

DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that CYPRESS CREEK MARINA ASSOCIATES, LTD., A Florida limited partnership, owner of land shown hereon, being a portion of Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as CYPRESS ISLAND, P.U.D., being more particularly described as follows:

Commencing at the intersection of the Easterly Right-Of-Way Line of Palmwood Road, as said Right-Of-Way is shown on the Plat, recorded in Road Plat Book 2, Page 75 (76), Public Records of Palm Beach County, Florida, with the East-West One Quarter Section Line of Section 20, Township 41 South, Range 43 East; Thence North 1°33'06" East a distance of 108.70 feet; Thence South 87°43'14" East, parallel with said East-West One Quarter Section Line, a distance of 28.00 feet to the Point of Beginning of the following described parcel; Thence continue South 87°43'14" East a distance of 172.00 feet; Thence North 1°33'06" East a distance of 438.46 feet; Thence South 87°43'14" East a distance of 129.99 feet to a point on the West Right-Of-Way Line of the Intracoastal Waterway as shown in Plat Book 17, Page 6; Thence North 58°47'28" East a distance of 250.00 feet to a point on the centerline of Right-Of-Way for aforesaid Intracoastal Waterway; Thence South 31°12'32" East, along said centerline, a distance of 1346.29 feet; Thence South 15°50'59" East, along said centerline, a distance of 289.16 feet to a point of intersection with the South Line of that certain parcel of land conveyed to Charles E. Largay, Sr. by special warranty deed dated August 30, 1979, recorded September 10, 1979, in Official Records Book 3132, at Page 215, of the Public Records of Palm Beach County, Florida; Thence South 73°06'11" West, along said South Line, a distance of 614.17 feet to a point of intersection with the approximate centerline of CYPRESS CREEK; Thence South 62°39'38" West a distance of 480.84 feet; Thence South 73°57'56" West a distance of 110.00 feet; Thence due West a distance of 90.97 feet; Thence South 68°52'00" West a distance of 41.60 feet; Thence South 41°54'21" West a distance of 25.66 feet; Thence North 48°05'39" West a distance of 22.51 feet to a point of intersection with the aforesaid South Line of that certain parcel of land conveyed to Charles E. Largay, Sr.; Thence South 68°52'00" West, along said South Line, a distance of 59.66 feet to a point; Thence North 1°31'24" East, along a line parallel with and 28 feet East of, as measured at right angles to, the Easterly Right-Of-Way Line of Palmwood Road, as said Right-Of-Way is shown on the Plat, recorded in Plat Book 2, Page 75 (76), Public Records of Palm Beach County, Florida, a distance of 1236.26 feet; Thence North 1°33'06" East a distance of 108.34 feet to the Point of Beginning.

Containing in all 35.68 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. STREETS:

A. Those portions of Cypress Island Drive and Cypress Island Circle, having a width of 50 feet, as shown hereon, are hereby dedicated for private road, utility and drainage purposes to the Cypress Island Property Owners' Association, Inc., its successors or assigns, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

2. EASEMENTS:

A. 100 FOOT CHANNEL EASEMENT: The 100 foot channel easement as shown hereon is hereby dedicated for Waterway access, and related facilities to the CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC., its successors or assigns, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

B. UTILITY AND DRAINAGE EASEMENTS: The Utility and Drainage easements as shown are hereby dedicated in perpetuity for the purpose of construction, maintenance and operation of utilities, cable television services and drainage.

C. LIMITED ACCESS EASEMENTS: The Limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

D. ACCESS EASEMENT: The Access Easement as shown on Lot 1, is reserved to CYPRESS CREEK MARINA ASSOCIATES, LTD., its successors or assigns, for the purpose of turn-a-round access from Tract "P" and is the perpetual maintenance obligation of said entity, its successors or assigns, without recourse to Palm Beach County.

E. LANDSCAPE AND BUFFER EASEMENTS:

1. The Landscape and Buffer Easement shown hereon across Tract "Y", is hereby reserved for landscape and buffer purposes to CYPRESS CREEK MARINA ASSOCIATES, LTD., its successors or assigns, and is the perpetual maintenance obligation of said entity, its successors or assigns, without recourse to Palm Beach County.

2. The Landscape and Buffer easement shown hereon across Tract "L", is hereby dedicated for landscape and buffer purposes to CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC., its successors or assigns, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

F. EASEMENT "E": is hereby reserved by Cypress Creek Marina Associates, Ltd., its successors or assigns, for the construction and maintenance of an access drive, parking, walkways and utility and drainage purposes, without recourse to Palm Beach County.

