

43/131

DESCRIPTION

A PARCEL OF LAND LYING IN EAST HALF (E½) OF SECTION 14, TOWNSHIP 43 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 10°-38'-59" EAST ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1223.96 FEET; THENCE NORTH 88°-21'-01" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF CYPRESS LAKES PLAT NO. 2 AS RECORDED IN PLAT BOOK 37, PAGES 148 THRU 151, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL OF LAND;

- 1. NORTH 8°-40'-20" WEST, A DISTANCE OF 38.16 FEET;
2. NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 49°-59'-59" FOR AN ARC DISTANCE OF 366.53 FEET;
3. NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 27°-45'-06" FOR AN ARC DISTANCE OF 280.93 FEET;
4. NORTH 52°-36'-40" EAST, A DISTANCE OF 31.49 FEET;
5. SOUTH 89°-21'-01" EAST, A DISTANCE OF 316.57 FEET;
6. SOUTH 43°-21'-01" EAST, A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.167 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FIRST NATIONAL JOINT VENTURE AT CYPRESS LAKES, A FLORIDA GENERAL PARTNERSHIP 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. 5 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. WATER MANAGEMENT TRACT (LAKE)

THE LAKE SHOWN HEREON AS WATER MANAGEMENT TRACT "A" IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. LANDSCAPE AND BUFFER PARCELS

TRACT "B" SHOWN HEREON AS A 50' BUFFER ZONE IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. LIMITED ACCESS EASEMENTS

THE 5' LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. THE ADDITIONAL 4' RIGHT-OF-WAY AS SHOWN HEREON ALONG HAVERHILL ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES.

5. THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

6. ACCESS CONTROL EASEMENT

TRACT "F" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VENETIAN TERRACE CONDOMINIUM ASSOCIATION AT CYPRESS LAKES, INC. AS AN ACCESS AND PARKING EASEMENT FOR ASSOCIATION MEMBERS, OCCUPANTS, THEIR GUESTS AND INVITEES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF THE SAID GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ALBERT GARGIULO AND HEREUNTO SETS HIS HAND THIS 16th DAY OF NOV., A.D. 1981.

WITNESS: Robert L. Anderson BY Albert Gargiulo, GENERAL PARTNER

WITNESS: [Signature]

A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES CYPRESS LAKES-PLAT NO. 5 SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1 A PART OF PHASE V DEVELOPMENT NOVEMBER, 1981

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERT GARGIULO, 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 THIS INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF NOV., A.D., 1981.

MY COMMISSION EXPIRES: 6/4/84 [Signature]

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3398, PAGE 687, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CAMPANELLI INDUSTRIES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASST. SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF NOVEMBER, A.D. 1981

