

DESCRIPTION

A certain parcel of land lying in the East Half (E 1/2) of Section 14, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

From the point of intersection of the East-West Quarter Section Line of said Section 14 with a line parallel with and 50 feet Westerly from (as measured at right angles to) the East Line of the Northeast Quarter (NE 1/4) of said Section 14, said parallel line being also the Westerly right of way line of the 100 foot wide existing right of way of Haverhill Road, and from said Point of Intersection run, (bearings cited herein are in the meridian of the Florida State Plane Coordinate System) by the following numbered courses:

- 1. North 01°38'59" East, running along the just described parallel line and along the said Westerly existing right of way line of Haverhill Road, 1,673.26 feet to the POINT OF BEGINNING; thence...
2. North 88° 21'01" West, 254.00 feet; thence...
3. North 01°38'59" East, 280.00 feet; thence...
4. North 88°21'01" West, 135.00 feet; thence...
5. South 54°46'55" West, 171.59 feet; thence...
6. North 80°57'20" West, 34.90 feet; thence...
7. South 53°18'26" West, 60.00 feet; thence...
8. Northwesterly, along the arc of a 450.00 foot radius curve, concave Southwesterly, having a central angle of 38°16'14" and whose 295.02 foot long chord bears North 55°49'41" West; an arc distance of 300.58 feet; thence...
9. Southerly, along an arc of a 50.00 foot radius curve, concave Westerly, having a central angle of 119°57'48" and whose 86.59 foot long chord bears South 14°58'49" East, an arc distance of 104.68 feet; thence...
10. South 45°00'10" West, 155.33 feet; thence...
11. Southwesterly, along the arc of a 123.63 foot radius curve, concave Easterly, having a central angle of 50° 44'10" and whose 105.93 foot long chord bears South 19° 38'05" West, an arc distance of 109.48 feet; thence...
12. Southeasterly, along the arc of a 340.77 foot radius curve, concave Northeasterly, having a central angle of 103°22'20" and whose 534.75 long chord bears South 57°25'10" East, an arc distance of 614.81 feet; thence...
13. Southeasterly, along the arc of a 70.00 foot radius curve, concave Southwesterly, having a central angle of 112°32'37" and whose 116.44 foot long chord bears South 52°50'02" East, an arc distance of 137.50 feet; thence...
14. Southerly, along the arc of a 520.00 foot radius curve, concave Westerly, having a central angle of 26°13'04" and whose 235.87 foot long chord bears South 16°32'49" West, an arc distance of 237.94 feet; thence...
15. Southwesterly, along the arc of a 31.94 foot radius curve, concave Northwesterly, having a central angle of 42°50'55" and whose 23.33 foot long chord bears South 51°04'48" West an arc distance of 23.89 feet; thence...
16. South 72°30'15" West, 48.43 feet; thence...
17. Westerly, along the arc of a 41.69 foot radius curve, concave Northwesterly, having a central angle of 51°15'15" and whose 36.07 foot long chord bears North 81°52'07" West, an arc distance of 37.30 feet; thence...
18. North 56°14'30" West, 204.56 feet; thence...
19. Westerly, Southerly, and Southeasterly, along the arc of a 195.77 foot radius curve, concave Southeasterly, having a central angle of 172°43'53" and whose 390.75 foot long chord bears South 37°23'34" West, an arc distance of 590.19 feet; thence...
20. Southeasterly, along the arc of a 1,579.95 foot radius curve, concave Northeasterly, having a central angle of 13°02'19" and whose 358.77 foot long chord bears South 55°29'32" East, an arc distance of 359.55 feet; thence...
21. Southeasterly, along the arc of a 70.00 foot radius curve, concave Southwesterly, having a central angle of 53°20'22" and whose 62.84 foot long chord bears South 35°20'31" East, an arc distance of 65.17 feet; thence...
22. South 08°40'20" East, 114.91 feet; thence...
23. Southwesterly, Westerly, and Northwesterly, along the arc of an 87.00 foot radius curve, concave Northwesterly, having a central angle of 151°56'20" and whose 168.81 foot long chord bears South 67°17'50" West, an arc distance of 230.71 feet; thence...
24. Northwesterly, along the arc of a 383.85 foot radius curve, concave Southwesterly, having a central angle of 27°04'50" and whose 179.74 foot long chord bears North 50°16'25" West, an arc distance of 181.42 feet; thence...
25. Northwesterly, along the arc of a 463.62 foot radius curve, concave Northeasterly, having a central angle of 23°19'26" and whose 187.43 foot long chord bears North 52°09'07" West, an arc distance of 188.73 feet; thence...
26. Westerly, along the arc of a 68.07 foot radius curve, concave Southerly, having a central angle of 117°46'58" and whose 116.56 foot long chord bears South 80°37'07" West, an arc distance of 139.93 feet; thence...
27. South 21°43'38" West, 154.04 feet; thence...
28. Southerly, along the arc of a 69.37 foot radius curve, concave Easterly, having a central angle of 81°58'56" and whose 91.01 foot long chord bears South 19°15'50" East, an arc distance of 99.26 feet; thence...
29. Southeasterly, along the arc of a 123.16 foot radius curve, concave Southwesterly, having a central angle of 29°20'48" and whose 62.39 foot long chord bears South 45°34'54" East, an arc distance of 63.08 feet; thence...
30. South 30°54'30" East, 321.56 feet; thence...
31. Southerly, along the arc of a 44.97 foot radius curve, concave Westerly, having a central angle of 91°01'36" and whose 64.16 foot long chord bears South 14°36'18" West, an arc distance of 71.44 feet; thence...

