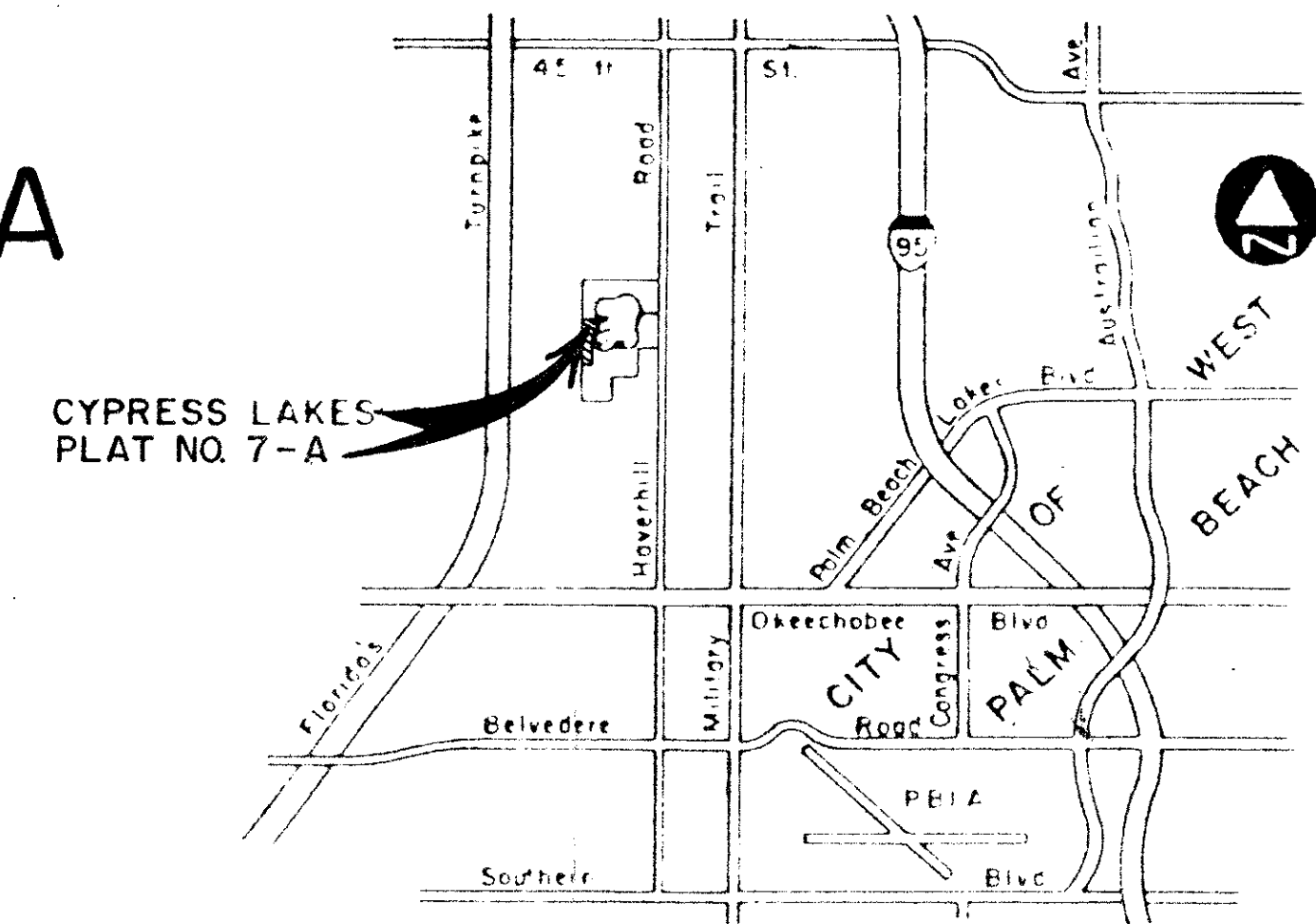


46/31

# A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES CYPRESS LAKES - PLAT NO. 7-A SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1  
JANUARY, 1983



31

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
This Plat was filed for record at 9:54 A.M.  
this 21 day of July 1983  
and duly recorded in Plat Book No. 46 on page 31, 32 & 33  
JOHN B. DUNKLE, Clerk Circuit Court  
By *John B. Dunkle*, D.C.