ATTEST: John Carver BY Constantino Ciccone, VICE PRESIDENT

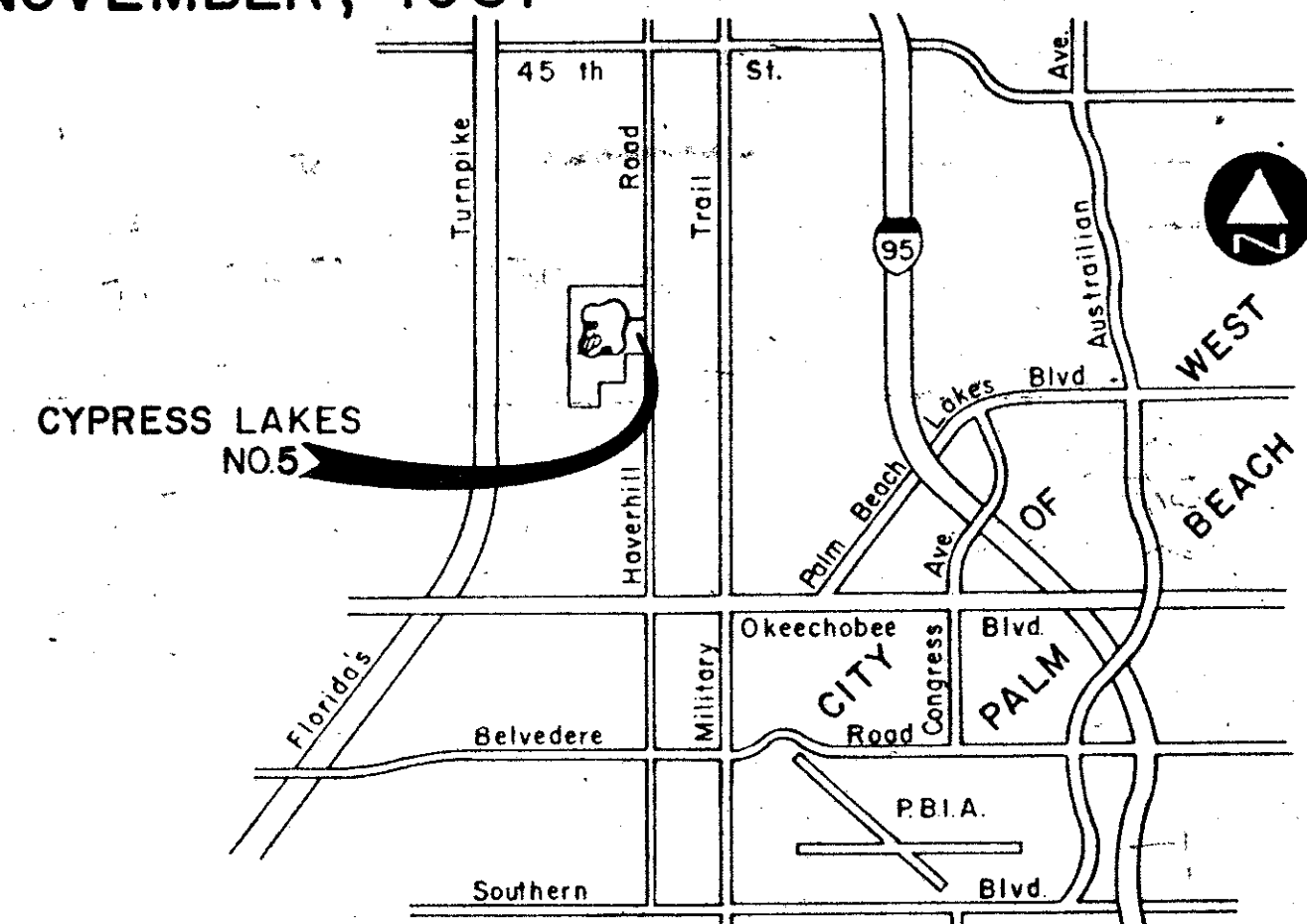
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, A NOTARY PUBLIC OF THE STATE OF FLORIDA, PERSONALLY APPEARED CONSTANTINO CICONE AND JOHN CARVER TO ME WELL KNOWN, AND KNOWN TO ME TO BE INDIVIDUALS DESCRIBED 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 THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASST. SECRETARY, 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 4th DAY OF NOV., A.D., 1981

MY COMMISSION EXPIRES: Sept. 23, 1983 [Signature]



LOCATION MAP N.T.S.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERIN DESCRIBED PROPERTY: THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN FIRST NATIONAL JOINT VENTURE AT CYPRESS LAKES; ITS CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES, EXCEPT FOR THOSE MORTGAGES AS SHOWN HEREON, IF ANY, AND THE EASEMENTS, WHICH EXIST AS SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES, IF ANY ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: Nov. 10, 1981 BY: [Signature]

NOTES:

- 1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
4. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
5. 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.

BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

131

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:27 A.M.
this 3 day of December
1981, and duly recorded in Plat Book No.
43 on page 131 + 132
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

P.U.D. DENSITY TABULATION table with columns: PLAT, AREA ACRES, NO. OF UNITS, PLAT DENSITY D.U./A.C., AGGREGATE TOTAL (AGGR. ACRES, NO. OF UNITS, OVERALL DENSITY D.U./A.C.). Rows include Plat No. 2, 3-A, 4, and 5.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF December A.D., 1981

[Signature] FRANK POSTER, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK BY: Kathryn B. Miller, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF December A.D., 1981

[Signature] H.F. KAHLERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK

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, 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 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: Nov 3, 1981 [Signature] JOSEPH M. TUCKER, P.L.S. FLORIDA CERTIFICATE NO. 3285

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THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. CYPRESS LAKES PLAT NO. 5 P.U.D. IN 2 SHEETS SHEET NO. 1. Includes date (NOVEMBER, 1981), designer (R. ANDERSON), drafter (M.A. GREGG), scale (1" = 60'), and job number (3136-80).

