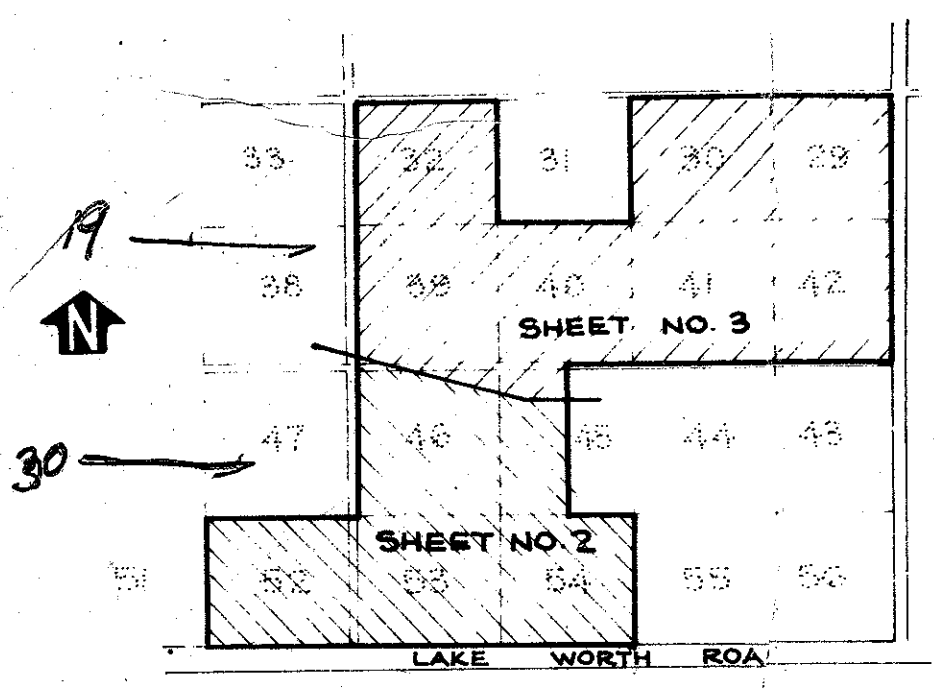


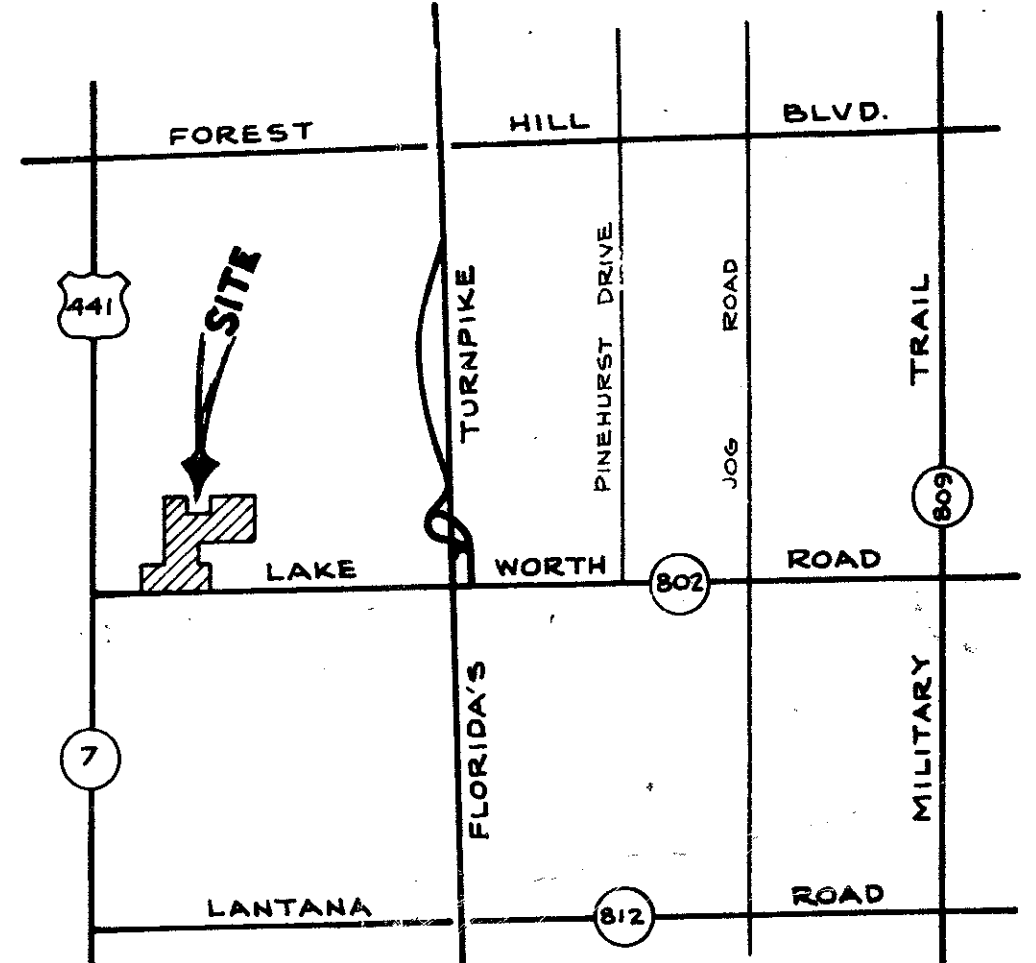
42/28



KEY MAP NOT TO SCALE

# A PLANNED UNIT DEVELOPMENT CYPRESS TRAILS, P.U.D.

BEING A RE-PLAT OF A PORTION OF BLOCK 25,  
PALM BEACH FARMS CO., PLAT NO. 3  
AS RECORDED IN PLAT BOOK 2, PAGES 45-54  
SHEET 1 OF 3  
MARCH, 1981



LOCATION MAP NOT TO SCALE

COUNTY OF PALM BEACH  
March 26 12:15 PM  
March 21  
42  
28, 29, 30  
D. J. SHEAROUSE, JR.

**DESCRIPTION**  
A tract of land located in Sections 19 and 30, Township 44 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:  
All of Tracts 29, 30, 32, 39, 40, 41, 42, 46, 52, 53, 54, and the West Half (W 1/2) of Tract 45 in Block 25, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Pages 45 through 54, inclusive, subject to rights-of-way for roadway and canal purpose, and any and all public utilities.  
CONTAINING 109.64 acres, more or less.

KNOW ALL MEN BY THESE PRESENTS that FSC, Inc., a Florida Corporation, owner of the lands shown and described hereon and shown hereon as Cypress Trails, P.U.D., has caused the same to be surveyed and platted as shown hereon and is hereby dedicated as follows:

**TRACTS**  
The Tract shown hereon as Tract G is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS for proper purposes, and are the perpetual maintenance obligation of said COMMISSION.

The Tracts shown hereon as Tract L, a Lake Tract; Tract R, a nature preserve, recreation area, and for drainage purposes; Tract N, a nature preserve are hereby dedicated to the Cypress Trails Property Owners' Association, Inc. for proper purposes, and are the perpetual maintenance obligation of said Association.

**STREETS**  
The streets, shown hereon as Lake Worth Road, Tennis Court Way, Cypress Edge Drive, Deer Creek Circle, Valley Park Way, Winding Woods Drive, Spanish Moss Road West, Spanish Moss Road East, Bent Pine Circle West, Bent Pine Circle East, Moss Pointe Circle are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.

