

A PART OF CYPRESS WOODS, PLANNED UNIT DEVELOPMENT
 "CYPRESS WOODS I"
 LYING IN PORTIONS OF SECTIONS 19, 20, AND 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 BEING A REPLAT OF A PORTION OF TRACTS 37, 38, 41, 42, 43, 44, 53 AND 54,
 BLOCK 24 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", PLAT BOOK 2, PAGES 45-54,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 AUGUST 1988

0515-001

THIS INSTRUMENT WAS PREPARED BY RONALD E. ROONEY
 IN AND FOR THE OFFICES OF CONSUL-TECH ENGINEERING, INC.
 50 EAST SAMPLE ROAD, FOURTH FLOOR
 POMPANO BEACH, FLORIDA 33064

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STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD
 AT 11:04 AM THIS 7th DAY
 OF Sept. A.D. 1988 AND
 DULY RECORDED IN PLAT BOOK
 66 ON PAGES 127 THRU 131
 JOHN B. DUNKLE,
 CLERK OF THE CIRCUIT COURT
 By: *Julia D. Platt*
 D.C.

SHEET 1 OF 5

DEDICATION:
 STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 19, 20 AND 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SAID LANDS BEING A REPLAT OF A PORTION OF BLOCK 24 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CYPRESS WOODS I", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

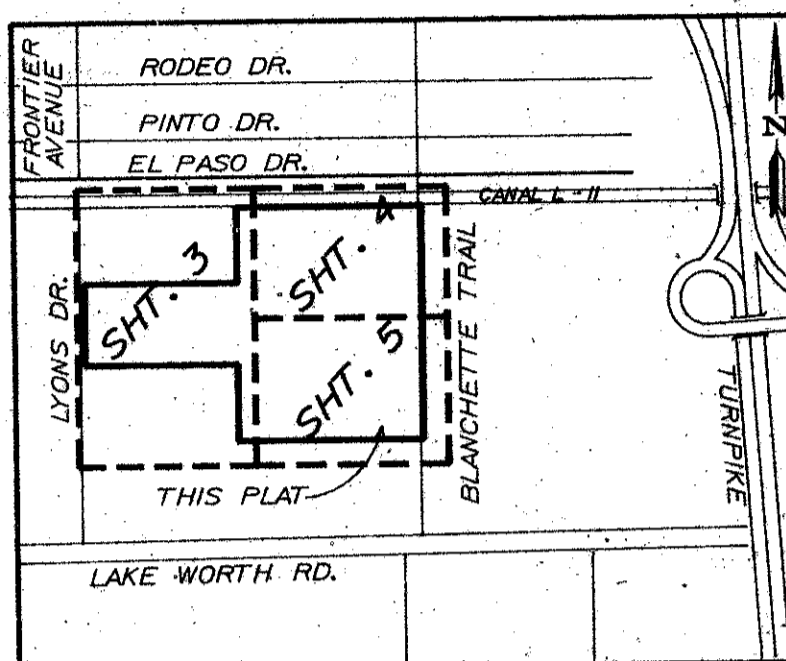
TRACTS 37, 38, 41, 42, 43, 44, 53 AND 54, BLOCK 24, OF THE "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, TOGETHER WITH A 30 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN TRACTS 43 AND 54, AND TRACTS 44 AND 53, BLOCK 24, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3" LESS AND EXCEPT THE WEST 35 FEET OF SAID TRACT 41, LESS AND EXCEPT THE EAST 25 FEET OF SAID TRACTS 44 AND 53, LESS AND EXCEPT THE NORTH 36 FEET OF SAID TRACT 38, SAID LANDS SITUATE AND LYING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 78.69 ACRES, MORE OR LESS.

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

1. THE FLOWAGE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR FLOWAGE DRAINAGE PURPOSES.
2. TRACT D, AS SHOWN HEREON IS HEREBY RESERVED TO CYPRESS WOODS I ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, CABLE TV AND DRAINAGE WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT C (CIVIC TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SCHOOL BOARD OF PALM BEACH COUNTY.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
5. THE LAKE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE AND ACCESS PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, NO LANDSCAPING OR ABOVE GROUND ENCROACHMENTS ARE PERMITTED WITHIN THIS EASEMENT.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
7. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
8. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
9. TRACT F (CANAL), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, A SPECIAL AGENCY DISTRICT OF THE STATE OF FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR THE UNENCUMBERED RIGHT-OF-WAY FOR USE AS A CANAL & CANAL RELATED PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS AND EGRESS, CANAL DRAINAGE DITCH, EXCAVATION, REMOVAL OF VEGETATION, IRRIGATION, SLUDGE WAYS, SPOIL DEPOSIT, WATER CONTROL STRUCTURES, BERMS AND AREAS OF MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. TRACTS L-1, L-2, L-3 (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
11. TRACT R (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS I ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
12. TRACTS A, B AND E (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS I ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
13. TRACTS G, H AND J (BUFFER AREAS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
14. THIS PLAT IS FURTHER RESTRICTED BY THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, FOR CYPRESS WOODS I.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA 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 26th DAY OF JANUARY, 1988.

