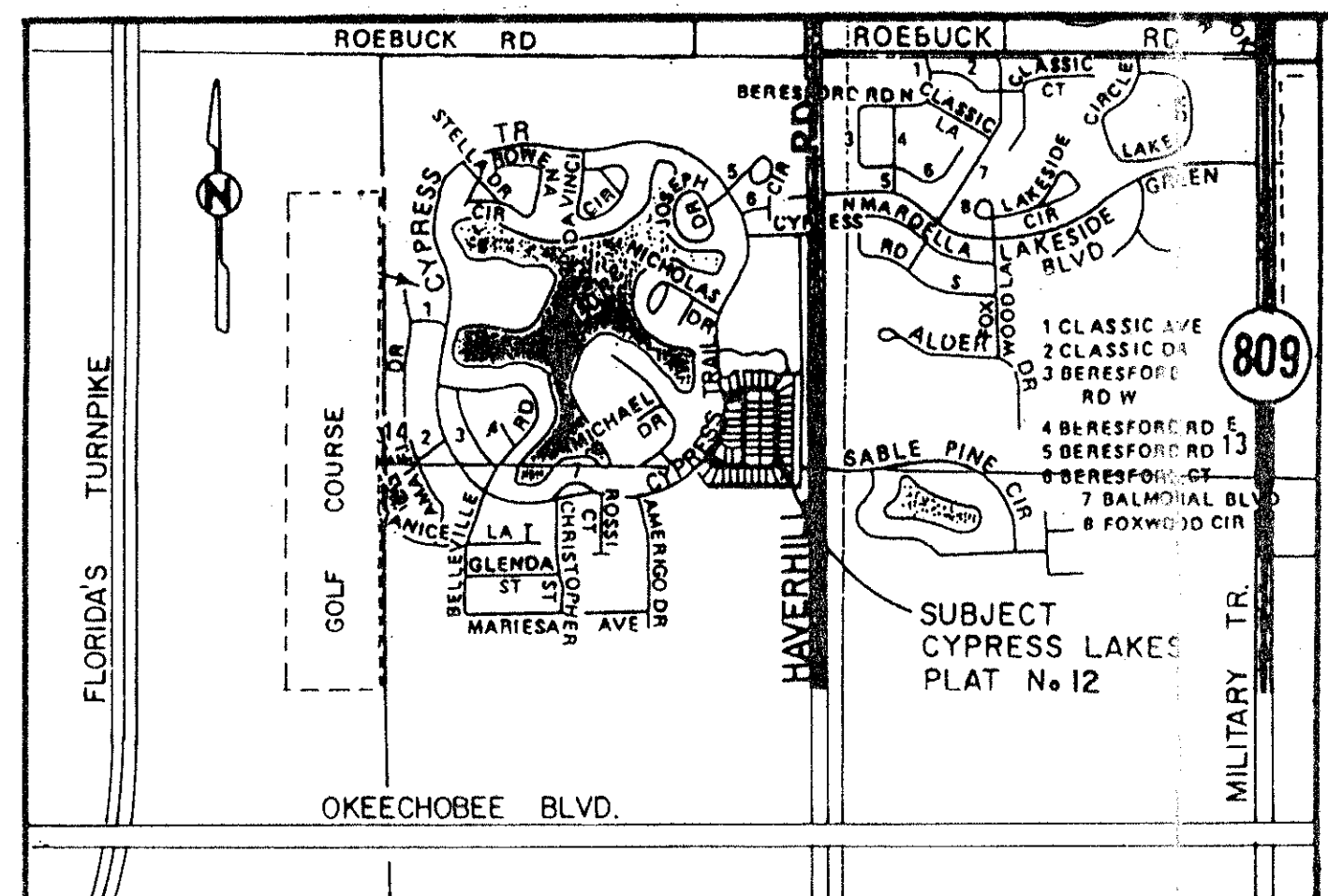


86

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at
2:57 P.M. this 10 day of
SEPT.
1993, and duly recorded in Plat Book No.
71 on page 86 + 87
DOROTHY H. WILKEN, CLERK CIRCUIT COURT
of Palm Beach County, Florida



CYPRESS LAKES PLAT No. 12

PART OF A PLANNED UNIT DEVELOPMENT, CYPRESS LAKES

LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, STATE OF FLORIDA
1993 IN 2 SHEETS SHEET No. 1



DEDICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT CAMPANELLI BROS. OF FLORIDA, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER 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. 12 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TITLE CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RICHARD W. MORRISON, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CAMPANELLI BROS. OF FLORIDA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 6/10/93 **BY:** RICHARD W. MORRISON
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, THE SAID DISTRICT ON THIS PLAT.
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
DATE: 5/20/93 **BY:** WILLIAM L. KERSLAKE, PRESIDENT, BOARD OF SUPERVISORS
ATTEST: PETER L. PIMENTEL, ASST. SECRETARY

