

# DECEMBER 1997 CYPRESS ESTATES OF PALM SPRINGS SHEET 1 of 3

# 122

BEING A REPLAT OF TRACT "A", LESS THE WEST 350 FEET THEREOF, AND A PORTION OF DONALD ROAD RIGHT-OF-WAY (NOW QUIT-CLAIMED), ANNA-JOHNS ESTATES, AS RECORDED IN PLAT BOOK 23, PAGE 219, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
VILLAGE OF PALM SPRINGS )

KNOW ALL MEN BY THESE PRESENTS, THAT AURORA HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "CYPRESS ESTATE"; SAID LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A", LESS THE WESTERLY 350 FEET THEREOF, AND ALL THAT PART OF DONALD ROAD RIGHT-OF-WAY LYING EASTERLY OF AND CONTIGUOUS TO SAID TRACT "A" (AS NOW QUIT-CLAIMED BY THE VILLAGE OF PALM SPRINGS AND RECORDED IN OFFICIAL RECORDS BOOK 9553, PAGE 1237), ANNA-JOHNS ESTATES, AS RECORDED IN PLAT BOOK 23, PAGE 219, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 7.62 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- TRACT "L" IS HEREBY RESERVED FOR CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS. THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACTS "O-1", "O-2", "O-3" AND "O-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- TRACT "Y" IS HEREBY RESERVED FOR CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS. THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

IN WITNESS WHEREOF, AURORA HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY VICTOR GINSBERG, AS PRESIDENT, AND ATTESTED BY LENNARD J. KLIGLER, ITS VICE PRESIDENT AND CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF December 1997.

BY: AURORA HOMES, INC.  
A FLORIDA CORPORATION

ATTEST: Lennard J. Kligler BY: Victor Ginsberg  
LENNARD J. KLIGLER, VICE PRESIDENT VICTOR GINSBERG, PRESIDENT

### ACKNOWLEDGMENT:

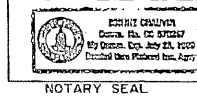
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED VICTOR GINSBERG AND LENNARD J. KLIGLER WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF AURORA HOMES, INC., A FLORIDA 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 16th DAY OF December 1997.

MY COMMISSION EXPIRES:

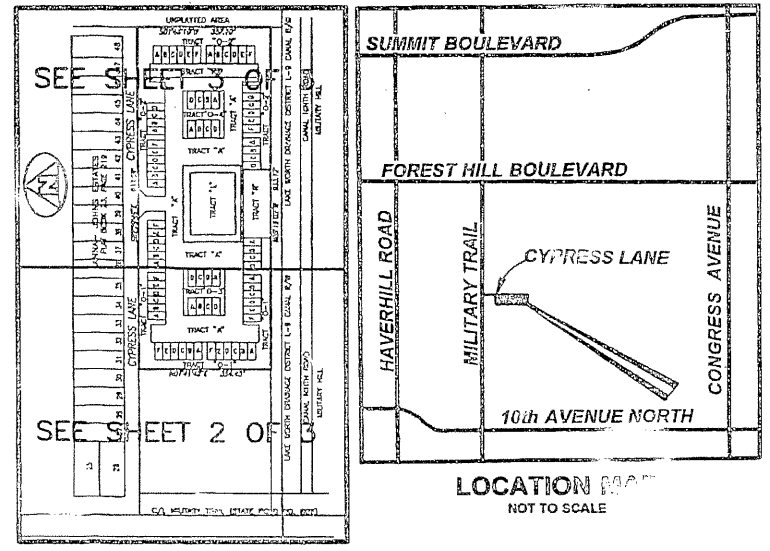
Ronnie Chantre  
NOTARY PUBLIC



### AREA TABULATION:

TRACT "A"	2.49 ACRES
TRACT "L"	0.74 ACRES
TRACT "O-1"	0.78 ACRES
TRACT "O-2"	1.05 ACRES
TRACT "O-3"	0.13 ACRES
TRACT "O-4"	0.13 ACRES
TRACT "R"	0.34 ACRES
LOTS (02)	1.96 ACRES
TOTAL	7.62 ACRES

82 LOTS  
DENSITY - 10.76 DWELLING UNITS PER ACRE



KEY MAP  
NOT TO SCALE

LOCATION MAP  
NOT TO SCALE

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE CYPRESS ESTATES OF PALM SPRINGS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF December 1997.

CYPRESS ESTATES OF PALM SPRINGS HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Victor Ginsberg BY: Lennard J. Kligler  
VICTOR GINSBERG, VICE PRESIDENT LENNARD J. KLIGLER, PRESIDENT

### ACKNOWLEDGMENT:

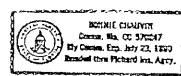
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED VICTOR GINSBERG AND LENNARD J. KLIGLER WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT, RESPECTIVELY, OF CYPRESS ESTATES OF PALM SPRINGS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 16th DAY OF December 1997.

MY COMMISSION EXPIRES:

Ronnie Chantre  
NOTARY PUBLIC



### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

NATIONSBANK, 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 4478 AT PAGE 778 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NATIONSBANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD J. SAGE, ITS VICE-PRESIDENT, AND ATTESTED TO BY Richard J. Sage, ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF December 1997.

ATTEST: Richard J. Sage BY: Richard J. Sage  
RICHARD J. SAGE, VICE-PRESIDENT

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I HEREBY 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 SPRINGS VILLAGE COUNCIL FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 12-9-97

BY: Wm. R. Van Campen  
WM. R. VAN CAMPEN, R.L.S. 2424

### SURVEYOR'S NOTES:

- ⊙ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO VILLAGE OF PALM SPRINGS ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF PALM SPRINGS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### COORDINATE, DISTANCE, AND BEARING NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000040849 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, GARDENS TITLE, 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 AURORA HOMES, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DISPECTED BY THIS PLAT.

GARDENS TITLE, INC.  
A TITLE INSURANCE COMPANY

DATED: THIS 30th DAY OF October 1997

BY: James White  
JAMES WHITE, PRESIDENT  
9121 N. MILITARY TRAIL  
SUITE 108  
PALM BEACH GARDENS, FLORIDA 33410

### VILLAGE OF PALM SPRINGS APPROVAL:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
VILLAGE OF PALM SPRINGS )

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE VILLAGE ORDINANCES.

BY: Donald A. Eckler  
DONALD A. ECKLER, P.E., VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF December 1997.

BY: Mike Davis  
MIKE DAVIS, VILLAGE MAYOR

ATTESTED BY: Trenee L. Burroughs  
TREENE L. BURROUGHS, VILLAGE CLERK



STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 11:52 AM, THIS 16th DAY OF December 1997, AND DULY RECORDED IN PLAT BOOK 23, ON PAGES 122 THROUGH 124.

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: Lisa A. Standley  
DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY Wm. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVERA BEACH, FLORIDA 33404. Fax (407) 844-5852 Phone (407) 848-2102

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd, Suite 121, Rivera Beach, FL 33404  
Fax (407) 844-5852 Phone (407) 848-2102

**RECORD PLAT**  
**CYPRESS ESTATES OF PALM SPRINGS**

DWN	S.E.C.	FB	DATE & SHEET	1583	WD.#	P183
CHKD	FILE	SCALE	1" = 80'	SHEET	1	OF 3