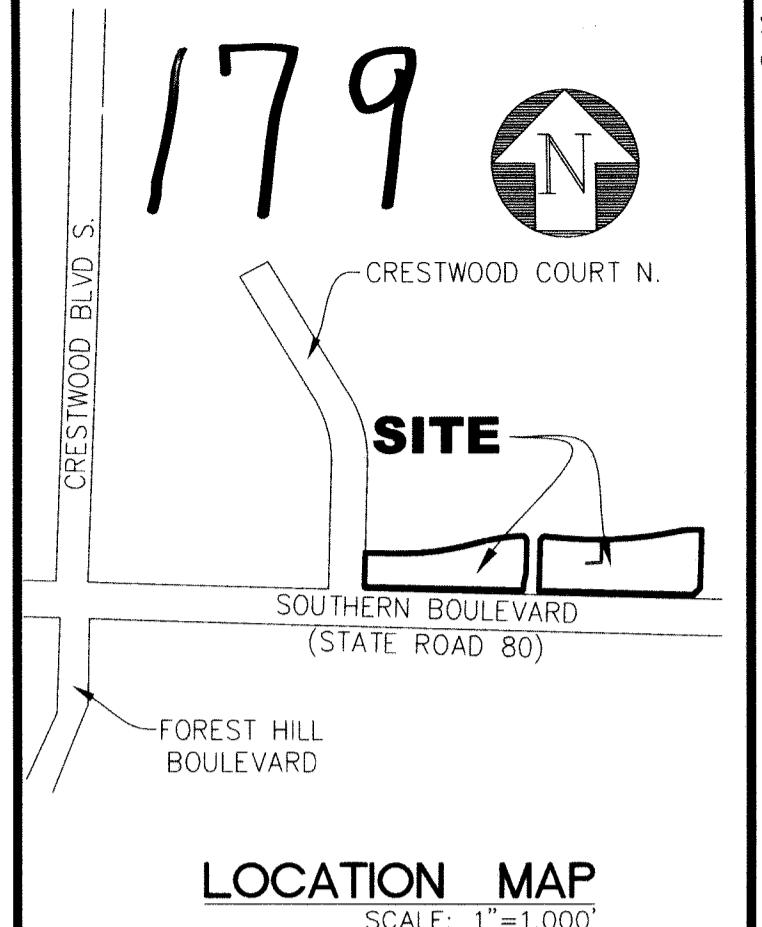


20180370277

# CYPRESS KEY TOWN CENTRE

LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
BEING A REPLAT OF TRACT G AND TRACT H OF PARK CENTRAL AT  
CYPRESS KEY, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH  
204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
AUGUST 2018  
SHEET 1 OF 4



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 10:25 am  
THIS 27 DAY OF September  
2018 AND DULY RECORDED  
IN PLAT BOOK NO. 126  
ON PAGE(S) 179-182  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT K HOVNANIAN CYPRESS KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN HEREON AS CYPRESS KEY TOWN CENTRE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BEING A REPLAT OF TRACT G AND TRACT H OF PARK CENTRAL AT CYPRESS KEY, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE MUNICIPAL LIMITS OF THE VILLAGE OF ROYAL PALM BEACH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

ALL OF TRACT G AND TRACT H, PARK CENTRAL AT CYPRESS KEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 204, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF PARK CENTRAL AT CYPRESS KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 204 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CRESTWOOD BOULEVARD, ACCORDING TO THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 5655, PAGE 420, SAID PUBLIC RECORDS AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD), ACCORDING TO THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 5420, PAGE 399, SAID PUBLIC RECORDS, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N01°12'44"E A DISTANCE OF 178.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PARK CENTRAL, ACCORDING TO SAID PLAT OF PARK CENTRAL AT CYPRESS KEY, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°36'39"E A DISTANCE OF 139.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1530.00 FEET AND A CENTRAL ANGLE OF 16°57'28"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 452.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 14°01'59"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.92 FEET TO A POINT OF NON-TANGENCY SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID PARK CENTRAL AND BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 55.00 FEET, AND HAVING A RADIAL BEARING OF N67°08'13"E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°07'01" A DISTANCE OF 20.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 45°22'06"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.92 FEET TO THE POINT OF TANGENCY; THENCE S01°23'21"W A DISTANCE OF 173.94 FEET; THENCE S13°47'47"W A DISTANCE OF 51.20 FEET; THENCE S01°30'44"W A DISTANCE OF 37.17 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD) SAID POINT BEING REFERENCE POINT "A"; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD) N88°48'51"W A DISTANCE OF 648.93 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH A PARCEL COMMENCING AT REFERENCE POINT "A"; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD) S88°29'16"E A DISTANCE OF 82.42 FEET TO THE POINT OF BEGINNING #2, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80 (SOUTHERN BOULEVARD) AND THE EAST RIGHT-OF-WAY LINE OF SAID PARK CENTRAL; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N01°23'21"E A DISTANCE OF 261.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 45°21'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'15" A DISTANCE OF 20.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK AND A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1000.00 FEET AND HAVING A RADIAL BEARING OF S04°12'55"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'09" A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2030.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'42" A DISTANCE OF 657.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 13°09'17"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.91 FEET TO THE POINT OF TANGENCY; THENCE N88°36'20"E A DISTANCE OF 21.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CYPRESS HEAD AVENUE AS RECORDED IN CYPRESS HEAD SUBDIVISION - UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 90 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S01°32'41"W A DISTANCE OF 305.44 FEET; THENCE S46°31'26"W A DISTANCE OF 49.16 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N88°29'16"W A DISTANCE OF 804.78 FEET TO THE POINT OF BEGINNING #2.

