

CYPRESS POINT

(P.U.D.)

A REPLAT OF LOTS 5 THROUGH 12 INCL. OF BLOCK 12

OF

SOUTH SHORE NO. 1 OF WELLINGTON PLAT BOOK 29, PAGES 222 THRU 226 INCLUSIVE IN PART OF SECTIONS 10 & 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

NOVEMBER, 1978

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PEOPLES FISCAL CORPORATION, AND CYPRESS SHORES, INC., FLORIDA CORPORATIONS, ARE THE OWNERS OF A TRACT OF LAND LYING AND BEING IN SECTIONS 10 AND 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CYPRESS POINT" A REPLAT OF LOTS 5 THROUGH 12, BLOCK 12 OF SOUTH SHORE NO. 1 OF WELLINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 5 THROUGH 12, BLOCK 12, AS SHOWN ON THE PLAT OF SOUTH SHORE NO. 1 OF WELLINGTON, ACCORDING TO THE PLAT THEREOF ON FILE WITH THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 29, PAGES 222 THROUGH 226, INCLUSIVE, SUBJECT TO RIGHTS-OF-WAY OF RECORD.

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

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORDED PLAT OF SOUTH SHORE NO. 1 OF WELLINGTON RECORDED IN PLAT BOOK 29, PAGES 222-226.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF FEBRUARY, 1979.

ATTEST: James K. Johnson ASSISTANT SECRETARY BY: William G. West PRESIDENT

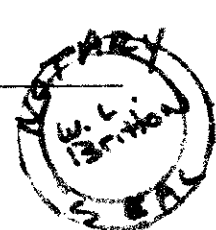
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM G. WEST AND JAMES K. JOHNSON, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF PEOPLES FISCAL CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 2 DAY OF FEBRUARY, 1979

MY COMMISSION EXPIRES: 9-2-82



IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF FEBRUARY, 1979.

ATTEST: Nathan Grossman SECRETARY BY: Mildred Grossman PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MILDRED GROSSMAN AND NATHAN GROSSMAN, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CYPRESS SHORES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 5 DAY OF FEBRUARY, 1979