3. TRACT "D": is hereby dedicated for access and/or parking drive, utility and drainage purposes to the Cypress Island Property Owners' Association, Inc., its successors or assigns, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

4. TRACT "L": is hereby dedicated to the Cypress Island Property Owners' Association, Inc., its successors or assigns, for common area, and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

# CYPRESS ISLAND

PLAT OF

P.U.D.

BEING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS

- 5. TRACT "Y": is hereby reserved by CYPRESS CREEK MARINA ASSOCIATES, LTD., its successors or assigns, for construction for a Private Yacht Club facility and related walks, drives and parking for Tract "Y" and Tract "A".
- 6. TRACT "M": is hereby reserved by CYPRESS CREEK MARINA ASSOCIATES, LTD., its successors or assigns, for the construction of a Private Marina and related facilities.
- 7. TRACT "M-A": is hereby reserved by CYPRESS CREEK MARINA ASSOCIATES, LTD., its successors or assigns, subject to use as Intracoastal Waterway Right of Way, as shown in Plat Book 17, Page 6, Public Records of Palm Beach County, Florida.
- 8. TRACT "P": is hereby reserved by CYPRESS CREEK MARINA ASSOCIATES, LTD., its successors or assigns, for the construction of walks, drives and parking for Tract "M".
- 9. The Lift Station Easements are hereby dedicated to The Cypress Island Property Owners' Association, Inc., its successors or assigns, for lift station and related purposes.

IN WITNESS WHEREOF, the above named Florida Limited Partnership has caused these presents to be signed by its General Partner.

CYPRESS CREEK MARINA ASSOCIATES, LTD.  
A FLORIDA LIMITED PARTNERSHIP

WITNESS: George D. Whitten  
BY: George D. Whitten  
George D. Whitten  
General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
}

BEFORE ME, personally appeared George D. Whitten, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of CYPRESS CREEK MARINA ASSOCIATES, LTD., A Florida Limited Partnership, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and seal this 9th day of December, 1987.

MY COMMISSION EXPIRES: Oct 6, 1990

MORTGAGEE'S CONSENT

STATE OF Massachusetts }  
COUNTY OF Suffolk }  
}

The undersigned hereby certifies that it is the holder of a Mortgage upon the property described herein and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its Mortgage, Lien, or other Encumbrance which is recorded in Official Record Book 5126, at page 1971, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said undersigned has caused these presents to be signed by its Senior Vice President and attested to by its Assistant Vice President and its seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of December, 1987.

ATTEST: David H. O'Brien BY: David H. O'Brien  
BANK OF NEW ENGLAND, N.A.

