 STATE OF FLORIDA
 MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD, SUITE NO. 206
 WEST PALM BEACH, FL 33406
 CERTIFICATE OF AUTHORIZATION NO. LB 2438

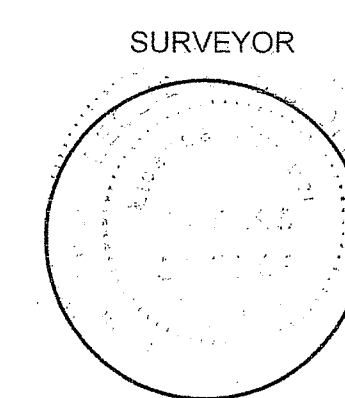
THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT 55, BLOCK 25, PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45-54), HAVING A GRID BEARING OF NORTH 00°55'36" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- D.B. = DEED BOOK
- P.B.C. = PALM BEACH COUNTY
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- ⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
- ⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438
- = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
- ⊠ = DENOTES FOUND P.R.M. (AS SHOWN IF ANY)
- L.M.E. = LAKE MAINTENANCE EASEMENT
- C.L. = CHORD LENGTH
- C.B. = CHORD BEARING
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- R.L. = RADIAL LINE
- TYP. = TYPICAL
- N = NORTHING, WHEN USED WITH COORDINATES
- E = EASTING, WHEN USED WITH COORDINATES
- S.E. = SEWER EASEMENT
- W.E. = WATER EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- FD. = FOUND
- OA. = OVERALL
- C.M. = CONCRETE MONUMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- L.E. = LANDSCAPE EASEMENT
- NO. = NUMBER
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
- OHME = OVERHANG MAINTENANCE EASEMENT



SHEET 2 OF 5

MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 E#B 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

CYPRESS ROYALE PUD