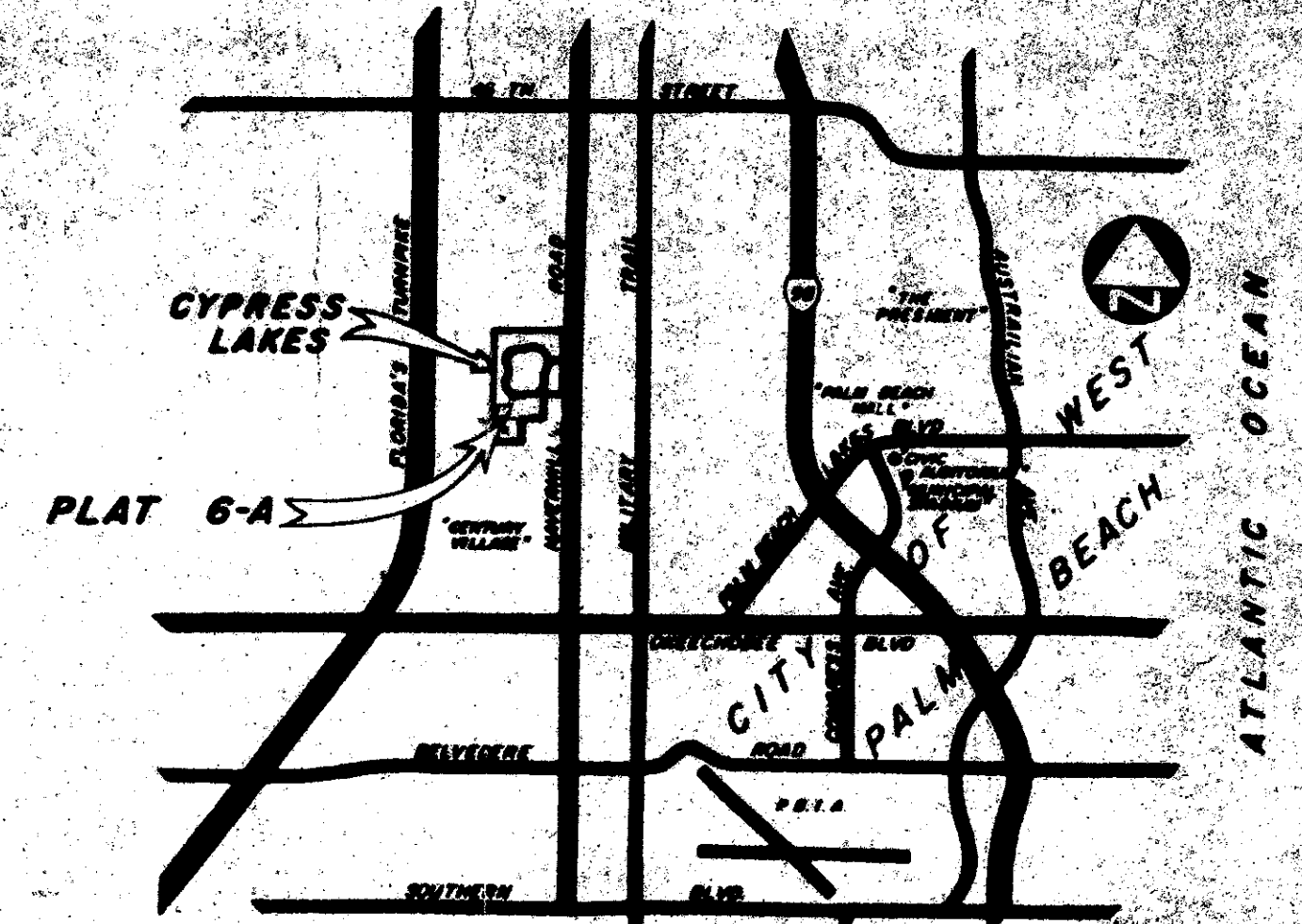


44/102

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES CYPRESS LAKES - PLAT NO. 6-A SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1
JANUARY, 1982



102

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 15th day of July 1982 and duly recorded in Plat Book No. 44 on page 102 & 103
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]* D.C.

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./A.C.	AGGREGATE TOTAL		
				AGGR. ACRES	NO. OF UNITS	OVERALL DENSITY D.U./A.C.
PLAT NO. 2	22.969	102	4.44	22.969	102	4.444
PLAT NO. 3-A	50.765	180	3.54	73.734	282	3.82
PLAT NO. 4	19.193	55	2.86	92.927	337	3.62
PLAT NO. 5	7.167	48	6.69	100.094	385	3.85
PLAT NO. 6-A	11.064	90	8.13	111.158	475	4.27

