

"GRAND CYPRESS"

SHEET 1 OF 3

153

A REPLAT OF TRACT 81, BLOCK 79
THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54 PBCR)
SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY
WILLIAM A. HALL, P.L.S.
KATHLEEN L. HALL
LAND SURVEYING, INC.
7891 WEST SAMPLE ROAD
CORAL SPRINGS, FLORIDA 33065
(305)344-8843
JANUARY 1995

COUNTY OF PALM BEACH }
STATE OF FLORIDA }

THIS PLAT WAS FILED FOR
RECORD AT 11:44 A.M.
THIS 13 DAY OF February,
1996, AND DULY RECORDED IN
PLAT BOOK 153, ON PAGE
153 - 155
DOROTHY H. WILKIN
CLERK OF CIRCUIT COURT
By *Leigh A. Standley D.C.*

DEDICATION

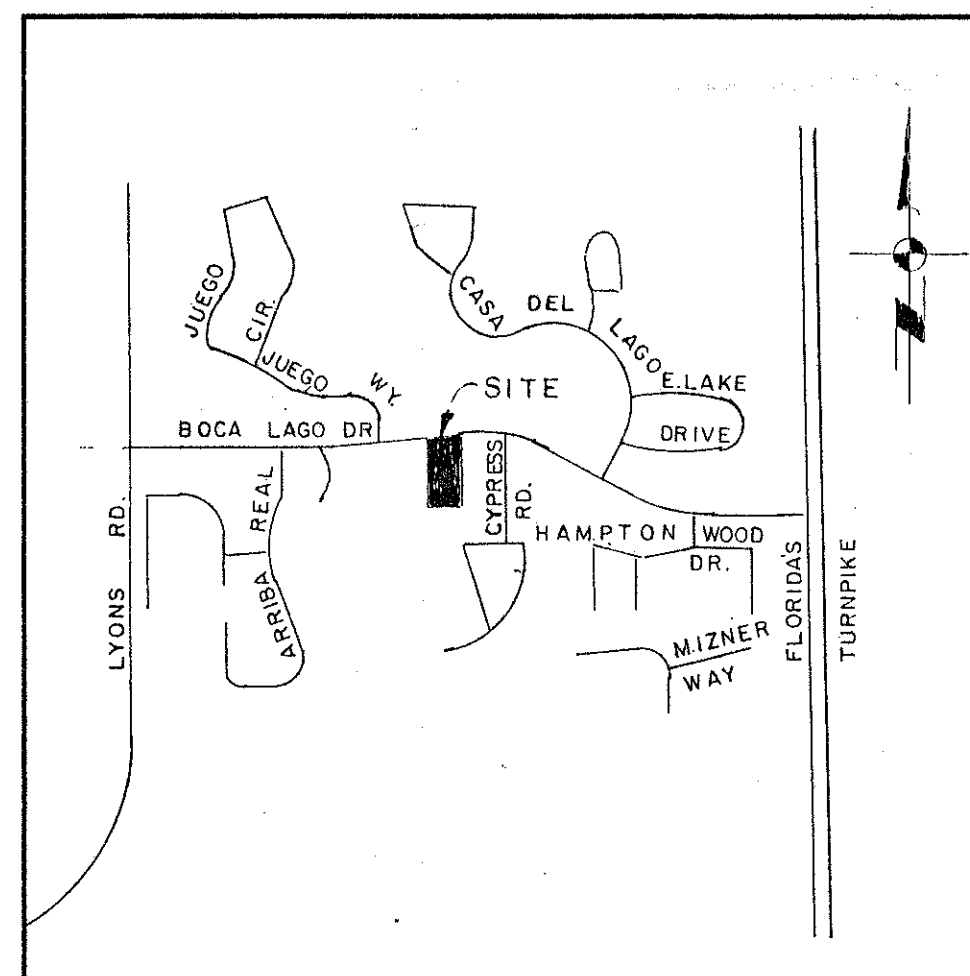
KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY CLUB ESTATE HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "GRAND CYPRESS", BEING A REPLAT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 81, BLOCK 79, THE PALM BEACH FARMS COMPANY PLAT NO. 3, OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING, 217,800 SQUARE FEET (5.00 ACRES), MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION 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 THE GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES (CONSERVATION AREA) AND WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE EASEMENTS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREIN ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE SIGN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND CYPRESS HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR SIGNAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.



