

0448-001

86

PLAT OF LITTLE CYPRESS POINTE

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

AUGUST 1989

SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:09 AM
on the 16 day of Nov
1989 and duly recorded in Plat Book No.
64 on page 86-87
Karl B. Dunkle, Clerk of Court
Barbara A. Clark

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

KNOWN ALL MEN BY THESE PRESENTS THAT NEW AGE DEVELOPMENT CORPORATION, A GEORGIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LITTLE CYPRESS POINTE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 PROCEED S 01 31'24" W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1161.81 FEET TO THE POINT OF BEGINNING; THENCE S 01 31'24" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 673.50 FEET; THENCE N 87 27'56" W, A DISTANCE OF 200.03 FEET TO A LINE PARALLEL TO AND 200 FEET WEST OF SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N 01 31'24" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 459.98 FEET; THENCE S 87 27'56" E, A DISTANCE OF 13.92 FEET; THENCE N 01 31'24" E, A DISTANCE OF 55.56 FEET; THENCE N 34 40'21" E, A DISTANCE OF 126.44 FEET; THENCE N 68 51'54" E, A DISTANCE OF 126.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.79 ACRES, MORE OR LESS.

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

STREETS

LITTLE CYPRESS CIRCLE AS SHOWN IS HEREBY DEDICATED TO THE LITTLE CYPRESS POINTE HOMEOWNERS ASSOCIATION, A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS AN EASEMENT FOR INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

EASEMENTS

THE LIMITED ACCESS EASEMENT AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO LITTLE CYPRESS POINTE HOME OWNERS ASSOCIATION, A NOT FOR PROFIT ORGANIZATION, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY, FLORIDA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEMS WHICH SERVE TO DRAIN PUBLIC ROADS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS SECRETARY, RICHARD C. AHRENS, AND SIGNED BY ITS VICE PRESIDENT, ORLANDO PUYOL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF September, A.D., 1989.

NEW AGE DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF GEORGIA
ATTESTED BY: Richard C. Ahrens
RICHARD C. AHRENS, SECRETARY

BY: Orlando Puyol
ORLANDO PUYOL, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED RICHARD C. AHRENS AND ORLANDO PUYOL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND VICE PRESIDENT OF THE NEW AGE DEVELOPMENT CORPORATION, A GEORGIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 18 DAY OF September, 1989.

MY COMMISSION EXPIRES: Susan S. Wight
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5974 AT PAGE 1648 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, TED BURNETT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT, DEAN FENNEL AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF September, 1989.

BARNETT BANK OF PALM BEACH COUNTY
BY: Ted Burnett
TED BURNETT, SENIOR VICE PRESIDENT

ATTEST: Dean Fennell
DEAN FENNEL, ASSISTANT VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED TED BURNETT AND DEAN FENNEL, 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 BARNETT BANK OF PALM BEACH COUNTY, 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 18th DAY OF September, 1989.

MY COMMISSION EXPIRES: James M. O'Brien
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

I, JEFFREY FRANK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AGENT FOR ATTORNEYS TITLE INSURANCE FUND, 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 NEW AGE DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED THIS 17th DAY OF November, A.D., 1989.
Jeffrey Frank
JEFFREY FRANK
AGENT FOR ATTORNEY'S TITLE INSURANCE FUND

APPROVAL:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF November, 1989.

BY: Carol Elquist
CAROL J. ELMQUIST, CHAIRMAN

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

BY: John B. Dunkle
COUNTY ENGINEER.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Nov 1989

BY: H.F. Kahlert
H.F. KAHLERT, P.E. COUNTY ENGINEER

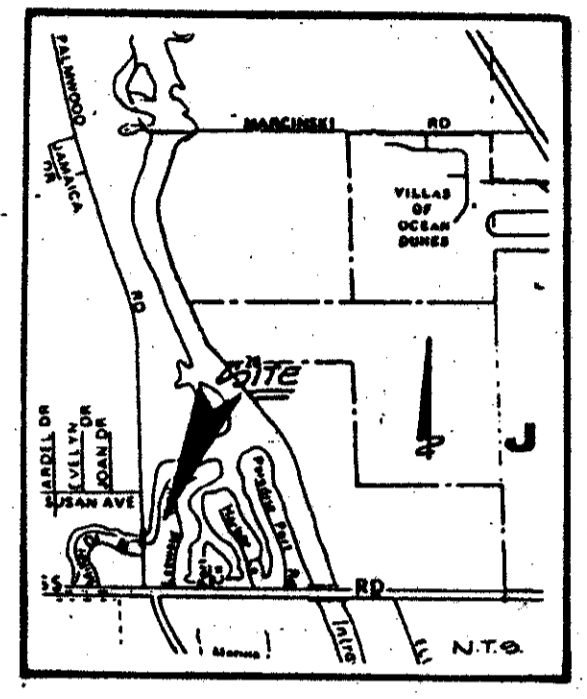
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

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.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW 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.