The Buffer Strips shown hereon are hereby dedicated to the Cypress Trails Property Owners' Association, Inc. for proper purposes and are the perpetual maintenance obligation of said Association.

**EASEMENTS**  
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.  
The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.  
The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its PRESIDENT and attested by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 6 day of MARCH AD 1981

VINCE A. ELHILOW  
SECRETARY  
JOSEPH B. SHEAROUSE, JR.  
PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared JOSEPH B. SHEAROUSE, JR. to me well known and known to me to be the individuals described in and who executed of the foregoing instrument as PRESIDENT and SECRETARY of FSC, INC. and they severally acknowledged to and before me that they executed such instrument as such officers 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 true act and deed of said Corporation.  
WITNESS my hand and official seal this 6 day of MARCH AD 1981  
By: [Signature]  
Notary Public  
My Commission Expires April 24, 1981

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, JAMES W. WINTERS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in FSC, INC. and that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.  
Date: March 6, 1981 By: [Signature]

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, the undersigned, do hereby certify that I am the holder of a mortgage upon the property described hereon and I have hereto, in and with consent to the dedication of the land described in the dedication hereon by the owner thereof and agree that his mortgage, which is recorded in Official Record Book 2476 at Pages 1204 through 1205, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.  
IN WITNESS WHEREOF I, LYLE B. TAINTOR do hereunto set my hand and seal this 6 day of March AD 1981  
WITNESS: [Signatures]  
LYLE B. TAINTOR

