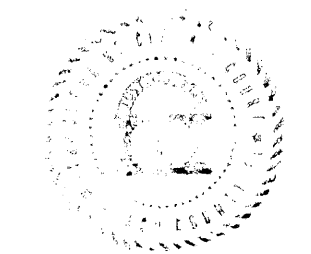
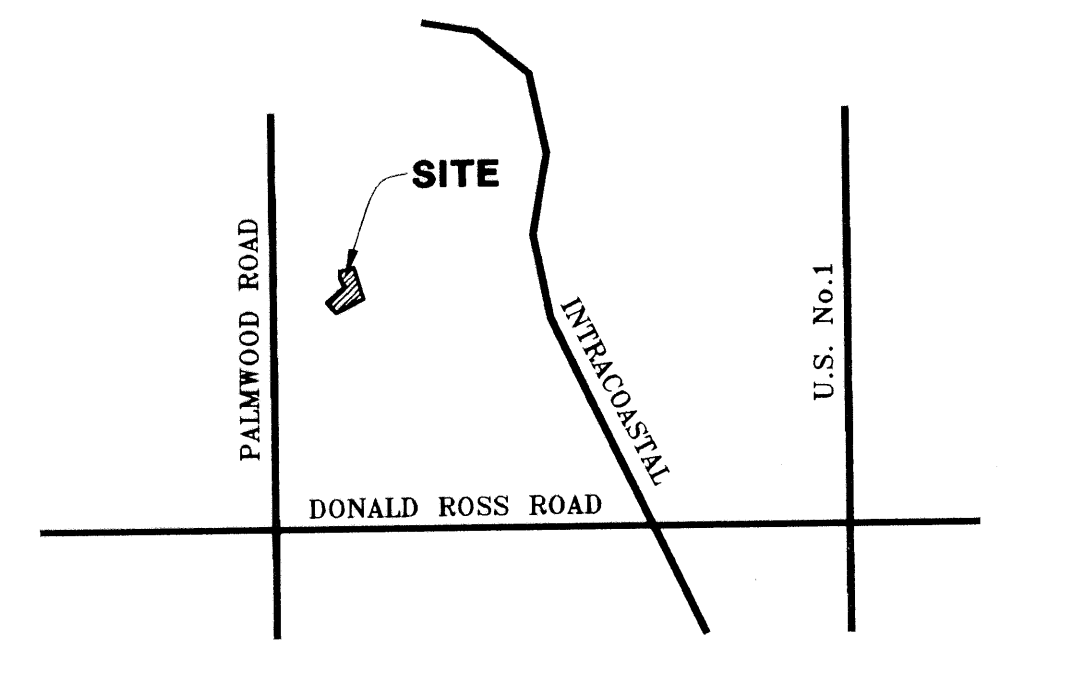


CYPRESS ISLAND - REPLAT LOTS 14 & 15

BEING A REPLAT OF LOTS 14 & 15, CYPRESS ISLAND AS RECORDED IN PLAT BOOK 59, PAGES 1, 2, AND 3 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST. PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2 JUNE, 1998 A P.U.D.



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:11 A.M. on the 13th day of April 1999
and duly recorded in Plat Book No. 84 page 163-164
GREGORY H. MILKEN, Clerk of Circuit Court
by [Signature]



LOCATION MAP NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: DAVID SOLOMON, ANITA SOLOMON, ROGER P. MUELLER AND PAULETTE M. MUELLER OWNERS OF THE LAND SHOWN HEREON AS "CYPRESS ISLAND - REPLAT LOTS 14 AND 15", BEING A REPLAT OF LOTS 14, 14A, 15 AND 15A ACCORDING TO THE PLAT OF CYPRESS ISLAND AS RECORDED IN PLAT BOOK 59, PAGES 1, 2 AND 3 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WITHIN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST. CONTAINING 0.941 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
LOTS 14-AB AND 14-B AS SHOWN HEREON ARE HEREBY RESERVED FOR DAVID AND ANITA SOLOMON, THEIR SUCCESSORS AND ASSIGNS FOR RESIDENTIAL PURPOSES
LOTS 15-AB AND 15-B AS SHOWN HEREON ARE HEREBY RESERVED FOR ROGER P. AND PAULETTE M. MUELLER, THEIR SUCCESSORS AND ASSIGNS FOR RESIDENTIAL PURPOSES.

IN WITNESS WHEREOF, I, DAVID SOLOMON, DO HERETO SET MY HAND AND SEAL THIS 10th DAY OF NOVEMBER 1998.
WITNESS: PERRY C. WHITE, DAVID SOLOMON
WILBUR DIVINE

IN WITNESS WHEREOF, I, ANITA SOLOMON, DO HERETO SET MY HAND AND SEAL THIS 16th DAY OF NOVEMBER 1998.
WITNESS: PERRY C. WHITE, ANITA SOLOMON
WILBUR DIVINE

IN WITNESS WHEREOF, I, ROGER P. MUELLER, DO HERETO SET MY HAND AND SEAL THIS 16th DAY OF NOVEMBER 1998.
WITNESS: PERRY C. WHITE, ROGER P. MUELLER
WILBUR DIVINE

IN WITNESS WHEREOF, I, PAULETTE M. MUELLER, DO HERETO SET MY HAND AND SEAL THIS 16th DAY OF NOVEMBER 1998.
WITNESS: PERRY C. WHITE, PAULETTE M. MUELLER
WILBUR DIVINE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID SOLOMON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF NOVEMBER 1998.
Ruth H. Berge
NOTARY PUBLIC - STATE OF FLORIDA
Comm. No. CC 504079
Exp. 10/22/99

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ANITA SOLOMON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF NOVEMBER 1998.
Ruth H. Berge
NOTARY PUBLIC - STATE OF FLORIDA
Comm. No. CC 504079
Exp. 10/22/99

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROGER P. MUELLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF DECEMBER 1998.
Comm. No. CC 709365
1-20-2000
JEANNETTE R. BINGHAM
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PAULETTE M. MUELLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF DECEMBER 1998.
Comm. No. CC 709365
1-20-2000
JEANNETTE R. BINGHAM
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK
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 12468 PAGE 554 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF APRIL 1999.
FIRST NATIONAL BANK OF CHICAGO
BY: R. TARNAS, VICE PRESIDENT
WITNESS: [Signatures]

STATE OF ILLINOIS
COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED R. TARNAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK OF CHICAGO, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 2nd DAY OF APRIL 1999.
Darla R. Coulson
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 5/17/2002

STATE OF ILLINOIS
COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED R. TARNAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK OF CHICAGO, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 2nd DAY OF APRIL 1999.
Darla R. Coulson
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 5/17/2002

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, ATLANTIC TITLE, INC., A TITLE INSURANCE COMPANY AS 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: DAVID SOLOMON, ANITA SOLOMON, ROGER P. MUELLER AND PAULETTE M. MUELLER; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
ATLANTIC TITLE, INC.
BY: Charles H. Burns, PRESIDENT
DATE: 3/24/99

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CYPRESS ISLAND CIRCLE HAVING AN ASSUMED BEARING OF N 0° 31' 24" E.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6) COORDINATES SHOWN ARE GRID COORDINATES
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
DATUM = NAD 83 (1980 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
SCALE FACTOR = 1.00004546
BEARING ROTATION = 0° 44' 03" COUNTERCLOCKWISE (PLAT TO GRID)
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
- 7) THERE SHALL BE NO ABOVE GROUND CONSTRUCTION WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 8) THE LOTS AS SHOWN ON THIS PLAT HAVE BEEN DIVIDED INTO TWO PARCELS, ONE PARCEL BEARING THE SUFFIX-AB. SUCH LOTS HAVE BEEN SO DIVIDED AND DESIGNATED FOR PURPOSES OF CONVEYANCE ONLY. NOTWITHSTANDING THE DIVISION OF SUCH LOTS ON THIS PLAT, THE OWNERSHIP OF BOTH PORTIONS OF ANY SUCH LOT SHALL ALWAYS RESIDE IN THE SAME OWNER.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTIONS AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("PRMS") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
Perry C. White
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA
DATE: 1-6-99

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13th DAY OF April 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S..
George J. Webb, P.E., COUNTY ENGINEER

SITE PLAN DATA

ZONING PETITION NO.80-54(C)
TOTAL AREA0.941 ACRES
TOTAL DWELLING UNITS2 D.U.
DENSITY2.12 D.U./AC.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA
LABEL 6674

Cypress Island
Subdivision
Book 84
Page 103
Flood Zone
Quadrant 12
SE 80-54
TAZ 471
Pub Name Cypress Island
Zoning RS-15F
ZIP Code 33477

