LOCATION MAP

N.T.S.

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (NE1) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, SAID PARCEL BEING A REPLAT OF A PORTION OF THE PLAT OF CYPRESS LAKES, PLAT NUMBER 5, A P.U.D. AS SAID PLAT IS RECORDED IN PLAT BOOK 43 AT PAGES 131 AND 132, PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NEL) OF SECTION 14 BEARS NORTH 01° 38' 59" EAST AS SHOWN IN SAID PLAT OF CYPRESS LAKES, PLAT NUMBER 5 AND ALL BEARINGS RECITED HEREIN ARE RELATIVE THERETO.

COMMENCING AT THE EAST ONE-QUARTER (E_{k}^{\perp}) CORNER OF SAID SECTION 14; THENCE NORTH 01 $^{\circ}$ 38' 59" EAST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE1) (ALSO BEING THE CENTERLINE RIGHT-OF-WAY OF HAVERHILL ROAD) A DISTANCE OF 1227.96 FEET; THENCE NORTH 88° 21' 01" WEST A DISTANCE OF 54.00 FEET TO THE ULTIMATE WEST RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD AS DEDICATED PER SAID PLAT OF CYPRESS LAKES, PLAT NUMBER 5, BEING A LINE 54.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST ONE-QUARTER (NE) OF SECTION 14; THENCE NORTH 43° 21' 01" WEST ALONG THE NORTH LINE OF SAID PLAT NUMBER 5 A DISTANCE OF 35.36 FEET; THENCE NORTH 88° 21' 01" WEST ALONG THE NORTH LINE OF SAID PLAT NUMBER 5 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE TRAVERSING ALONG THE NORTH AND WEST LINES OF SAID PLAT NUMBER 5 THROUGH THE FOLLOWING FOUR (4) NUMBERED COURSES AND DISTANCES:

- 1. NORTH 88° 21' 01" WEST A DISTANCE OF 291.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°
- 2. SOUTH 52° 36' 40" WEST ALONG THE LONG CHORD OF SAID CURVE A DISTANCE OF 31.49 FEET TO A POINT OF REVERSE CURVE, SAID REVERSE CURVE HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 27° 45' 06", A RADIAL LINE PASSING THROUGH SAID POINT OF REVERSE CURVE BEARS SOUTH 76° 25' 39" EAST
- SOUTHWESTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 280.93 FEET TO A POINT OF REVERSE CURVE, SAID REVERSE CURVE HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 36° 14' 55", A RADIAL LINE PASSING THROUGH THE LAST MENTIONED
- POINT OF REVERSE CURVE BEARS SOUTH 48° 40' 33" EAST 4. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 265.72 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 112° 48' 58", SAID INTERSECTION BEING A POINT OF CUSP, A RADIAL LINE PASSING THROUGH SAID POINT OF CUSP BEARS NORTH 84° 55' 28" WEST; THENCE EASTERLY, DEPARTING FROM SAID WEST LINE OF PLAT NUMBER 5 AND TRAVERSING ALONG THE NORTH LINE OF TRACT "A", A WATER MANAGEMENT TRACT IN SAID PLAT NUMBER 5. THROUGH THE FOLLOWING EIGHT (8) NUMBERED COURSES AND DISTANCES:
- 1. NORTHEASTERLY AND EASTERLY ALONG SAID 45.00 FEET RADIUS CURVE A DISTANCE OF 88.61 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 188.42 FEET AND A CENTRAL ANGLE OF 35° 34' 27"
- 2. EASTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 116.99 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 367.56 FEET AND A CENTRAL ANGLE OF 12° 29' 54"
- 3. EASTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 80.18 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 222.38 FEET AND A CENTRAL ANGLE OF
- 4. EASTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 77.71 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 188.95 FEET AND A CENTRAL ANGLE OF 34° 30' 08"
- 5. EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 113.78 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 79.88 FEET AND A CENTRAL ANGLE OF 72° 21' 16"
- 6. SOUTHEASTERLY ALONG THE ARC OF SAID COMPOUND CURVE A DISTANCE OF 100.88 FEET TO A TANGENT LINE
- 7. SOUTH 01° 38' 59" WEST ALONG SAID TANGENT LINE A DISTANCE OF 45.27 FEET TO THE BEGINNING OF A CURVE CONCAVE, TO THE NORTHWEST HAVING A RADIUS OF 59.87 FEET AND A CENTRAL ANGLE OF 59° 46' 19"
- 8. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.46 FEET TO A NON-TANGENT LINE BEING A PORTION OF THE SOUTH LINE OF SAID PLAT NUMBER 5; THENCE SOUTH 88° 39' 01" EAST DEPARTING FROM SAID NORTH LINE OF TRACT "A" AND ALONG SAID PORTION OF THE SOUTH LINE OF PLAT NUMBER 5 A DISTANCE OF 59.73 FEET MORE OR LESS TO THE WEST LINE OF TRACT "B", BUFFER ZONE, A TRACT IN SAID PLAT NUMBER 5; THENCE NORTH 01° 38' 59" EAST ALONG SAID WEST LINE OF TRACT "B" A DISTANCE OF 652.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.80337 ACRES, MORE OR LESS.

