

PERIMETER

SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
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PARK CENTRAL AT CYPRESS KEY

A PORTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
FEBRUARY, 2015

20150221771

197

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:25 A.M.
THIS 16th DAY OF June
2015, AND DULY RECORDED
IN PLAT BOOK 119 ON PAGES
197 THROUGH 204
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: *[Signature]*

DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT CW-CYPRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND K. HOVNANIAN CYPRESS KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "PARK CENTRAL AT CYPRESS KEY", 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:

BEGIN at the Southwest corner of Cypress Head Unit 2 Plat 1, according to the plat thereof, as recorded in Plat Book 74, Page 48, Public Records, Palm Beach County, Florida; thence South 01°12'44" West, along the Southerly prolongation of the West line of said Cypress Head Unit 2 Plat 1, a distance of 662.87 feet; thence South 88° 48' 33" East, a distance of 53.00 feet; thence South 01°12'44" West, along 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, a distance of 217.12 feet to the intersection thereof with 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, South 88°48'51" East, along said North right-of-way line, a distance of 648.93 feet; thence, South 88°29'16" East, continuing along said North right-of-way line, a distance of 1067.20 feet; thence North 46°31'26" East, continuing along said right-of-way line, a distance of 49.16 feet to the intersection thereof with the West boundary of Cypress Head Subdivision Unit One, according to the Plat thereof recorded in Plat Book 41, Page 30, said Public Records; thence North 01°32'41" East, along said West Plat boundary, a distance of 415.07 feet to the point of curvature of a curve to the left having a radius of 300.00 feet; thence, Northwestery, along said curve and continuing along said plat boundary and the West prolongation thereof, through a central angle of 27°32'52", a distance of 447.14 feet to the intersection thereof with the South boundary of said Cypress Head Unit 2 Plat 1; thence, North 88°29'16" West, along said South plat boundary, a distance of 999.52 feet; thence North 88°48'51" West, continuing along said South plat boundary, a distance of 704.03 feet to the POINT OF BEGINNING.

All lying in the Village of Royal Palm Beach, Palm Beach County, Florida, and containing 35.877 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tracts R-1, R-2, R-3, R-4, R-5 and R-6, as shown hereon, are hereby reserved for the Cypress Key Property Owners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Royal Palm Beach. The public is hereby granted a non-exclusive perpetual easement for pedestrian and vehicular ingress and egress over and across said Tracts R-1, R-2, R-3, R-4, R-5 and R-6.
- Tract R-7, as shown hereon, is hereby reserved for the Park Central at Cypress Key Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for private access tract 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 the Village of Royal Palm Beach.
- Tract A, as shown hereon, is hereby reserved for the Park Central at Cypress Key Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for recreation and open space purposes and is the permanent maintenance obligation of said association, its successors and assigns, without recourse to the Village of Royal Palm Beach.
- Tract B, as shown hereon, is hereby reserved for the Cypress Key Property Owners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for parking and related purposes and is the permanent maintenance obligation of said association, its successors and assigns, without recourse to the Village of Royal Palm Beach.
- Tracts C, D, and E, as shown hereon, are hereby reserved for the Park Central at Cypress Key Homeowners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for open space purposes and are the permanent maintenance obligation of said association, its successors and assigns, without recourse to the Village of Royal Palm Beach.
- Tract F, as shown hereon, is hereby reserved for the Park Central at Cypress Key Property Owners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for stormwater management for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its successors and assigns, without recourse to the Village of Royal Palm Beach.
- Tracts G and H, as shown hereon, are hereby reserved for the owner, its successors and/or assigns, for development purposes.
- The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located thereon shall be the perpetual maintenance obligation of the Cypress Key Property Owners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, without recourse to the Village of Royal Palm Beach.
- The Village of Royal Palm Beach 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, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.
- All tracts for private street purposes, and private access tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

11. The Canal Maintenance easement, as shown hereon, is hereby dedicated to the Cypress Key Property Owners Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for canal maintenance and access purposes, without recourse to the Village of Royal Palm Beach.

IN WITNESS WHEREOF, CW-CYPRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF March, 2015.

CW-CYPRESS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: *[Signature]*
ITS MEMBER

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CW-CYPRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2015.

MY COMMISSION EXPIRES: 11/1/15 NOTARY PUBLIC

[Signature]
PRINT NAME: Burton W. Ward

IN WITNESS WHEREOF, K. HOVNANIAN CYPRESS KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF March, 2015.

K. HOVNANIAN CYPRESS KEY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
ITS MEMBER

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Joe Guttuso

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CW-CYPRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2015.

MY COMMISSION EXPIRES: 2-20-2018 NOTARY PUBLIC

[Signature]
PRINT NAME: Andrea Lambert

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE PARK CENTRAL AT CYPRESS KEY HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF March, 2015.