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared LYLE B. TAINTOR to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.  
WITNESS my hand and official seal this 6 day of MARCH AD 1981  
By: [Signature]  
Notary Public  
My Commission Expires April 24, 1981

Permanent Reference Monuments (P.R.M.'s) are designated thus:   
Permanent Control Points (P.C.P.'s) are designated thus:   
Bearings cited herein are in the meridian of E OF LAKEWORTH ROAD  
HAVING A BEARING OF N 89° 59' 00" E  
Building setback lines shall be as required by Palm Beach County Zoning Regulations.  
There shall be no buildings or other structures placed on utility easements.  
There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.  
In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

### COUNTY APPROVALS

COUNTY ENGINEER  
This plat is hereby approved for record this 26th day of March AD 1981  
By: [Signature]  
George E. Salinas, Assoc. Co. Engineer  
Palm Beach County, Florida  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 26th day of March AD 1981  
By: [Signature]  
Chairman  
Board of County Commissioners  
ATTEST: [Signature]  
CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: [Signature]  
Deputy Clerk

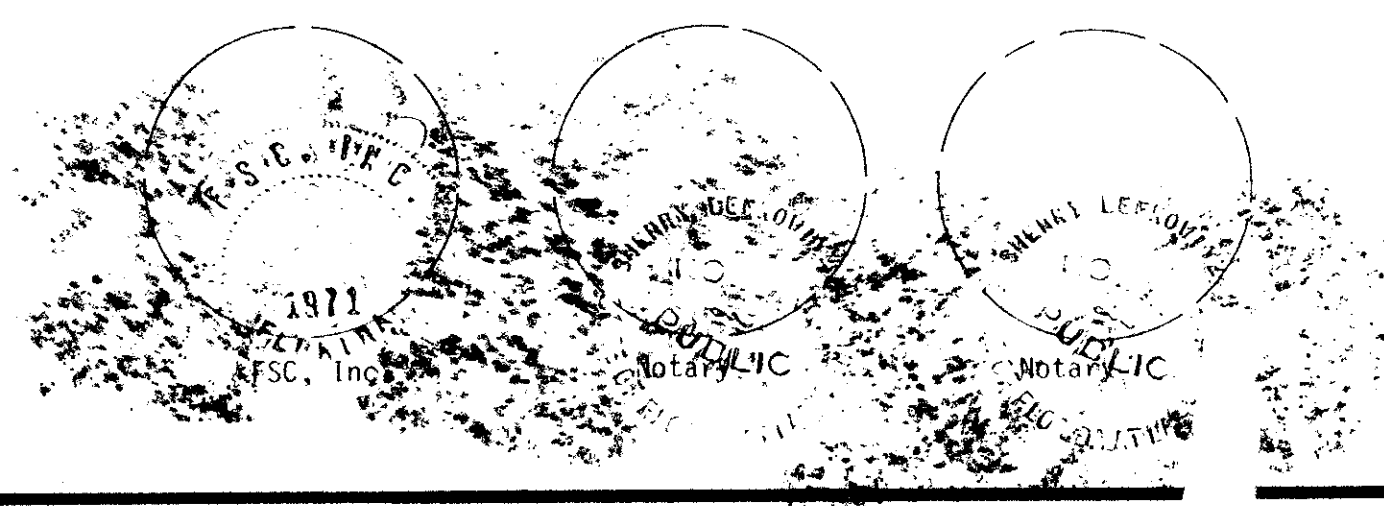
### SURVEYOR'S CERTIFICATION

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with COUNTY OF PALM BEACH 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 the COUNTY OF PALM BEACH.  
Date: MARCH 11, 1981 By: Peter T. Krick  
PETER T. KRICK, P.L.S.  
Florida Cert. No. 3748

0235-000

42/28

TURNOUT REQUIRED  
FAIR SHARE ZONE  
FLOOD ZONE - NO  
QUAD 48  
INSP. AREA #3



Field Book No. Pg.	Design	Drawn R. WEAVER	Checked	Approved	
ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA Not to be used for Construction until Approved.					
Job No.	80-106	Scale	1" = 100'	Date	MARCH, 1981
Sheet	1	of 3	File No.	BF-2317	
PLAT OF CYPRESS TRAILS P. U. D.					