ATTEST: *John Ratner*
 J. RATNER, ASSISTANT SECRETARY
 By: *Mark A. Levy*
 MARK A. LEVY, PRESIDENT



KEY MAP
 N. T. S.

AREA TABULATION

LOT AREA		ACRES		ACRES
TRACT A	OPEN SPACE	0.72	TRACT A	0.72
TRACT B	OPEN SPACE	0.46	TRACT B	0.46
TRACT C	CIVIC AREA	3.00	TRACT C	3.00
TRACT D	PRIVATE ROADWAY	12.74	TRACT D	12.74
TRACT E	OPEN SPACE	0.34	TRACT E	0.34
TRACT F	CANAL DEDICATION	0.80	TRACT F	0.80
TRACT G	BUFFER AREA	1.10	TRACT G	1.10
TRACT H	BUFFER AREA	0.22	TRACT H	0.22
TRACT J	BUFFER AREA	1.89	TRACT J	1.89
TRACT P	CONSERVATION AREA	5.60	TRACT P	5.60
TRACT R	RECREATION	2.48	TRACT R	2.48
TRACT L-1	WATER MANAGEMENT	6.96	TRACT L-1	6.96
TRACT L-2	WATER MANAGEMENT	2.55	TRACT L-2	2.55
TRACT L-3	WATER MANAGEMENT	3.76	TRACT L-3	3.76
TRACT Q	UPLAND CONSERVATION	2.31	TRACT Q	2.31
TOTAL		78.69	TOTAL	78.69

P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	78.69 ACRES
TOTAL NUMBER OF DWELLING UNITS	152 D.U.
GROSS DENSITY	1.93 D.U./ACRE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH SS
 BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND J. RATNER TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 26th DAY OF JANUARY, A.D. 1988

MY COMMISSION EXPIRES: 9-26-91
Mark A. Levy
 NOTARY PUBLIC FH

DEDICATION

15. THE WETLAND BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR WETLAND BUFFER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

16. WETLAND CONSERVATION AREA TRACT P
 UPLAND CONSERVATION AREA TRACT Q

THE WETLAND CONSERVATION AREA IS PART OF THE SURFACE WATER MANAGEMENT SYSTEM AND IS HEREBY DECLARED COMMON AREA. THE UPLAND CONSERVATION AREA IS ALSO DECLARED COMMON AREA, AND TOGETHER WITH THE WETLAND CONSERVATION AREA IS THE PERPETUAL RESPONSIBILITY OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

17. THE SIDEWALK EASEMENTS, AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS I ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR SIDEWALK PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ORIOLE HOMES CORP.
 ORIOLE HOMES CORP.
 STEPHEN G. VRABEL
 P.L.S. 93512

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH, THE CENTERLINE OF BLANCHETTE TRAIL, A PUBLIC RIGHT-OF-WAY, AS LOCATED IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. @ DENOTES PERMANENT REFERENCE MONUMENT.
3. O DENOTES PERMANENT CONTROL POINT.
4. THIS PLAT CONFORMS TO THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS (CHAPTER 21HH-6 FLORIDA ADMINISTRATIVE CODE).
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF PALM BEACH COUNTY.
6. CURVILINEAR LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. BUILDING SETBACK REQUIREMENTS ARE PER THE PALM BEACH COUNTY ZONING CODE REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE EASEMENTS. CONSTRUCTION FACILITIES AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
6. SEE DEDICATION NUMBER 16 - CONCERNING CONSERVATION AREAS

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA SS
 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, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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.

DATED: THIS 7th DAY OF MARCH, A.D. 1988

By: *Stephen G. Vrabel*
 STEPHEN G. VRABEL, P.L.S.
 FLORIDA REGISTRATION No. 3512

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORDED THIS _____ DAY OF _____ A.D., 1988

By: *Carol Elmqvist*
 CAROL J. ELMQUIST, CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 1988

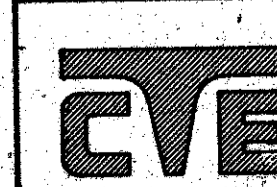
By: *Herbert F. Kahlert*
 HERBERT F. KAHLERT, P.E.
 COUNTY ENGINEER,
 PALM BEACH COUNTY, FLORIDA

ATTEST: JOHN B. DUNKLE,
 CLERK OF THE CIRCUIT COURT
 By: *Julia D. Platt* D.C.

0515-001
 Ret. 84-98

Cypress Woods I 66/127

CONSUL-TECH ENGINEERING, INC.
 CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
 FOURTH FLOOR
 50 EAST SAMPLE ROAD
 POMPANO BEACH, FLORIDA 33064



SUBMITTER: CYPRESS WOODS I
 DATE: 8/26/88
 PLANS: 10/16/88
 QUANT: 1/4/88
 SE: 66-98
 PUB: 1/16/88
 ZIP: 33467

HAZ TAZ 7358 F31