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.
PLAT NO. 2	22.969	102	4.44	22.969	102	4.444
PLAT NO. 3-A	50.765	180	3.54	73.734	282	3.82
PLAT NO. 4	19.193	55	2.86	92.927	337	3.62
PLAT NO. 5	7.167	48	6.69	100.094	385	3.85
PLAT NO. 6-A	11.064	90	8.13	111.158	475	4.27
PLAT NO. 7-A	27.979	66	2.36	139.137	541	3.88

CYPRESS LAKES PLAT NO. 7

A PARCEL OF LAND LYING IN THE EAST HALF (1/2) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BELLEVILLE ROAD (TRACT S-16) AS RECORDED IN PLAT BOOK 44, PAGE 102, AND 103, CYPRESS LAKES PLAT NO. 6A, AND THE SOUTHERLY RIGHT OF WAY LINE OF CYPRESS TRAIL (TRACT S-1) AS RECORDED IN PLAT BOOK NO. 46, PAGES 200-201, CYPRESS LAKES PLAT NO. 4, ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

- 1) THENCE WITH A BEARING OF SOUTH 24° 51' 54" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF BELLEVILLE ROAD AND THE WESTERLY LINE OF CYPRESS LAKES PLAT NO. 6A, A DISTANCE OF 33.37 FEET;
- 2) THENCE WITH A BEARING OF SOUTH 17° 00' 31" WEST, A DISTANCE OF 386.37 FEET;
- 3) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 398.56 FEET, A CENTRAL ANGLE OF 15° 27' 05", AND AN ARC LENGTH OF 107.48 FEET;
- 4) THENCE WITH A BEARING OF SOUTH 1° 33' 26" WEST, A DISTANCE OF 125.00 FEET;
- 5) THENCE NORTH 88° 26' 34" WEST, A DISTANCE OF 638.38 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14;
- 6) THENCE WITH A BEARING OF NORTH 10° 47' 32" EAST, ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 2270.24 FEET;
- 7) THENCE WITH A BEARING OF SOUTH 88° 12' 28" EAST, A DISTANCE OF 400.58 FEET;
- 8) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A CHORD BEARING OF SOUTH 12° 57' 06" EAST, A CENTRAL ANGLE OF 19° 54' 55", AND AN ARC LENGTH OF 166.83 FEET;
- 9) THENCE WITH A BEARING OF SOUTH 22° 54' 31" EAST, ALONG THE WESTERLY LINE OF CYPRESS TRAIL A DISTANCE OF 250.00 FEET;
- 10) THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 36° 55' 02", AND AN ARC LENGTH OF 328.61 FEET;
- 11) THENCE WITH A BEARING OF SOUTH 14° 00' 31" WEST, A DISTANCE OF 285.00 FEET
- 12) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 80° 44' 51", AND AN ARC LENGTH OF 676.47 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 27.979 ACRES MORE OR LESS

### DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT CAMPANELLI INDUSTRIES, INC., A CORPORATION OF THE STATE OF DELAWARE 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. 7-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 TRACT S-22 ARE HEREBY DEDICATED TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION 7-A, INC., FOR PRIVATE ROAD PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. UTILITY EASEMENTS

TRACT S-22 AND THE UTILITY EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

### 3. DRAINAGE EASEMENTS

TRACT S-22 AND THE DRAINAGE EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

### 4. LANDSCAPE AND BUFFER PARCELS

THE 25' BUFFER ZONE, SHOWN HEREON AS TRACT "B" 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 5. GOLF COURSE TRACT

THE GOLF COURSE SHOWN HEREON AS TRACT "A" IS HEREBY RESERVED FOR CAMPANELLI INDUSTRIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 21 DAY OF JULY, 1983.

CAMPANELLI INDUSTRIES, INC.  
BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

### A KNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

BEFORE ME, A NOTARY PUBLIC OF STATE OF FLORIDA, PERSONALLY APPEARED CONSTANTINO CICIONE 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, INDUSTRIES, INC., A CORPORATION OF THE STATE OF DELAWARE AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF FLORIDA, AND THE 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 21 DAY OF JULY, 1983.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### 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 HEREIN DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CAMPANELLI INDUSTRIES, INC.; 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: \_\_\_\_\_

BY: \_\_\_\_\_

### LOCATION MAP N.T.S.

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July A.D., 1983

*John B. Dunkle*  
JOHN B. DUNKLE, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: \_\_\_\_\_  
DEPUTY CLERK

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July A.D., 1983

BY: *H.F. Kahler*  
H.F. KAHLER, COUNTY ENGINEER

### 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 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: June 6th 1983

*Joseph M. Tucker*  
JOSEPH M. TUCKER  
FLORIDA CERTIFICATE NO. 3285

### NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
6. 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.
7. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
8. ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

0234-003

46/31

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  
PHONE: 737-6546.

ROSSI AND MALAVASI  
ENGINEERS, INC.  
WEST PALM BEACH,  
FLORIDA  
CYPRESS LAKES-PLAT NO. 7-A  
IN 3 SHEETS SHEET NO. 1

Date	JANUARY 1983	Designed	R. ANDERSON	Scale	AS SHOWN	Sheet	1 of 3
Drawn	T. CURBELO	Job No.	2542-82	Checked			
Approved		File No.	S-1271-00				