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES

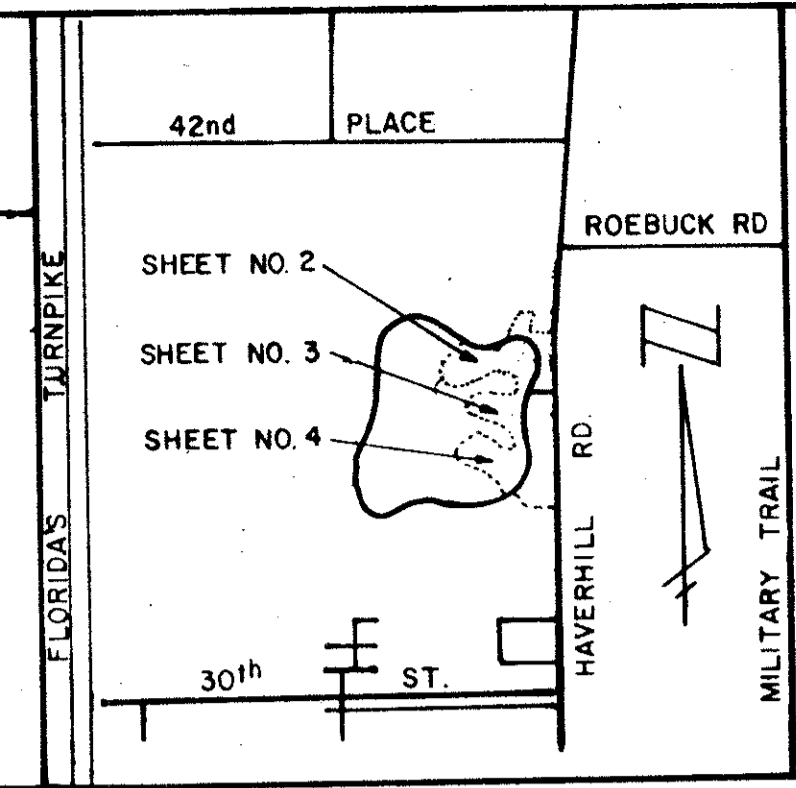
CYPRESS LAKES PLAT NO. 2

BEING A SUBDIVISION OF LAND IN THE EAST HALF (E1/2) OF SECTION 14, T. 43S., R. 42E.,

PALM BEACH COUNTY, FLORIDA

IN FOUR SHEETS - SHEET NO. ONE

Table with columns: AREA OF PLAT NO. 2, P.U.D. TABULATION, 22.9693 Ac. Total Lot Area 14.8169 Ac. Road Areas 7.6830 Ac. Lake Areas 0.00 Ac. TRACTS S-7 8 B-1 0.4694 Ac. Maximum number of units designed 102 Density 4.407 ... Acre Allowable Density 4.9 ... Acre



1 183
21 June 10:36A
79 148-151
37
Iyla Shreffler

NOTES

- 1. Bearings cited herein are in the meridian of the Florida State Plane Coordinate System.
2. Permanent reference monuments (P.R.M.'s) are designated thusly: P.R.M.
3. Permanent control points (P.C.P.'s) are designated thusly: P.C.P.
4. Building setback lines shall be as required by ordinances of Palm Beach County, Florida.
5. There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
6. There shall be no buildings or any structures placed on utility easements.
7. 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 located therein.