PARK CENTRAL AT CYPRESS KEY
HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: *[Signature]* BY: *[Signature]* PRESIDENT
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PARK CENTRAL AT CYPRESS KEY HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY 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 IT IS 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 9th DAY OF March, 2015.

MY COMMISSION EXPIRES: 2-20-2018 NOTARY PUBLIC

[Signature]
PRINT NAME: Andrea Lambert

PROPERTY OWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE CYPRESS KEY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9th DAY OF March, 2015.

CYPRESS KEY PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]* PRESIDENT
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE CYPRESS KEY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY 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 IT IS 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 9th DAY OF March, 2015.

MY COMMISSION EXPIRES: 2-20-2018 NOTARY PUBLIC

[Signature]
PRINT NAME: Andrea Lambert

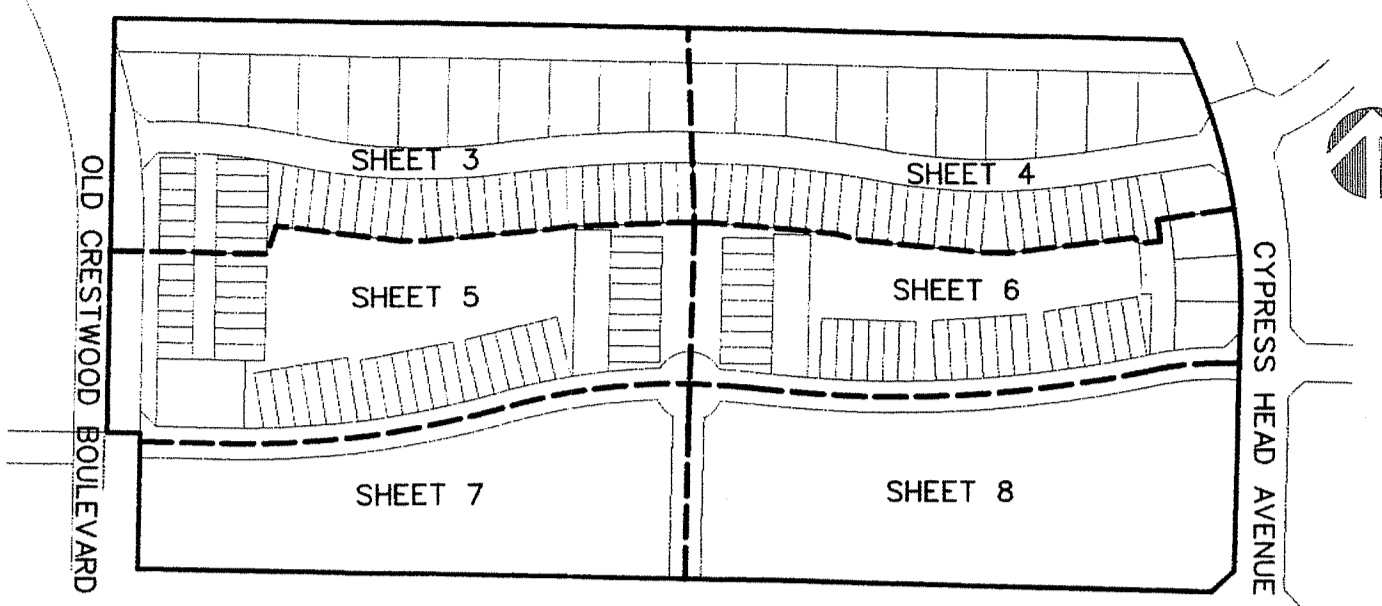
VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE VILLAGE OF ROYAL PALM BEACH HEREBY APPROVES THE PLAT OF "PARK CENTRAL AT CYPRESS KEY", FOR RECORD THIS 11th DAY OF March, 2015.

VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
MATTY MATTIOLI,
MAYOR
BY: *[Signature]*
DIANE DISANTO,
VILLAGE CLERK



LOCATION MAP AND KEY MAP

1"=300'

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE ESTATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2015.

MY COMMISSION EXPIRES: NOTARY PUBLIC

[Signature]
PRINT NAME: *[Name]*

VILLAGE ENGINEER

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

BY: *[Signature]* CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER
DATE: 6/7/15

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 FULL VERIFICATION OF SAID DATA WAS MADE.

BY: *[Signature]*
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE L.S. NO. 6889
DATE: 3-19-2015

SURVEYOR'S CERTIFICATE

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") have been placed as required by law, and that Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; 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.

Jeff S. Hodapp, P.S.M.
License No. 155111
State of Florida
Perimeter Surveying & Mapping, Inc.
949A Clint Moore Road
Boca Raton, FL 33487
Certification of Authorization No. LB7264
Date: 3-2-2015

VILLAGE OF ROYAL PALM BEACH	VILLAGE ENGINEER	REVIEWING SURVEYOR	SURVEYOR AND MAPPER
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>