DESCRIPTION OF CYPRESS LAKES PLAT 6-A

A PARCEL OF LAND LYING IN THE EAST HALF (E 1/2) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 80, AS RECORDED BY THE PLAT OF CYPRESS LAKES, PLAT NO. 3 A, AS RECORDED IN PLAT BOOK 38, PAGE 155 THRU 158, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 1° 33' 26" EAST, ALONG THE WEST LINE OF THE ABOVE MENTIONED WEST LINE OF LOT 80, A DISTANCE OF 146.29 FEET TO A POINT ON THE SOUTH LINE OF MARIESA AVENUE, AS RECORDED IN THE PLAT OF CYPRESS LAKES PLAT NO. 3A; THENCE WITH A BEARING OF NORTH 88° 26' 34" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MARIESA AVENUE, A DISTANCE OF 36.44 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 88° 26' 34" WEST, A DISTANCE OF 672.24 FEET;
- 2) NORTH 1° 33' 26" EAST, A DISTANCE OF 420.00 FEET;
- 3) NORTH 1° 33' 26" EAST, A DISTANCE OF 125.00 FEET;
- 4) NORTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 398.56 FEET, A CENTRAL ANGLE OF 15° 27' 05" FOR AN ARC DISTANCE OF 107.48 FEET;
- 5) NORTH 17° 00' 31" EAST, A DISTANCE OF 386.87 FEET;
- 6) NORTH 24° 51' 54" WEST, A DISTANCE OF 33.37 FEET;
- 7) EASTERLY ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 12° 30' 18" FOR AN ARC DISTANCE OF 104.76 FEET TO THE NORTHWEST CORNER OF SAID CYPRESS LAKES - PLAT NO. 3A; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY OF SAID PLAT BY THE FOLLOWING COURSES AND DISTANCES:
 - 8) SOUTH 58° 52' 56" WEST, A DISTANCE OF 33.37 FEET;
 - 9) SOUTH 17° 00' 31" WEST, A DISTANCE OF 285.07 FEET;
 - 10) SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105° 27' 05" FOR AN ARC DISTANCE OF 92.02 FEET;
 - 11) SOUTH 88° 26' 34" EAST, A DISTANCE OF 118.92 FEET;
 - 12) NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", FOR AN ARC DISTANCE OF 78.54 FEET;
 - 13) NORTH 1° 33' 26" EAST, A DISTANCE OF 58.00 FEET;
 - 14) NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° 00' FOR AN ARC DISTANCE OF 78.54 FEET;
 - 15) SOUTH 88° 26' 34" EAST, A DISTANCE OF 147.92 FEET;
 - 16) NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53° 39' 44" FOR AN ARC DISTANCE OF 46.83 FEET;
 - 17) SOUTH 52° 06' 18" EAST, A DISTANCE OF 12.12 FEET;
 - 18) SOUTH 1° 29' 24" WEST, A DISTANCE OF 240.92 FEET;
 - 19) SOUTH 5° 03' 06" EAST, A DISTANCE OF 195.64 FEET;
 - 20) SOUTH 1° 33' 26" WEST, A DISTANCE OF 95.93 FEET;
 - 21) SOUTH 88° 26' 34" EAST, A DISTANCE OF 85.00 FEET;
 - 22) SOUTH 1° 33' 26" WEST, A DISTANCE OF 30.00 FEET;
 - 23) SOUTH 43° 26' 34" EAST, A DISTANCE OF 35.36 FEET;
 - 24) SOUTH 1° 33' 26" WEST, A DISTANCE OF 170.00 FEET;
 - 25) SOUTH 46° 33' 26" WEST, A DISTANCE OF 35.36 FEET;
 - 26) SOUTH 1° 33' 26" WEST, A DISTANCE OF 60.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 11.064 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CAMPANELLI, INDUSTRIES, INC. A CORPORATION OF THE STATE OF DELAWARE 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. 6-A 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 TRACTS 5-16 THROUGH 5-21 ARE HEREBY DEDICATED TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION VI, INC. FOR PRIVATE ROAD PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

2. UTILITY EASEMENTS

TRACTS 5-16 THROUGH 5-21 AND THE UTILITY EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

3. DRAINAGE EASEMENTS

TRACTS 5-16 THROUGH 5-21 AND THE DRAINAGE EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

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 20th DAY OF APRIL A.D., 1982

CAMPANELLI INDUSTRIES, INC.
BY: *[Signature]*
VICE PRESIDENT

ATTEST: *[Signature]*
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF FLORIDA

BEFORE ME, A NOTARY PUBLIC OF STATE OF FLORIDA, PERSONALLY APPEARED COSTANTINO CICIONE AND JOHN CARVER TO ME WELL KNOWN, AND KNOWN TO ME TO BE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED CAMPANELLI, INDUSTRIES, INC. A CORPORATION OF THE STATE OF DELAWARE AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF FLORIDA, AND THE SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASST. SECRETARY, 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 20th DAY OF APRIL A.D., 1982

MY COMMISSION EXPIRES: 6-4-84

[Signature]
NOTARY PUBLIC

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 INDUSTRIES, 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.

DATE: April 20, 1982 BY: *[Signature]*

MORTGAGEE CONSENT

STATE OF MASSACHUSETTS SS
COUNTY OF SUFFOLK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS, BOOK 3508 PAGE 188, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ENCUMBERING THE HEREIN DESCRIBED PROPERTY AND BY THE EXECUTION HEREOF DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERE TO BY THE OWNER THEREOF.

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 14th DAY OF April, A.D., 1982.

ATTEST: *[Signature]* STATE STREET BANK AND TRUST COMPANY A MASSACHUSETTS BANKING CORP.
BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS SS
COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED Charles L. Deane and Susan J. Boonies 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 MASSACHUSETTS BANKING CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH Vice President AND Assistant Secretary 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 14th DAY OF April, A.D., 1982.

MY COMMISSION EXPIRES: August 13, 1987 *[Signature]*
NOTARY PUBLIC

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: \ominus P.R.M.
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: \oplus P.C.P.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.
6. 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.
7. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF July A.D., 1982

BY: *[Signature]*
NORMAN R. GREGORY, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF July A.D., 1982

BY: *[Signature]*
R.E. KAVLERT, COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA CONFORMS WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: April 27th 1982

[Signature]
JOSEPH M. TUCKER
FLORIDA CERTIFICATE NO. 3405

0234-002

14-43-42

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA, 33401 TELEPHONE: 737-6546

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F.S. 15



ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		CYPRESS LAKES-PLAT NO. 6-A IN 2 SHEETS SHEET NO. 1	
Date: JANUARY, 1982	Designed: R. ANDERSON	Scale: 1" = 60'	Plot No. 2528-80
Approved:	Drawn: T. GORRELO	Checked:	File No.