LOCATION MAP
(Not to Scale)

AREA TABULATION		
TRACT A	32,799.66 S.F.	0.7530 ACRES
TRACT B	3,443.83 S.F.	0.0791 ACRES
TRACT C	48,441.34 S.F.	1.1121 ACRES
LOTS	133,115.17 S.F.	3.0558 ACRES
GROSS AREA	217,800.00 S.F.	5.0000 ACRES

SURVEYOR'S CERTIFICATION:

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 (PRM'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 PALM BEACH COUNTY, FLORIDA.

DATED: 2-8-95

Wm A Hall
WILLIAM A. HALL
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3671

COUNTY APPROVAL :

Pet. 94-55
5/3/3/M
NOT PUD BUT IN PUD AREA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(1)(2), F.S., THIS 13 DAY OF Feb 1995.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GRAND CYPRESS HOMEOWNERS' 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 STATE HEREON, DATED THIS 28th DAY OF MARCH, 1995.

WITNESS:
Jeffrey A. Levine

GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *Jeffrey Norman* (PRES.)
JEFFREY NORMAN
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY NORMAN WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAND CYPRESS HOMEOWNERS' ASSOCIATION, INC., A CORPORATION NOT FOR PROFIT, AND 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 IS 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 28th DAY OF March, 1995.

MY COMMISSION EXPIRES:
My Commission # CC 435438
Expires: January 06, 1999

Deanna J. Jones
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION:

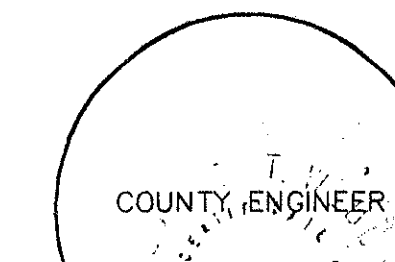
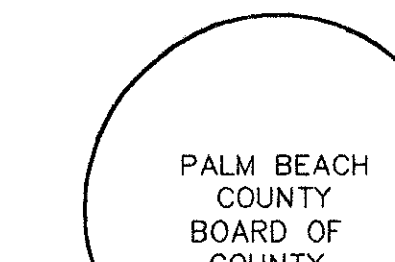
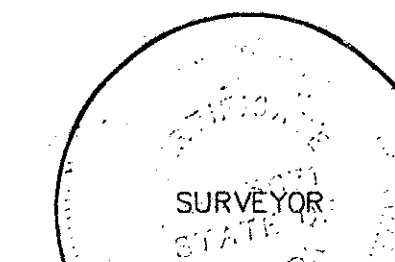
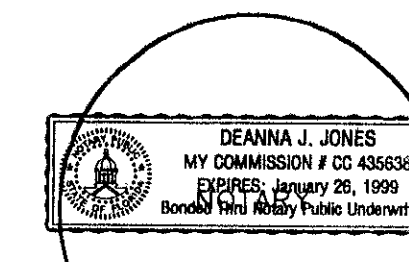
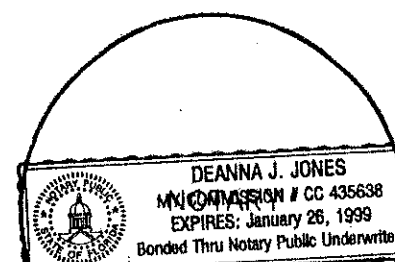
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY A. LEVINE, 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 TO COUNTRY CLUB ESTATE HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 2/28/95
UPDATED 12/12/95 *J. Levine*

Jeffrey A. Levine
JEFFREY A. LEVINE
ATTORNEY AT LAW
#200689

SEALS



0645-001

TAZ-786

BOOK 76 PAGE 153
FLOOD ZONE A0 FLOOD MAP #250B
ZONING RS
CADD #54
ZIP CODE 33433
SUB NAME Grand Cypress

WITNESS:

COUNTRY CLUB ESTATE HOMES, INC.

A FLORIDA CORPORATION
BY: *Jeffrey Norman*
JEFFREY NORMAN
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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