

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES  
**CYPRESS LAKES-PLAT NO. 3-A**  
**SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST**  
**PALM BEACH COUNTY, FLORIDA**  
 IN 4 SHEETS SHEET NO. 2

136

38/150

**DEDICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS:

KNOW ALL MEN BY THESE PRESENTS that CAMPANELLI, INC. a corporation of the Commonwealth of Massachusetts, authorized to do business within the State of Florida, owners 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. 3-A has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

**1. STREETS**

The streets as shown hereon as tracts S-8 through S-11, are hereby dedicated to the CYPRESS LAKES HOMEOWNERS ASSOCIATION III, INC. and Tract S-1 is hereby dedicated to the CYPRESS LAKES Master Homeowners Association, Inc., for private road purposes and are the perpetual maintenance obligation of said associations.

**2. WATER MANAGEMENT TRACTS (LAKES)**

The lakes shown hereon as Water Management Tracts "2", "4" and "5" are hereby dedicated to the CYPRESS LAKES Homeowners Association for the proper purposes and are the perpetual maintenance obligation of said association.

**3. UTILITY EASEMENTS**

Tracts S-1 and S-8 through S-11 and the utility easements, as all are shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

**4. DRAINAGE EASEMENTS**

Tracts S-1 and S-8 through S-11 and the drainage easements, as all are shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

**5. LANDSCAPE AND BUFFER PARCELS**

The 25' Buffer zone, as shown hereon is hereby dedicated to the CYPRESS LAKES HOMEOWNERS ASSOCIATION, INC. for landscaping and buffer purposes and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF the said corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27<sup>th</sup> day of AUGUST, A.D., 1979.

Attest: John H. Carver By: Constantino Cicione  
 CAMPANELLI, INC.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS:

Before me, a notary public of the State of Florida, personally appeared Constantino Cicione and John Carver to me well known, and known to me to be individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named CAMPANELLI, INC., a corporation of the Commonwealth of Massachusetts, authorized to do business within the State of Florida, and the severally acknowledged to and before me that they executed such instrument as such and and respectfully 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 28<sup>th</sup> day of AUGUST, A.D. 1979.

My commission expires:

Constantino Cicione  
 Notary Public

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS:

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 2878 at page 262 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, I, E. Lloyd Ecclestone, Jr. do hereunto set my hand and seal This 23<sup>rd</sup> day of September, 1979.

WITNESS: Patricia H. Harris E. Lloyd Ecclestone, Jr.  
 E. LLOYD ECCLESTONE, JR.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS:

Before me personally appeared E. Lloyd Ecclestone, Jr. to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and seal this 12<sup>th</sup> day of September, 1979.

Elizabeth A. Mills  
 Notary Public

My commission expires: April 26, 1983

**SURVEYORS CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS:

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.S.) permanent reference monuments have been set 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.

Date: 10/1/79  
Richard L. Sheppard, P.L.S.  
 FLORIDA CERTIFICATE NO. 2114

**COUNTY APPROVALS**

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF August, 1979.

Herbert E. Gault  
 COUNTY ENGINEER

**BOARD OF COUNTY COMMISSIONERS**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF August, 1979.

ATTEST: John P. Dunlap  
 BOARD OF COUNTY COMMISSIONERS

**STATE OF FLORIDA**

COUNTY OF PALM BEACH

We, Lawyers State Insurance Corporation, do hereby certify that we have examined the title to the hereinafter described property and that there is no lien in favor of the property as herein described. We further certify that no other liens have been paid, and that we have had the records examined and that there are no liens except for those mentioned as shown hereon. If any lien or claim which exists as shown hereon and that is not listed on the plat and which are shown and state and correct.

Date: Sept 21, 1979 by David King

Cypress Lakes Plat #3-A

**NOTES:**

1. Permanent reference monuments to be set in accordance with the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
2. Permanent control points to be set in accordance with the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
3. Building setback lines and other requirements of the zoning ordinance of Palm Beach County, Florida, shall be observed.
4. There shall be no building on any lot until the required improvements have been paid, and that the required improvements shall be set under the guarantees posted with Palm Beach County for the required improvements.
5. There shall be no building on any lot until the required improvements have been paid, and that the required improvements shall be set under the guarantees posted with Palm Beach County for the required improvements.
6. In instances where a building and all the improvements thereon are located in an area of a subdivision, the area shall be set under the guarantees posted with Palm Beach County for the required improvements, and that the required improvements shall be set under the guarantees posted with Palm Beach County for the required improvements.
7. Geometric data hereon shall be in accordance with the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

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<p><b>ROSSI AND MALAYSI</b>                  ENGINEERS, INC.                  WEST PALM BEACH, FLORIDA</p>	<p><b>CYPRESS LAKES PLAT NO. 3-A</b>                  IN 4 SHEETS SHEET NO. 2</p>
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