DEDICATION:

DISTRICT.

KNOW ALL MEN BY THESE PRESENTS THAT VAL-SAL INVESTMENTS, LTD., A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, TOGETHER WITH THOSE INDIVIDUAL UNIT UNNERS, UNIT MORTGAGEES, AND CONDOMINIUM ASSOCIATION ON SHEET NUMBER TWO HEREOF, BEING A REPLAT OF A PORTION OF CYPRESS LAKES PLAT NUMBER 5 AS RECORDED IN PLAT BOOK 43, PAGES 131 AND 132 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS CYPRESS LAKES PLAT NUMBER 11 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. INGRESS AND EGRESS TRACTS OVER AND UPON TRACT "H" EASEMENTS "a" THROUGH "g" INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE TRACTS FOR INGRESS AND EGRESS AND PARKING PURPOSES FOR THE USE AND BENEFIT OF THE CYPRESS LAKES HOMEOWNERS ASSOCIATION 11, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO UTILITY AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CYPRESS LAKES HOMEOWNERS ASSOCIATION 11, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL
- 2. RESIDENTIAL BUILDING PARCELS PARCELS ,B,C,D,E,F, AND G ARE HEREBY RESERVED TO VAL-SAL INVESTMENTS, LTD., A FLORIDA GENERAL PARTNERSHIP ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION OF RESIDENTIAL UNITS AND ALL OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF VAL-SAL INVESTMENTS, LTD. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

CYPRESS LAKES PLAT No

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, BEING A REPLAT OF A PURTION OF THE PLAT OF CYPRESS LAKES PLAT No 5 AS RECORDED IN PLAT BOOK 43 AT PAGES PUBLIC RECORDS OF PALM BEACH COUNTY. FEBRUARY 1991

DEDICATION CON'T

IN 3 SHEETS, SHEET No 1 2A. RESIDENTIAL BUILDING PARCEL A PARCEL A IS HEREBY CONFIRMED AS SUBMITTED TO CONDOMINIUM FORM OF OWNERSHIP AND USE PURSUANT TO THE FLORIDA CONDOMINIUM ACT IN ACCORDANCE WITH THE AMENDED DECLARATION OF CONDOMINIUM FOR VENETIAN TERRACE AT CYPRESS LAKES AS RECORDED IN OFFICIAL RECORDS BOOK 6684, PAGE 233, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNIT OWNERS OF SAID CONDOMINIUM AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND VENETIAN TERRACE CONDOMINIUM ASSOCIATION AT CYPRESS LAKES, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

- 4. EASEMENTS A. THE LITILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION.
- B. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

5. TRACT "H" COMMON AREA

TRACT "H" AS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE CYPRESS LAKES HOMEOWNERS ASSOCIATION 11, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR THE PURPOSE OF PROVIDING LANDSCAPING AND RECREATION AREAS, AND SUCH OTHER PROPER PURPOSES INCLUDING IRRIGATION, INGRESS AND EGRESS, AND PARKING FACILITIES. BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

6. DRAINAGE TRACT TRACT "I" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS, FOR THE PURPOSE OF DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF THE ABOVE NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY VAL-SAL INVESTMENTS COMPANY, INC., AS GENERAL PARTNER, BY ITS VICE PRESIDENT, ENRICO ROSSI, AND ATTESTED TO BY ITS SECRETARY, SANTIAGO MALAVASI, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 TH DAY OF FEB. 1991.