COUNTY PETITION NO 77-46		P.U.D. DENSITY TABULATION	
PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./A.C.
PLAT NO. 2	22.969	102	4.44
PLAT NO. 3-A	50.765	180	3.54
PLAT NO. 4	19.193	55	2.86
PLAT NO. 5	7.167	48	6.69
PLAT NO. 6-A	11.064	90	8.13
PLAT NO. 7-A	27.979	66	2.36
PLAT NO. 8	15.589	58	3.72
PLAT NO. 9	31.274	164	5.24
PLAT NO. 10	36.294	136	3.75
PLAT NO. 11 (REPLAT OF PORTION OF PLAT NO 5)			
PLAT NO. 5 (EXISTING)	7.485	48	
PLAT NO. 5 (AREA NOT REPLATTED)	2.682	48	
PLAT NO. 11 (REPLAT OF PORTION OF PLAT NO. 5)	(NET)	(ADD, UNITS)	
PLAT NO. 5 + PLAT NO. 11	7.485	84	11.22
PLAT NO. 12	10.5630	57	5.40

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF SEPT. A.D. 1993

BY: MARY MCCARTHY, CLERK
ATTEST: DOROTHY H. WILKEN, CLERK
BY: DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF SEPT. A.D. 1993

BY: GEORGE F. WEBB, P.E., COUNTY ENGINEER

- NOTES:**
- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: P.R.M.
 - PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: P.C.P.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
 - A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
C. APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - 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.
 - BEARING DATUM: THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE1) OF SECTION 14 IS ASSUMED TO BEAR NORTH 01° 38' 59" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATIVE THERETO.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - THERE SHALL BE A PERPETUAL THREE FOOT (3') EASEMENT ADJACENT TO ANY PROPERTY LINE WITH AN ABUTTING DWELLING UNIT. THE PURPOSES OF SUCH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, WALL MAINTENANCE AND ROOF OVERHANG AND DRAINAGE.
 - ALL LATERAL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

PET. 77-46
(POD H)

SURVEYOR'S 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 111, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 5/1/93 **BY:** RAFAEL SARDORIGAS, P.L.S. REGISTRATION NUMBER 2345 STATE OF FLORIDA

0234-009 71/86

THIS INSTRUMENT PREPARED BY DAVID L. SMITH IN THE OFFICES OF F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, TELEPHONE: (407) 478-7178.

LOCATION MAP
N.T.S.
DESCRIPTION
A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 14 IS ASSUMED TO BEAR NORTH 01° 38' 59" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATIVE THERETO.
COMMENCING AT THE EAST ONE-QUARTER (E 1/4) CORNER OF SAID SECTION 14; THENCE NORTH 01° 38' 59" EAST ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 14, SAID EAST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD RIGHT-OF-WAY, A DISTANCE OF 600.85 FEET TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH BOUNDARY LINE OF THE PLAT OF CYPRESS LAKES, PLAT NUMBER 5 AS SAID PLAT IS RECORDED IN PLAT BOOK 43, PAGES 131 AND 132 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88° 38' 01" WEST ALONG SAID EASTERLY PROLONGATION A DISTANCE OF 54.00 FEET TO THE POINT OF INTERSECTION WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD, SAID WEST RIGHT-OF-WAY BEING A LINE 54.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 14, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE, TRAVERSING ALONG THE SOUTH BOUNDARY LINE OF SAID CYPRESS LAKES, PLAT NUMBER 5 THROUGH THE FOLLOWING SIX (6) NUMBERED COURSES AND DISTANCES:

- NORTH 88° 38' 01" WEST ALONG SAID SOUTH BOUNDARY OF PLAT NUMBER 5 A DISTANCE OF 109.73 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 59.87 FEET (A RADIAL LINE PASSING THROUGH SAID POINT OF INTERSECTION BEARS SOUTH 28° 34' 42" EAST);
- SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 38' 21" A DISTANCE OF 57.09 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 206.20 FEET AND A CENTRAL ANGLE OF 33° 58' 53";
- NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.29 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 258.82 FEET AND A CENTRAL ANGLE OF 28° 29' 28";
- WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.57 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 73.28 FEET AND A CENTRAL ANGLE OF 76° 42' 51";
- WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 98.12 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 139° 28' 07";
- SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 109.54 FEET TO THE POINT OF TANGENCY ON A COMMON TANGENT LINE OF A PORTION OF THE WEST BOUNDARY LINE OF PLAT NUMBER 2 AND THE EAST BOUNDARY LINE OF PLAT NUMBER 2, AS SAID PLAT IS RECORDED IN PLAT BOOK 37, PAGES 149 THROUGH 151 OF THE PUBLIC RECORD OF SAID COUNTY (A RADIAL LINE PASSING THROUGH SAID POINT OF TANGENCY BEARS SOUTH 81° 19' 28" WEST);