James M. O'Brien
JAMES M. O'BRIEN
REGISTERED SURVEYOR NO. 1652
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JAMES M. O'BRIEN IN THE OFFICE OF DAILEY AND ASSOCIATES, 226 CENTER STREET #A-5, JUPITER, FLORIDA, 33458, TEL: 407-746-8424.



LOCATION MAP

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5974 AT PAGE 1648 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, EDWIN J. RUTH AND ATTESTED TO BY ITS SECRETARY, EDWIN J. RUTH AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF September, 1989.

PALMWOOD CREEK DEVELOPMENT, INC.
A FLORIDA CORPORATION
BY: Edwin J. Ruth
EDWIN J. RUTH, PRESIDENT

ATTEST: Edwin J. Ruth
EDWIN J. RUTH, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED EDWIN J. RUTH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF PALMWOOD CREEK DEVELOPMENT, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.

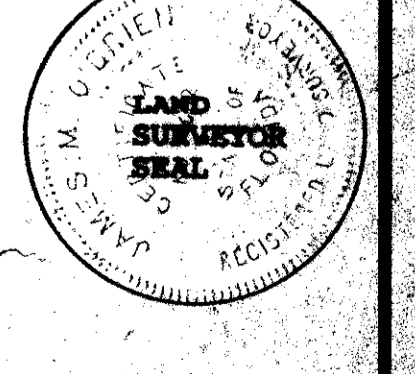
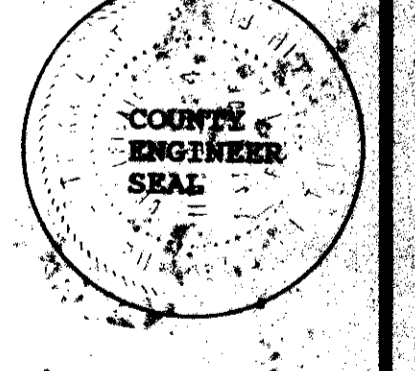
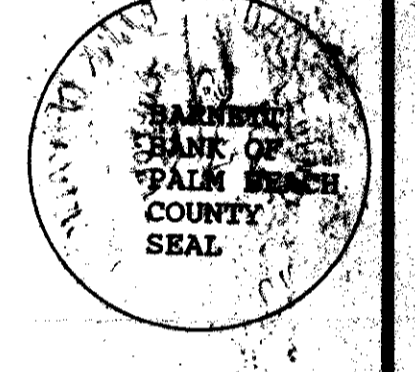
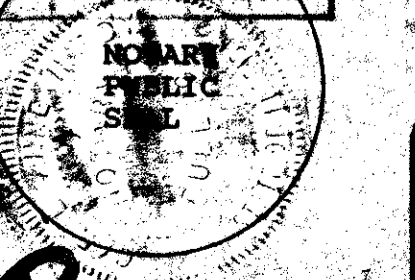
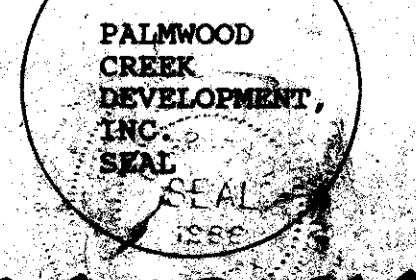
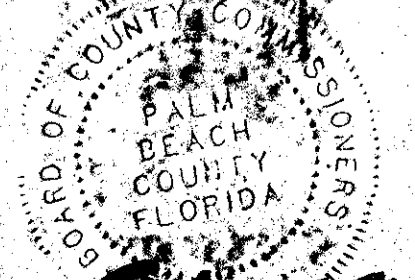
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 1989.

MY COMMISSION EXPIRES: Carol Hardy
NOTARY PUBLIC

ZONING DATA
TOTAL AREA 2.79
OPEN SPACE AREA 0.00
NUMBER TYPE DWELLING UNITS 4 CATEGORY A
DENSITY 0.7 PER ACRE

Subdivision - Little Cypress Pointe
PAGE 76
BOOK 64 FLOOD MAP # 117B
FLOOD ZONE B ZONING R5
QUAD # 12 ZIP CODE 33408
PUD NAME 201/4/43

752 47



DAILEY AND ASSOCIATES
LAND SURVEYORS
226 CENTER STREET, #A-5
JUPITER, FLORIDA 33458
PHONE (305) 746-8424

SCALE
BOOK
DATE
JOB NO. 60000

PLAT OF LITTLE CYPRESS POINTE