> VAL-SAL INVESTMENTS LTD. A FLORIDA GENERAL PARTNERSHIP BY: VAL+SAL INVESTMENT COMPANY, INC. A CORPORATION OF THE STATE OF FLORIDA

ATTEST: X antig Moorn SANTIAGO MALAVASI, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA

ORBORATE

COUNTY OF PALM BEACH

BEFORE ME, A NOTARY PUBLIC OF THE STATE OF FLORIDA, PERSONALLY APPEARED ENRICO ROSSI AND SANTIAGO MALAVASI TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT. AND SECRETARY OF THE ABOVE NAMED VAL-SAL INVESTMENT COMPANY, INC., A CORPORATION OF THE ◆ ▲ND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT STATE OF FLORIDA THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY . RESPECTFULLY 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 14-DAY OF 7-6, A.D., 1991

REGISTRATION NO. 2345 STATE OF FLORIDA NOTARY OVERNORS BANK. INC. SEAL SEAL

SURVEYORS SEAU

N.P.B.CWC.D.

COUNTY CLERK SEAL

COUNTY ! E GINEER

DENSITY D.U./A.C. STATE OF FLORIDA COUNTY OF PALM BEACH 3.54 1991 and duly recorded in Plat Book 2.86 No. 68 on page 108-1-10 6.69 JOHN B. DUNKLE, Clerk Circuit Court 8.13 By: Dawn a Mortin D.C. 2.36 3.72 5.24 3 75

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 6467 AT PAGE 1894 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 SETIOR, VICE PRES. AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF FEB. A.D., 1991.

GOVERNORS BANK, INC.

A CORPORATION OF THE STATE OF FLORIDA

0234-008

COUNTY PETITION Nº 77-46

PLAT NO. 2

PLAT NO. 3-A

PLAT NO. 4

PLAT NO. 5

PLAT NO. 6-A

PLAT NO. 7-A

PLAT NO. 8

PLAT NO. 9

PLAT NO. 10

PLAT No. 5

(EXISTING)

PLAT No 5

PLAT No.5)

(AREA NOT REPLATED)

(REPLAT OF PORTION OF

PLAT No 5 + PLAT No

AREA

ACRES

22.969

50.765

19.193

7.167

11.064

27.979

15.589

31.274

(NET)

PLAT No H (REPLAT OF PORTION OF PLAT No 5)

P.U.D. DENSITY TABULATION

UNITS

102

180

55

48

90

66

58

(ADD, UNITS

UNITS TOTAL

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE

NO DEDICATIONS TO, NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY,

THE SAID DISTRICT ON THIS PLAT, AND FURTHER ACKNOWLEDGES THAT ITS 110.00 FOOT WIDE

DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 2802 AT PAGES 958 AND 959,

WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT!

ATTEST: David Shaffer DAVID SHAFFER

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

ME PERSONALLY APPEARED JOHN CAVALLARO AND DAVID SHAFFER , TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. V.P. 8 V.P. OF THE ABOVE NAMED COVERNORS BANK, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SR. VICE PRES.
AND VICE PRES. RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS KAREN MARCUS, CHAIR FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORTION.

WITHESS MY HAND AND SEAL THIS 13 DAY OF Feb., A.D., 1991.

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

WE. LEONARD AND MORRISON, DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY. THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO VALSAL INVESTMENTS LTD., A FLORIDA GENERAL PARTNERSHIP, ALL UNIT OWNERS AS SHOWN HEREON, AND CYPRESS LAKES HOMEOWNERS ASSOCIATION II, INC. AND CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY SENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NOT OTHER ENCUMBRANCES OF RECORD.

SURVEYOR'S CERTIFICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF

A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: TEB 13,1991

BOARD OF COUNTY **SOMMISSIONERS**

F.R.S. & ASSOCIATES LAND SURVEYORS WEST PALM BEACH, FLORIDA

89-5-44 AWING NUMBER

THIS INSTRUMENT PREPARED BY JORGE D. PERDOMO IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM

JOHN B. DUNKLE, CLERK

COUNTY APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF NOV, A.D., 1991

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: - (FOUND), AND (J-(SET PER THIS PLAT). 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH

3. A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.

C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME. 4. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT. THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND

MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES 5. BEARING DATUM: THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NEL) OF SECTION 14 IS ASSUMED TO BEAR NORTH 01° 38' 59" EAST AS SHOWN IN CYPRESS LAKES PLAT NUMBER 5,

A P.U.D. AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. 6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT

MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES NOR SHRUBS PLACED ON THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2802,

PAGES 958 AND 959, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

DRAWN BY J.P.

PLAT OF CYPRESS LAKES PLAT NO. 11, A PU.D. IN 3 SHEETS SHEET NO. I

BEACH, FLORIDA 33407, TELEPHONE (407) 478-7178.

 $\langle \mathcal{O} \rangle$ NO STATE

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