THENCE TRAVERSING ALONG THE FOLLOWING THREE (3) NUMBERED COURSES AND DISTANCES ALONG A PORTION OF THE EASTERLY BOUNDARY LINE OF SAID PLAT OF CYPRESS LAKES PLAT NUMBER 2 AS FOLLOWS:

- SOUTH 08° 40' 32" EAST ALONG SAID COMMON TANGENT LINE A DISTANCE OF 184.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 480.00 FEET;
- SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64° 24' 55" A DISTANCE OF 539.64 FEET TO THE SOUTHEASTERLY PROLONGATION OF A RADIAL LINE, SAID PROLONGATION OF A RADIAL LINE BEING A PORTION OF THE NORTHERLY BOUNDARY LINE OF THE PLAT OF CYPRESS LAKES, PLAT NUMBER 3-A AS SAID PLAT IS RECORDED IN PLAT BOOK 38, PAGES 155 THROUGH 158 OF THE PUBLIC RECORDS OF SAID COUNTY;
- THENCE SOUTH 34° 15' 37" EAST ALONG SAID RADIAL EXTENSION OF THE PORTION OF THE NORTHERLY BOUNDARY LINE OF SAID PLAT OF CYPRESS LAKES, PLAT NUMBER 3-A A DISTANCE OF 153.98';

THENCE DEPARTING FROM SAID BOUNDARY LINE OF PLAT NUMBER 3-A AND TRAVERSING ALONG THE FOLLOWING THREE (3) NUMBERED COURSES AND DISTANCES:

- SOUTH 88° 36' 20" EAST A DISTANCE OF 637.95 FEET, MORE OR LESS, TO THE EXISTING WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD BEING A LINE 54.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 14;
- NORTH OF 29° 30" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 176.76 FEET TO THE INTERSECTION WITH A LINE 54.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 14, SAID PARALLEL LINE ALSO BEING THE EXISTING WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD;
- NORTH OF 38° 58" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 600.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.5630 ACRES, MORE OR LESS.

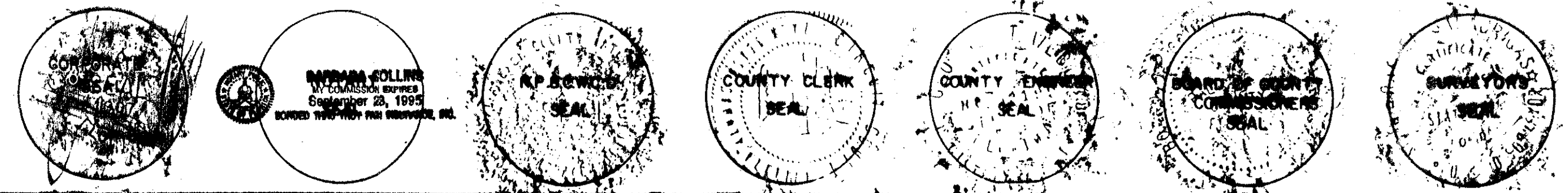
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF MAY, 1993.

CAMPANELLI BROS. OF FLORIDA, INC.
A FLORIDA CORPORATION.
WITNESS: *[Signature]* *[Signature]*
DOMINIC GULLA
VICE-PRESIDENT
CAMPANELLI BROS. OF
FLORIDA, INC.
A FLORIDA CORPORATION

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOMINIC GULLA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVER'S LICENSE AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF CAMPANELLI BROS. OF FLORIDA, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 27 DAY OF MAY, 1993.
MY COMMISSION EXPIRES: SEPT. 28, 1994 *[Signature]*
NOTARY PUBLIC



F.R.S. & ASSOCIATES
LAND SURVEYORS
WEST PALM BEACH, FLORIDA
CYPRESS LAKES PLAT No. 12
A PLANNED UNIT DEVELOPMENT
IN 2 SHEETS SHEET No. 1
DRAWN BY: [Signature]
JOB NO.: 90-S-08
DRAWING NUMBER

TAZ: 174
CYPRESS LAKES PL 12
PAGE 86
PLAT BOOK 155B
PAGE 80
77-44
CYPRESS LAKES