SAID HEREIN DESCRIBED PARCEL CONTAINING 427,770.03 SQUARE FEET, 9.820 ACRES MORE OR LESS.

### DEDICATION

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A, B, C AND D AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
2. THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CYPRESS KEY COMMERCIAL ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
3. THE SANITARY SEWER EASEMENT ACROSS TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF TRACT C, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, INSTALLATION, AND MAINTENANCE AND OPERATION OF SANITARY SEWER COLLECTION FACILITIES FOR CONVEYANCE FROM TRACT C THROUGH TRACT D TO COLLECTION FACILITIES LYING WITHIN PARK CENTRAL - TRACT R, AS SHOWN HEREON.

IN WITNESS WHEREOF, K HOVNANIAN CYPRESS KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE PROPER AUTHORITY THIS 24th DAY OF August 2018.

WITNESS: *[Signature: Sharon Cino]*  
PRINT NAME: Sharon Cino  
WITNESS: *[Signature: Stephanie L. Fisher]*  
PRINT NAME: Stephanie L. Fisher

### ACKNOWLEDGMENT - K HOVNANIAN CYPRESS KEY, LLC

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS PISCITELLI WHO IS PERSONALLY KNOWN TO ME OR PRODUCED ADV. PRESIDENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS K HOVNANIAN CYPRESS KEY, LLC A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SAID OFFICER OF K HOVNANIAN CYPRESS KEY, LLC, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DWE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF August 2018.  
MY COMMISSION EXPIRES: 11/1/2019  
COMMISSION NUMBER: FF 922670  
WITNESS: *[Signature: Janis A. Spalding]*  
SIGNATURE: JANIS A. SPALDING  
(PRINT NAME) - NOTARY PUBLIC

### ACCEPTANCE OF DEDICATION - CYPRESS KEY COMMERCIAL ASSOCIATION, INC.

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

THE CYPRESS KEY COMMERCIAL ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF August 2018.

WITNESS: *[Signature: Sharon Cino]*  
PRINT NAME: Sharon Cino  
WITNESS: *[Signature: Sabrina Gatto]*  
PRINT NAME: Sabrina Gatto

CYPRESS KEY COMMERCIAL ASSOCIATION, INC.  
A FLORIDA CORPORATION  
BY: Cara Chieffallo  
PRESIDENT  
PRINT NAME: Cara Chieffallo

### ACKNOWLEDGMENT

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED CARA CHIEFFALLO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CYPRESS KEY COMMERCIAL ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DWE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF August 2018.  
MY COMMISSION EXPIRES: 11/1/2019  
COMMISSION NUMBER: FF 922670  
WITNESS: *[Signature: Janis A. Spalding]*  
SIGNATURE: JANIS A. SPALDING  
(PRINT NAME) - NOTARY PUBLIC

### APPROVAL - VILLAGE OF ROYAL PALM BEACH

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF CYPRESS KEY TOWN CENTRE FOR RECORD THIS 20th DAY OF September 2018.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF Sept 2018.  
BY: *[Signature: Fred Pinto]*  
FRED PINTO  
MAYOR  
BY: *[Signature: Diane DiSanto]*  
DIANE DISANTO  
VILLAGE CLERK

### ACKNOWLEDGMENT - VILLAGE OF ROYAL PALM BEACH

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED PINTO AND DIANE DISANTO WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DWE 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 Sept 2018.  
MY COMMISSION EXPIRES: May 9 2022  
COMMISSION NUMBER: GG 175859  
WITNESS: *[Signature: Jacqueline M. Shimhue-Dang]*  
SIGNATURE: Jacqueline M. Shimhue-Dang  
(PRINTED NAME) - NOTARY PUBLIC

V:\Lond Projects RE\17049.01\_Cypress Key Plat.dwg, 8/22/2018 7:44:5 AM EDT

SEAL K HOVNANIAN CYPRESS KEY, LLC	SEAL CYPRESS KEY PROPERTY ASSOCIATION, INC.	SEAL VILLAGE OF ROYAL PALM BEACH	SEAL VILLAGE ENGINEER	SEAL REVIEWING SURVEYOR	SEAL SURVEYOR

### VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: *[Signature: Christopher A. Marsh]* 8/31/18  
CHRISTOPHER A. MARSH, P.E., 62560  
VILLAGE ENGINEER

### REVIEWING SURVEYOR'S STATEMENT

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FIELD VERIFICATION OF SAID DATA WAS MADE.

BY: *[Signature: Bryan Merritt]*  
NAME: BRYAN MERRITT  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS NO. 6558

### TITLE CERTIFICATION

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

I, Cara Chieffallo, 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 K HOVNANIAN CYPRESS KEY, LLC FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: 8/24/18  
BY: *[Signature: Cara Chieffallo]*  
PRINT NAME: Cara Chieffallo  
ATTORNEY STATE OF FLORIDA

### EXISTING EASEMENTS

PARCEL MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN IN VARIOUS OFFICIAL RECORD BOOKS AND PAGES IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. ONLY THE EASEMENTS AS SHOWN HEREON ARE BEING DEDICATED BY THIS REPLAT.

### SURVEYORS CERTIFICATION

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

*[Signature: Jennifer Malin]*  
JENNIFER MALIN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 6667  
STATE OF FLORIDA L.B.# 6603

THIS INSTRUMENT PREPARED BY JENNIFER MALIN, P.S.M. PSM#6667 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

<b>CYPRESS KEY TOWN CENTRE</b>	
	DATE: 8/2/2018
SCALE: N/A	CAD FILE: 17049.01 PLAT
SDSK PROJECT: 17049.01	DRAWN: JCM
CHECKED: CAR	
JOB NO. 17049.01	