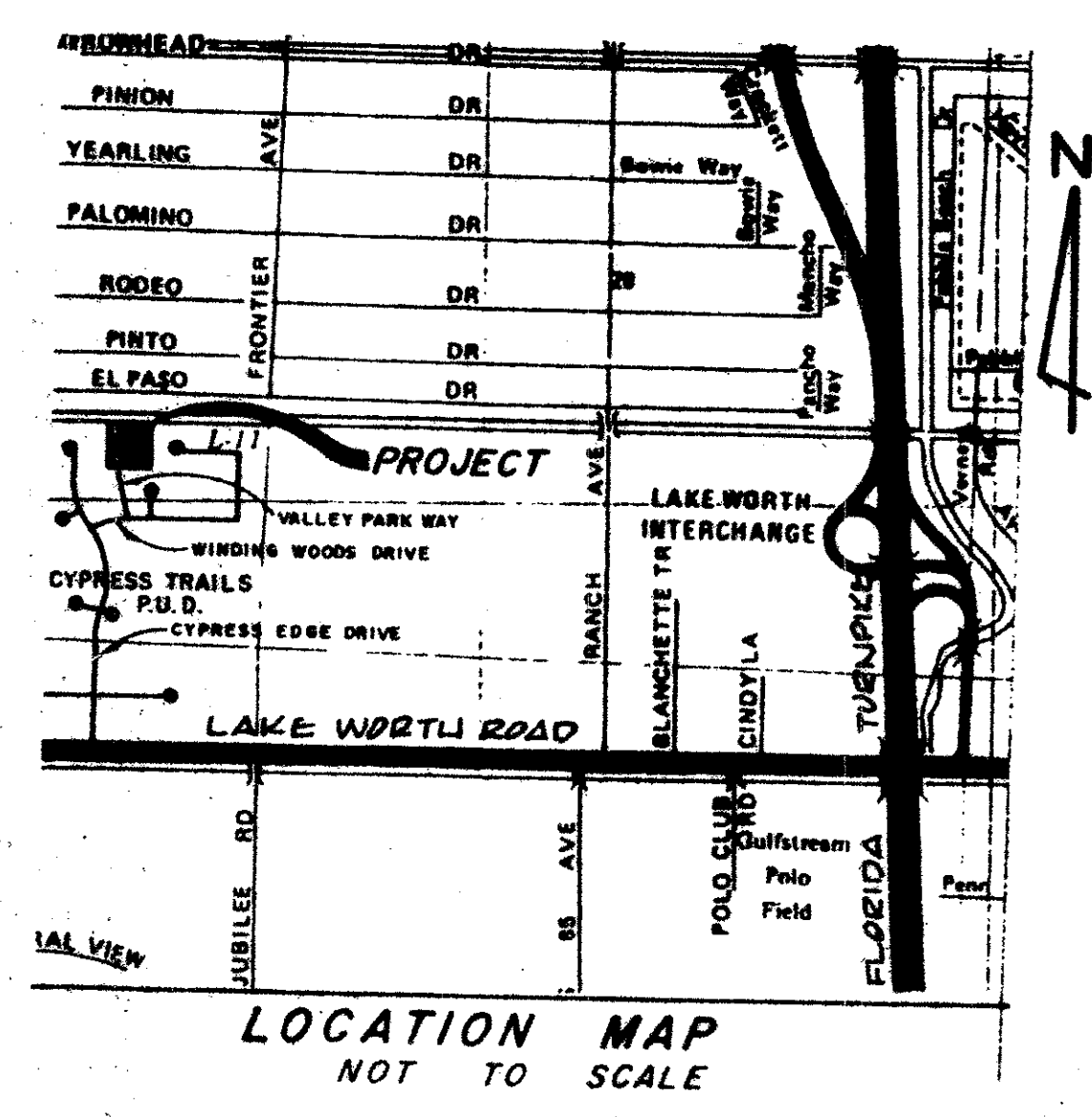


CYPRESS HAMMOCK

BEING A REPLAT OF TRACT 31, BLOCK 25, PALM BEACH FARMS COMPANY, PLAT NO 3, IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1984 SHEET 1 OF 2



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on this 10th day of May, 1984 and duly recorded in Public Records of Palm Beach County, Florida on Page 4649. John B. Dunkle, Clerk of Court By Dorothy M. ...

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA GARDENS INVESTMENTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CYPRESS HAMMOCK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 31, 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, RECORDED IN PLAT BOOK 2, PAGE 45.

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

STREETS:

THE STREET SHOWN HEREON AS VALLEY PARK WAY IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS:

THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

THE WATER MANAGEMENT EASEMENT AND DRAINAGE EASEMENTS, SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE CYPRESS HAMMOCK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CYPRESS HAMMOCK PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN CYPRESS HAMMOCK, WHICH IS ASSOCIATED WITH VALLEY PARK WAY, A COUNTY ROAD.

THE 65 FOOT LAKE WORTH DRAINAGE DISTRICT EASEMENT IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF MARCH, 1984.

FLORIDA GARDENS INVESTMENTS, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: William J. Farnbaugh WILLIAM J. FARNBAUGH, PRESIDENT

ATTEST: Gren Beachler GREN BEACHLER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM J. FARNBAUGH AND GREN BEACHLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE FLORIDA GARDENS INVESTMENTS, INC., 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 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 20 DAY OF MARCH 1984.

MY COMMISSION EXPIRES: Mark A. Beachler NOTARY PUBLIC

NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- U.E. DENOTES UTILITY EASEMENT D.E. DENOTES DRAINAGE EASEMENT
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- BEARINGS AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF TRACT 31, BLOCK 25, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING AN ASSUMED BEARING OF NORTH (NORTH 00°-00'-00" EAST), AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, SAFECO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FLORIDA GARDENS INVESTMENTS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

SAFECO TITLE INSURANCE COMPANY

DATE: MARCH 21, 1984 Stanley Religa STANLEY RELIGA VICE PRESIDENT

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD SUITE 118 LAKE WORTH, FLORIDA 33461

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF March 1984

BY: Ken Spillitas KEN SPILLITAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF March 1984

BY: Herbert F. Kallert HERBERT F. KALLERT COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth ... DEPUTY CLERK

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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: MARCH 22, 1984 Kent W. Ewing, Jr. KENT W. EWING, JR. REGISTERED SURVEYOR NO. 3884 STATE OF FLORIDA

Cypress Hammock

EWING AND SHIRLEY, INC.
land surveyors and planners

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL. (305) 988-0080
1850 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33406



48/46

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER