CARNAHAN · PROCTOR · CROSS, INC.
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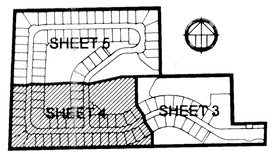
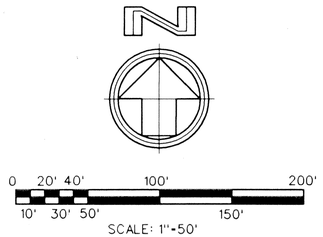
AUGUST 2001 000605 DCW

CYPRESS LAKES PRESERVE P.U.D.

A REPLAT OF TRACTS 11, 14, AND 15, AND PORTION OF TRACTS 12,13, AND 16, IN BLOCK 35, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B.2, PGS.45-54, P.B.C.R.), IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

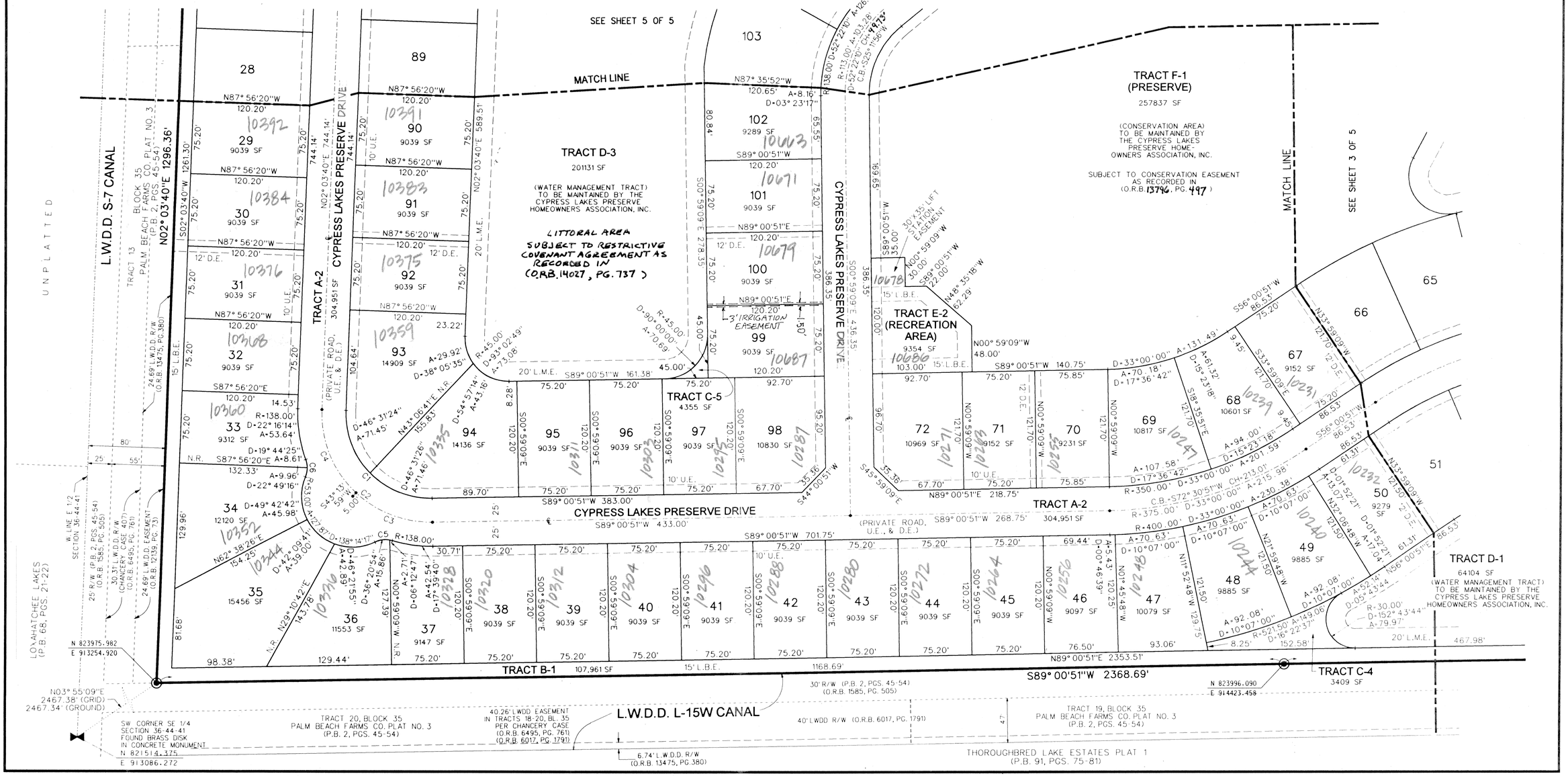


SCALE: 1"=50'

CURVE TABLE					
	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88.00'	93° 02'49"	142.91'		
C2	113.00'	93° 02'49"	183.51'	N44° 27'44"W	164.00'
C3	113.00'	44° 13'08"	87.21'	N68° 52'34"W	87.21'
C4	113.00'	48° 49'41"	96.30'	N22° 21'11"W	93.41'
C5	25.00'	42° 33'41"	18.57'		
C6	25.00'	42° 33'41"	18.57'		

LEGEND:

◉	• SET PERMANENT REFERENCE MONUMENT (P.R.M.) •LB2936 UNLESS OTHERWISE NOTED	L.S.E.	• LIFT STATION EASEMENT
•	• PERMANENT CONTROL POINT (P.C.P.)	L.W.D.D.	• LAKE WORTH DRAINAGE DISTRICT
℄	• CENTERLINE	N.R.	• NON-RADIAL
A	• ARC LENGTH	O.R.B.	• OFFICIAL RECORDS BOOK
C.B.	• CHORD BEARING	PG.	• PAGE
CH.	• CHORD LENGTH	P.B.	• PLAT BOOK
D	• DELTA (CENTRAL ANGLE)	P.B.C.R.	• PALM BEACH COUNTY RECORDS
D.E.	• DRAINAGE EASEMENT	P.O.B.	• POINT OF BEGINNING
L.A.E.	• LIMITED ACCESS EASEMENT	P.O.C.	• POINT OF COMMENCEMENT
L.B.E.	• LANDSCAPE BUFFER EASEMENT	P.U.D.	• PLANNED UNIT DEVELOPMENT
L.M.A.E.	• LAKE MAINTENANCE ACCESS EASEMENT	R	• RADIUS
L.M.E.	• LAKE MAINTENANCE EASEMENT	R/W	• RIGHT-OF-WAY
		SF	• SQUARE FEET
		U.E.	• UTILITY EASEMENT


SEE SHEET 5 OF 5
MATCH LINE
TRACT F-1 (PRESERVE)
257837 SF
(CONSERVATION AREA) TO BE MAINTAINED BY THE CYPRESS LAKES PRESERVE HOME-OWNERS ASSOCIATION, INC.
SUBJECT TO CONSERVATION EASEMENT AS RECORDED IN (O.R.B. 13796, PG. 497)
SEE SHEET 3 OF 5
UNPLATTED
L.W.D.D. S-7 CANAL
TRACT 13 PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)
BLOCK 35 PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)
N02° 03'40"E 1296.36'
24.69' L.W.D.D. R/W (O.R.B. 13475, PG. 380)
TRACT A-2
CYPRESS LAKES PRESERVE DRIVE
744.14'
TRACT D-3
201131 SF
(WATER MANAGEMENT TRACT) TO BE MAINTAINED BY THE CYPRESS LAKES PRESERVE HOMEOWNERS ASSOCIATION, INC.
LITTORAL AREA SUBJECT TO RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN (O.R.B. 14027, PG. 737)
TRACT C-5
4355 SF
CYPRESS LAKES PRESERVE DRIVE
S89° 00'51"W 383.00'
S89° 00'51"W 433.00'
S89° 00'51"W 701.75'
(PRIVATE ROAD, U.E., & D.E.)
S89° 00'51"W 268.75'
TRACT A-2 304,951 SF
TRACT B-1 107,961 SF
TRACT C-4 3409 SF
TRACT D-1
64104 SF
(WATER MANAGEMENT TRACT) TO BE MAINTAINED BY THE CYPRESS LAKES PRESERVE HOMEOWNERS ASSOCIATION, INC.
N89° 00'51"E 2353.51'
S89° 00'51"W 2368.69'
N 823975.982
E 913254.920
N 823996.090
E 914423.458
LOXAHATCHEE LAKES (P.B. 68, PGS. 21-22)
N03° 55'09"E 2467.38' (GRID)
2467.34' (GROUND)
SW CORNER SE 1/4 SECTION 36-44-41 FOUND BRASS DISK IN CONCRETE MONUMENT
N 821514.375
E 913086.272
TRACT 20, BLOCK 35 PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)
40.26' LWDD EASEMENT IN TRACTS 18-20, BL. 35 PER CHANCERY CASE (O.R.B. 6495, PG. 761) (O.R.B. 6017, PG. 1791)
L.W.D.D. L-15W CANAL
30' R/W (P.B. 2, PGS. 45-54) (O.R.B. 1585, PG. 505)
40' LWDD R/W (O.R.B. 6017, PG. 1791)
6.74' L.W.D.D. R/W (O.R.B. 13475, PG. 380)
TRACT 19, BLOCK 35 PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)
THOROUGHBRED LAKE ESTATES PLAT 1 (P.B. 91, PGS. 75-81)
25' R/W (P.B. 2, PGS. 45-54) (O.R.B. 1585, PG. 505)
30.31' L.W.D.D. R/W (CHANCERY CASE 407) (O.R.B. 6495, PG. 761)
24.69' L.W.D.D. EASEMENT (O.R.B. 12139, PG. 753)
W. LINE E 1/2 SECTION 36-44-41
N.R.
C1 C2 C3 C4 C5 C6
R=138.00'
R=45.00'
R=25.00'
10' U.E.
12' D.E.
15' L.B.E.
20' L.M.E.
3' IRRIGATION EASEMENT
30' X 35' LIFT STATION EASEMENT
28 N87° 56'20"W 120.20' 10392 29 9039 SF
N87° 56'20"W 120.20' 10384 30 9039 SF
N87° 56'20"W 120.20' 10376 31 9039 SF
S87° 56'20"E 120.20' 14.53' 10360 32 9039 SF
N87° 56'20"W 120.20' 23.22' 10359 93 14909 SF
S87° 56'20"E A=8.61' 132.33' A=9.96' D=22° 49'16" 34 12120 SF 10352
N62° 38'26"E 154.25' 10344 35 15456 SF
N29° 10'42"E 143.78' 10336 36 11553 SF
N87° 56'20"W 120.20' 10375 92 9039 SF
N87° 56'20"W 120.20' 10383 91 9039 SF
N87° 56'20"W 120.20' 10391 90 9039 SF
89
94 14136 SF 10335
95 9039 SF 10311
96 9039 SF 10303
97 9039 SF 10295
98 10830 SF 10287
99 9039 SF 10687
100 9039 SF 10679
101 9039 SF 10671
102 9289 SF 10663
103
N87° 35'52"W 120.65' A=8.16' D=03° 23'17"
R=38.00' D=52° 22'10" A=126.13'
R=113.00' A=103.28' D=52° 22'10" CH=99.73' C.B.=S25° 11'15"W
37 9147 SF 10328
38 9039 SF 10320
39 9039 SF 10312
40 9039 SF 10304
41 9039 SF 10296
42 9039 SF 10288
43 9039 SF 10280
44 9039 SF 10272
45 9039 SF 10264
46 9097 SF 10256
47 10079 SF 10248
48 9885 SF 10244
49 9885 SF
50 9279 SF 10240
51
65
66
67 9152 SF 10231
68 10601 SF 10239
69 10817 SF 10247
70 9231 SF 10255
71 9152 SF 10263
72 10969 SF 10271
TRACT E-2 (RECREATION AREA) 9354 SF 10686
N00° 59'09"W 48.00'
S89° 00'51"W 140.75'
S00° 59'09"E 386.35'
S00° 59'09"E 436.35'
D=90° 00'00" A=70.69'
D=93° 02'49" A=73.08'
D=38° 05'35"
D=46° 31'24" A=71.45'
D=54° 57'14" A=43.16'
N43° 06'41"E 155.83'
D=22° 16'14" A=53.64'
D=19° 44'25"
D=49° 42'42" A=45.98'
D=42° 09'41" A=39.90'
D=46° 31'26" A=71.46'
D=36° 20'54" A=15.86'
D=42° 54'54" A=19.40'
D=06° 12'47" A=2.71'
D=17° 39'40" A=42.54'
D=33° 00'00" A=131.49'
D=15° 23'18" A=61.32'
D=17° 36'42" A=70.18'
D=33° 00'00" A=94.00'
D=15° 23'18" A=201.59'
D=17° 36'42" A=107.58'
D=33° 00'00" CH=213.01' A=215.98'
R=350.00' D=33° 00'00" A=230.38'
C.B.=S72° 30'51"W
R=375.00' D=33° 00'00" A=216.00'
R=400.00' D=10° 07'00" A=70.63'
D=00° 46'39" A=5.43'
D=10° 07'00" A=70.63'
D=10° 07'00" A=70.63'
D=10° 07'00" A=92.08'
D=10° 07'00" A=92.08'
D=10° 07'00" A=70.63'
D=05° 43'44" A=52.14'
R=30.00' D=152° 43'44" A=79.97'
D=01° 05'52" A=1.01'
D=01° 52'21" A=17.04'
D=16° 22'37" A=149.06'
R=521.50' A=149.06'
R=375.00' A=216.00'
R=350.00' A=201.59'
R=400.00' A=230.38'
R=113.00' A=103.28'
R=38.00' A=126.13'
S56° 00'51"W 86.53'
N33° 59'09"W 121.50'
S33° 59'09"E 121.50'
N56° 00'51"W 86.53'
S43° 59'09"E 55.36'
S44° 00'51"W 55.36'
N48° 35'18"W 62.29'
N00° 59'09"W 30.00'
S89° 00'51"W 22.00'
S89° 00'51"W 35.00'
N00° 59'09"W 30.00'
N11° 52'48"W 129.75'
N21° 59'48"W 121.50'
N32° 06'48"W 121.50'
N56° 00'51"E 86.53'
N89° 00'51"E 218.75'
N89° 00'51"E 120.20'
N89° 00'51"E 120.20'
N89° 00'51"E 120.20'
S89° 00'51"W 161.38'
S89° 00'51"W 120.20'
S89° 00'51"W 120.20'
S89° 00'51"W 120.20