TITLE CERTIFICATION

STATE OF FLORIDA SS:
COUNTY OF PALM BEACH
We, LAWYERS TITLE INSURANCE CORPORATION, a title insurance company duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find that the title to the property is vested in Campanelli, Inc. its current taxes have been paid; and that we find that the property is free of encumbrances, except for those mortgages as shown hereon, if any, and the easements, which exist as shown hereon, and that we find that all mortgages, if any, are shown and are true and correct.

SURVEYOR'S CERTIFICATION

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 that permanent reference monuments (P.R.M.'s) have been placed as required by law and that permanent control points (P.C.P.'s) will be placed under the guarantees posted with Palm Beach County for the required improvements, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
Date: April 27, 1979 By: David M. White, P.L.S. Florida Certificate No. 2201

COUNTY APPROVALS

COUNTY ENGINEER
This Plat is hereby approved for record this 19 day of June, A.D. 1979.
Herbert F. Kahlert, P.E.
BOARD OF COUNTY COMMISSIONERS
This Plat is hereby approved for record this 19 day of June, A.D. 1979.
Bill Bailey, Chairman

STATE OF FLORIDA SS:
COUNTY OF PALM BEACH

Before me, a notary public of the State of Florida, personally appeared Constantino Cicione and John Corver to me well known, and known to me to be individuals described in and who executed the foregoing instrument as Vice-President and Assistant Secretary of the above named CAMPANELLI, INC., a corporation of the Commonwealth of Massachusetts authorized to do business within the State of Florida, and they severally acknowledged to and before me that they executed such instrument as such and respectively 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 17th day of January, A.D. 1979.
Notary Public

My commission expires:

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS:
COUNTY OF PALM BEACH

The undersigned hereby certify that they are the holders of a mortgage on the hereon described property and do hereby join in and consent to the dedication of the lands described in the dedication hereto by the owner thereof, and agree that their mortgage, which is recorded in Official Record Book 2100 at Page 556 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

WITNESS: Elwood B. VanVoorhees, Jr.
Judith Geiger VanVoorhees

STATE OF FLORIDA SS:
COUNTY OF PALM BEACH

Before me personally appeared Elwood B. VanVoorhees, Jr. and Judith Geiger VanVoorhees, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS: my hand and official seal this 23rd day of April, A.D. 1979.
Notary Public

My commission expires: 6/4/80

This instrument was prepared by David M. White in the offices of Florida Surveying & Mapping, Inc., 941 North Military Trail, West Palm Beach, Florida, 33406.

DEDICATION

STATE OF FLORIDA SS:
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that CAMPANELLI, INC. a corporation of the Commonwealth of Massachusetts, authorized to do business within the State of Florida, owners of the land shown and described hereon, being in Section 14, Township 43 South, Range 42 East, Palm Beach County, Florida, and shown hereon as CYPRESS LAKES PLAT NO. 2, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- 1. STREETS
The streets as shown hereon as Tract S-2 through S-7, inclusive, are hereby dedicated to the CYPRESS LAKES HOMEOWNERS ASSOCIATION II, INC. and Tract S-1 is hereby dedicated to the CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., for private road purposes and are the perpetual maintenance obligation of said associations.
2. LANDSCAPE AND BUFFER PARCELS
Tract B-1, as shown hereon is hereby dedicated to the CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., for landscaping and buffer purposes and is the perpetual maintenance obligation of said association.
3. UTILITY EASEMENTS
Tracts S-1 through S-7 and the utility easements, as all are shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
4. DRAINAGE EASEMENTS
Tracts S-1 through S-7, inclusive, and the drainage easements, as all are shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
5. ACCESS CONTROL EASEMENTS
The access control easement, as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
6. The 4 foot strip of land along Haverhill Road shown on this plat as ultimate right-of-way is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for road right-of-way purposes.

IN WITNESS WHEREOF the said corporation has caused these presents to be signed by its Vice-President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17th day of January, A.D. 1979.

Attest: John Corver CAMPANELLI, INC.

CYPRESS LAKES PLAT NO. 2

CYPRESS LAKES PLAT 2 Sheet 044

Table with columns: DATE, REVISIONS, BY, DATE. Includes handwritten '37/148' and '177-91'.

0234-304

14/43/42