ACKNOWLEDGEMENT

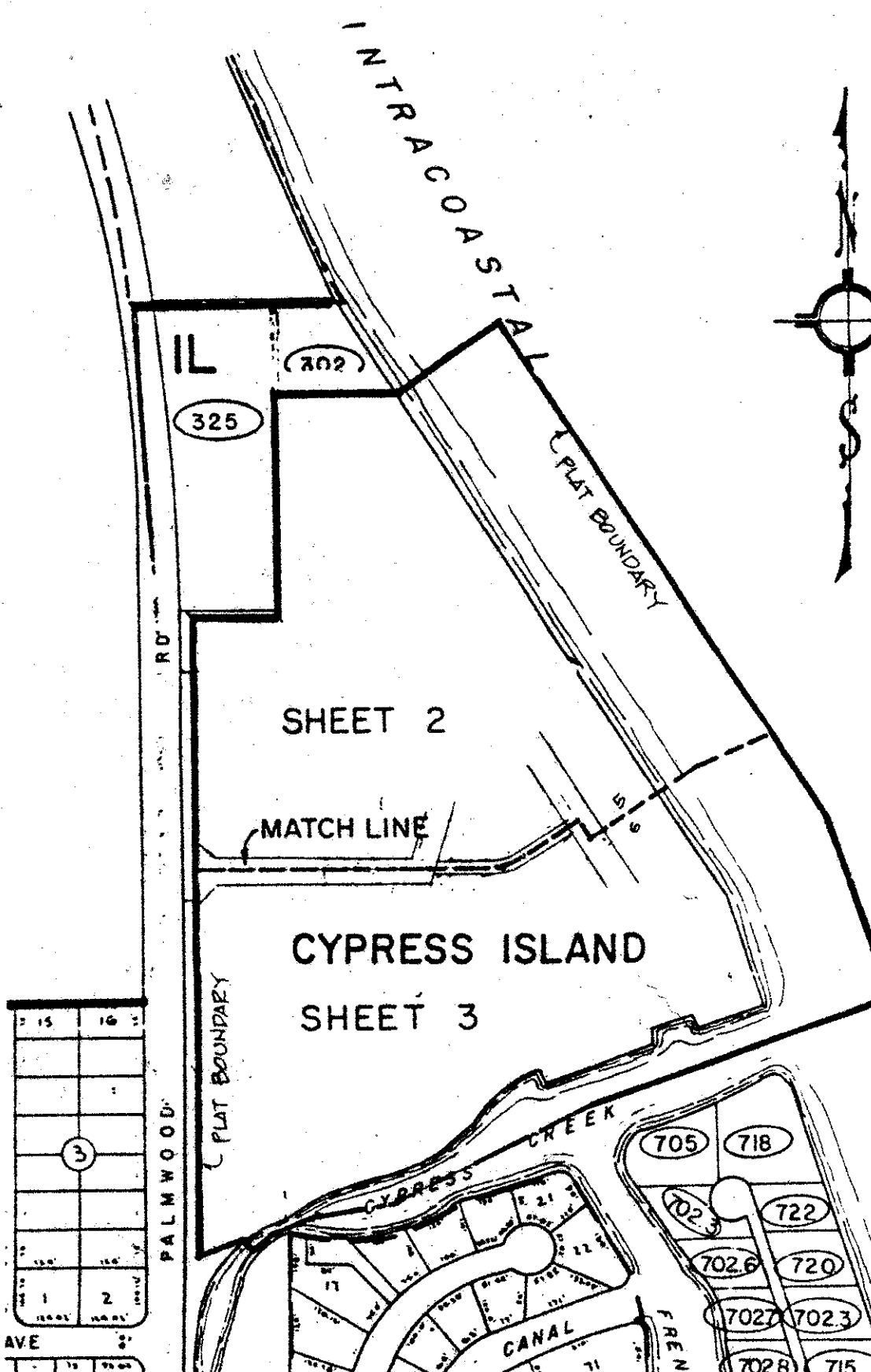
STATE OF Massachusetts }  
COUNTY OF Suffolk }  
}

BEFORE ME, personally appeared David H. O'Brien SVP  
William F. Suglia AVP

to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President AND Assistant Vice President of Bank of New England, and severally acknowledged to and before me that they executed such instrument as such officers and that the seal affixed to the foregoing instrument is said Bank's Seal and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Bank.

WITNESS my hand and official seal this 8th day of December, 1987.

MY COMMISSION EXPIRES: March 4, 1994 Nancy A. DePinto  
NOTARY PUBLIC



INDEX MAP 1" = 300'

ZONING DATA

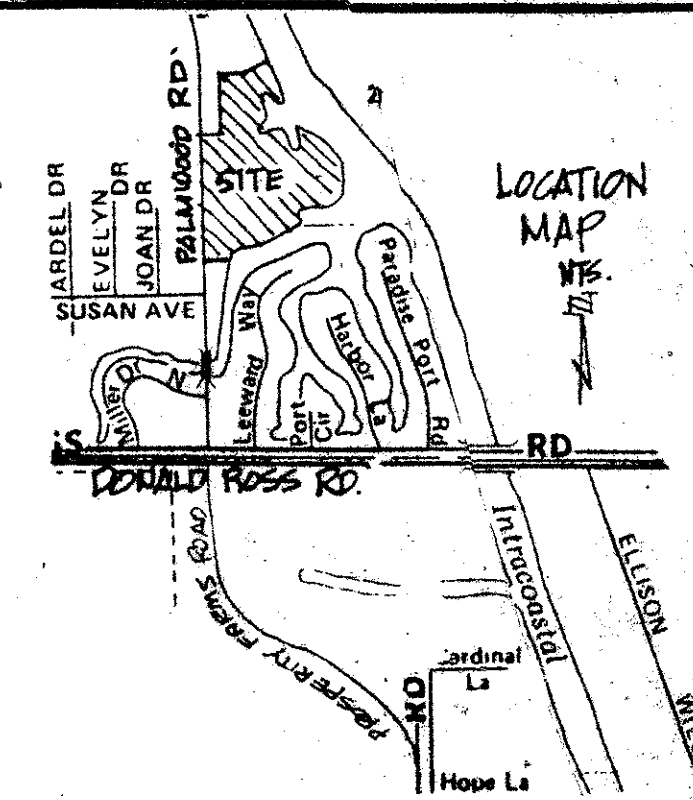
GROSS SITE AREA	36.59 AC.
NET SITE AREA	35.72 AC.
TOWNHOUSES	31
2 UNIT ATTACHED	18
1 UNIT PATIO HOMES	7
SINGLE FAMILY HOMES	14
TOTAL DWELLING UNITS	70
ROAD R/W	5.27 AC. 14%
BUILDING COVERAGE	4.92 AC. 13%
OPEN SPACE	26.41 AC. 72%
RECREATION	8.44 AC. 23%
PARKING	SPACES REQUIRED SPACES PROPOSED
DWELLING UNITS	145 140
5000 SQ. FT. YACHT CLUB	25 32
MARINA	35 78
R/W DEDICATION	0.87 AC. 2%
1038 TREES REQUIRED OR PRESERVE CREDIT	

TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
}

WE, Title and Research Group, Inc., 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 CYPRESS CREEK MARINA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct and there are no other encumbrances of record.

DATE: 12-10-87 BY: Dennis R. Wilson  
Dennis R. Wilson, President



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 12:30 P.M.  
this 19 day of February  
1988, and duly recorded in Plat Book No. 59  
on page 1 thru 3  
John B. Dunkel, Clerk  
John B. Dunkel, Clerk  
John B. Dunkel, Clerk

APPROVALS

Board of County Commissioners  
Palm Beach County, Florida.

This Plat is hereby approved for record this 16th day of FEBRUARY, 1988.

BY: Carol A. Roberts  
CAROL A. ROBERTS, CHAIR  
Board of County Commissioners  
Palm Beach County, Florida.

COUNTY ENGINEER.

This Plat is hereby found to meet all requisite State and County Laws and Ordinances.

BY: Herb Kahler  
HERB KAHLER, County Engineer

ATTEST: John B. Dunkel, Clerk  
Board of County Commissioners

BY: Ruth S. Compton

DEPUTY CLERK

GENERAL NOTES:

- Plat bearing on centerline Intracoastal Waterway of S. 12°50'15" E. 100' shown on the Plat of Intracoastal Waterway in Plat Book 17, Page 6, all other bearings shown hereon are relative thereto.
- P.R.M. = Permanent Reference Monument and is shown thus:
- P.C.P. = Permanent Control Point and is shown thus:
- D.E. = Drainage Easement
- U.E. = Utility Easement
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no building or other structures placed on Utility Easements and no landscape placed on Water and Sewerage Utility Easements. Landscape may be placed on all other Utility Easements with written approval from said Utility.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
- Palm Beach County shall have the right but not the obligation to maintain any portion of the privately dedicated drainage system that serves to drain surface water from public land.
- Certain Lots and/or Tracts as shown on this Plat have been divided into two parcels, one parcel bearing the suffix-A. Such Lots and/or Tracts have been so divided and designated for purposes of conveyance only. Notwithstanding the division of such Lots and/or Tracts on this Plat, the ownership of both portions of any such Lot and/or Tract shall always reside in the same owner.
- Mangrove areas are restricted use areas in accordance with Sections 403.93-403.938, Florida Statutes.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
}

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 meets the minimum technical standards pursuant to Section 472.027 Florida Statutes, Chapter 21 HH-6.02, 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 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: 12-10-87

BY: Donald D. Daniels  
Donald D. Daniels  
Registered Land Surveyor  
Florida Certificate No. 2608

This instrument was prepared by Donald D. Daniels, in the office of Donald D. Daniels, Inc., 1547 North Florida Mangrove Road, West Palm Beach, Florida 33409.

REF. 20-41-43  
DATE: JULY 1987  
SCALE: 1" = 300'  
NO: 86-459-1  
SHT: 1 OF 3

## CYPRESS ISLAND

SUBDIVISION: Cypress Island  
BOOK 59  
PAGE 1  
FLOOD ZONE: A-1  
FLOOD MAP: 1175  
ZONING: R-1  
ZIP CODE: 33404  
TAX: 47