MY COMMISSION EXPIRES: 9-2-82

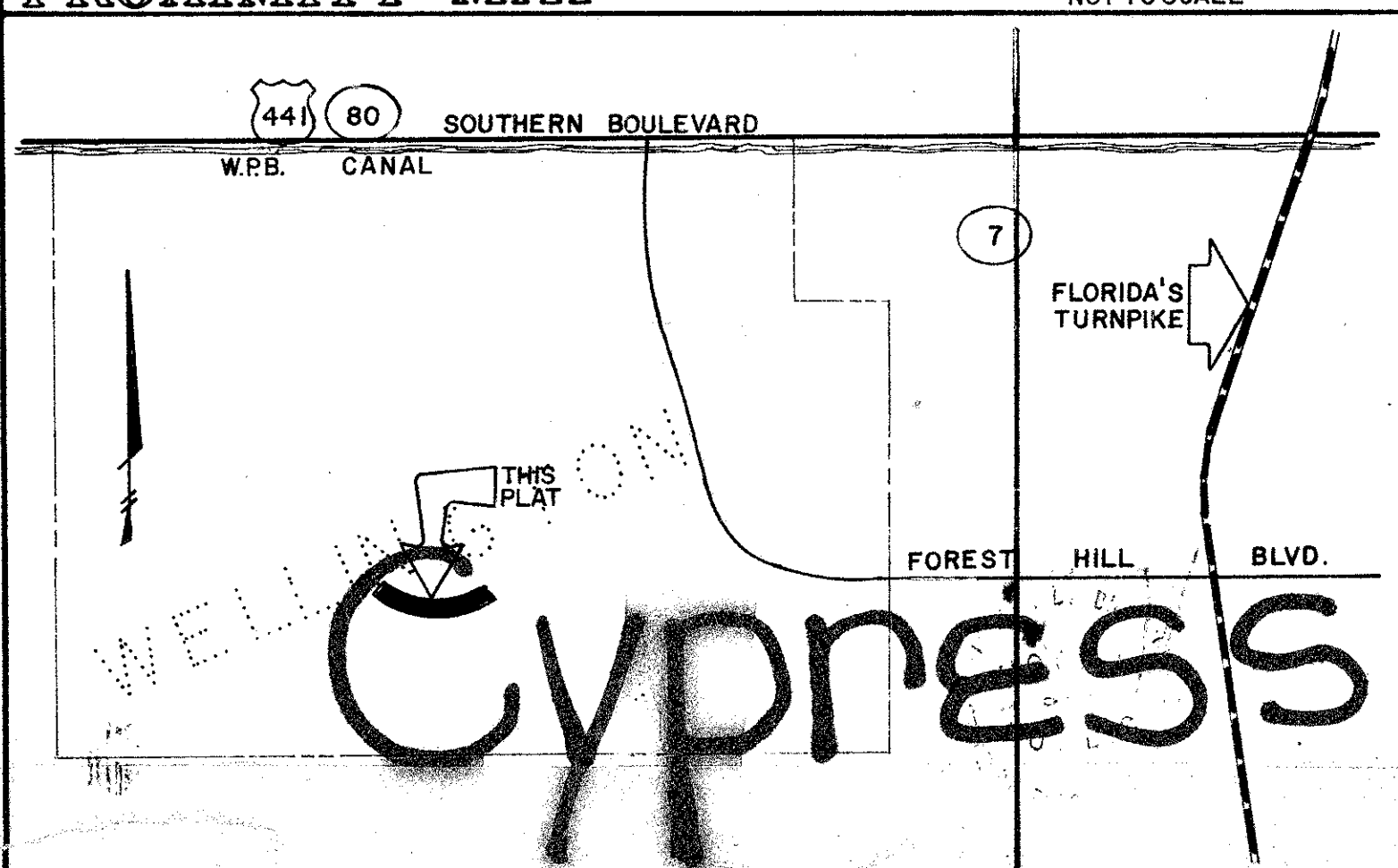
Will L. Beth
NOTARY PUBLIC

P.U.D. TABULATIONS

Area of Plat _____ 2.720 Ac.
No. of units designed _____ 30
Density _____ 11.03 units / Ac.

PROXIMITY MAP

NOT TO SCALE



STATE OF FLORIDA
COUNTY OF PALM BEACH

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OF THE HEREON DESCRIBED PROPERTY AND THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2971, PAGE 1673, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF JANUARY, 1979

ATTEST: Charles R. Lee SECRETARY, CHARLES R. LEE BY: H. Elmo Robinson PRESIDENT, H. ELMO ROBINSON

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. ELMO ROBINSON AND CHARLES R. LEE, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A CORPORATION, AND 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 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 SEAL THIS 17 DAY OF JANUARY, 1979

MY COMMISSION EXPIRES: Jan. 17, 1980

Blaine B. Stevenson
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OF THE HEREON DESCRIBED PROPERTY AND THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS AN UNRECORDED INTERCOMPANY MORTGAGE, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF FEBRUARY, 1979

ATTEST: James K. Johnson ASST. SEC'Y, JAMES K. JOHNSON BY: William G. West PRESIDENT, WILLIAM G. WEST

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM G. WEST AND JAMES K. JOHNSON, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKE WORTH, A CORPORATION, AND 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 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 SEAL THIS 2 DAY OF February, 1979

MY COMMISSION EXPIRES: 9-2-82

Will L. Beth
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE OF THE HEREON DESCRIBED PROPERTY AND THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2942, PAGE 916, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF FEBRUARY, 1979.

ATTEST: James K. Johnson ASST. SEC'Y, JAMES K. JOHNSON BY: William G. West PRESIDENT, WILLIAM G. WEST

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM G. WEST AND JAMES K. JOHNSON, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKE WORTH, A CORPORATION, AND 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 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 SEAL THIS 2 DAY OF February, 1979

MY COMMISSION EXPIRES: 9-2-82

Will L. Beth
NOTARY PUBLIC

NOTES

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.

178

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
This Plat was filed for record at 2:04 P.M.
this 1 day of February
1979, and duly recorded in Plat Book No.
36 on page 178 + 179

JOHN B. DUNKLE, Clerk Circuit Court
By: Lyle Shirrell D.C.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD ON THIS 27 DAY OF February, A.D., 1979

BY: Bill Bailey
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF February, A.D., 1979.

BY: H.F. Kahler
H.F. KAHLER, P.E.
COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Francis B. Jennings
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN R. DAY, 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 TITLE TO LOTS 5, 6, 7, BLOCK 12, SOUTH SHORE NO. 1 OF WELLINGTON IS VESTED TO CYPRESS SHORES, INCORPORATED, AND LOTS 8, 9, 10, 11 & 12, BLOCK 12, SOUTH SHORE NO. 1 OF WELLINGTON IS VESTED TO THE PEOPLES FISCAL CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES BY MORTGAGES, EXCEPT FOR THOSE MORTGAGES SHOWN HEREON, AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESTRICTIONS WHICH ARE NOT APPLICABLE OR DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

John R. Day
JOHN R. DAY
ATTORNEY AT LAW
DATE SIGNED
(Feb. 2, 1979)

0332-364

62

SURVEYORS 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 and that said survey is accurate to the best of my knowledge and belief and that (P.M.'s Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law (or when applicable, that (P.C.P.'s) will be set 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.

Registered Surveyor No. 2474
State of Florida

RICHARD L. SHEPARD & Associates, Inc.
2310 SE. 2ND STREET — P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435

This instrument was prepared by
Richard L. Shepard in the office of: