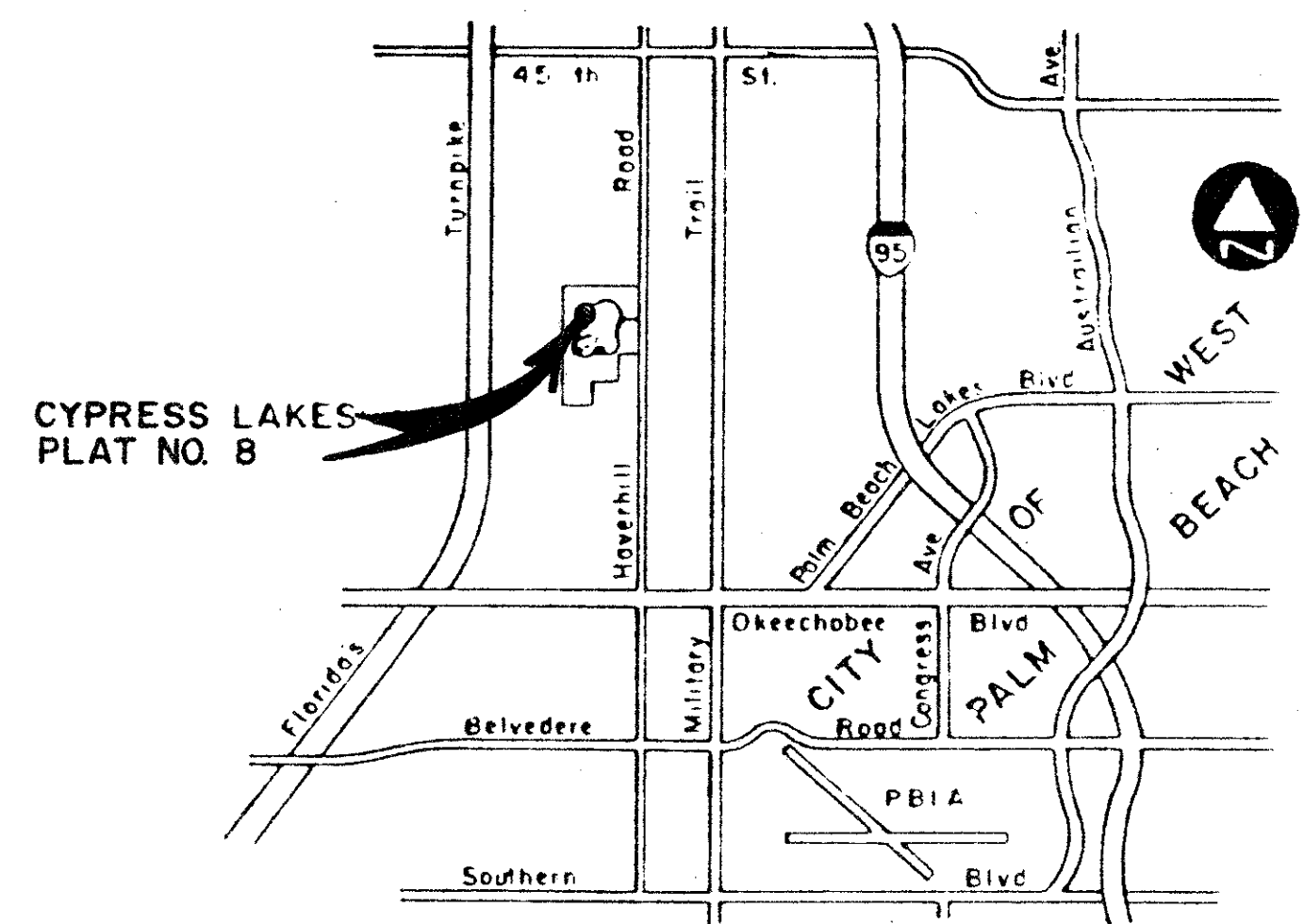


# A PLANNED UNIT DEVELOPMENT IN CYPRESS LAKES CYPRESS LAKES - PLAT NO. 8 SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1 MARCH 1984

### P.U.D. DENSITY TABULATION

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
PLAT NO. 8	15.589	58	3.72	154.726	599	3.87



STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
This Plat was filed for record at 10:16 AM  
this 27th day of September  
1984 and duly recorded in Plat Book No.  
49 on pages 58 & 59.  
JOHN B. DUNKLE, Clerk Circuit Court  
By *Scotty Wheeler*, D.C.



CYPRESS LAKES PLAT NO. 8

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CAPANELLI BLVD, (TRACT S-2) AND THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS TRAIL (TRACT S-1) AS RECORDED IN THE PLAT CYPRESS LAKES, PLAT NO. 2, IN PLAT BOOK 37, PAGES 148-151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE CONTINUE ALONG THE FOLLOWING COURSES AND DISTANCES:

- 1) THENCE WITH A BEARING OF SOUTH 53° 18' 26" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS TRAIL;
  - 2) THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 66° 57' 05" WEST, A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 60° 31' 02", AND AN ARC LENGTH OF 475.31 FEET TO A POINT;
  - 3) THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 34° 12' 46" WEST, A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 97° 09' 17", AND AN ARC LENGTH OF 144.13 FEET;
  - 4) THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 0° 52' 51" WEST, A RADIUS OF 371.51 FEET, A CENTRAL ANGLE OF 30° 29' 26", AND AN ARC LENGTH OF 197.70 FEET;
  - 5) THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 52° 16' 31" WEST, A RADIUS OF 511.17 FEET, A CENTRAL ANGLE OF 72° 17' 54", AND AN ARC LENGTH OF 645.02 FEET;
  - 6) THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 65° 42' 01" WEST, A RADIUS OF 375.86 FEET, A CENTRAL ANGLE OF 51° 45' 02", AND AN ARC LENGTH OF 339.48 FEET;
  - 7) THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 72° 00' 18" WEST, A RADIUS OF 281.87 FEET, A CENTRAL ANGLE OF 64° 21' 36", AND AN ARC LENGTH OF 316.62 FEET;
  - 8) THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 32° 15' 51" WEST, A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 87° 06' 06", AND AN ARC LENGTH OF 98.81 FEET;
  - 9) THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 17° 05' 52" EAST, A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 11° 37' 19", AND AN ARC LENGTH OF 85.19 FEET;
  - 10) THENCE SOUTH 22° 54' 31" EAST, A DISTANCE OF 181.91 FEET TO A POINT; SAID POINT BEING THE NORTH-WESTERLY CORNER OF THE RECREATION AREA, TRACT "A" OF CYPRESS LAKES PLAT NO. 4, AS RECORDED IN PLAT BOOK 40, PAGES 200-201, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS TRAIL (TRACT S-1) OF THE FOREMENTIONED SUBDIVISION;
  - 11) THENCE SOUTH 67° 05' 29" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS TRAIL (TRACT S-1);
  - 12) THENCE NORTH 22° 54' 31" WEST, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS TRAIL (TRACT S-1) A DISTANCE OF 181.91 FEET;
  - 13) THENCE WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 41° 15' 29" EAST, A RADIUS OF 480.00 FEET, AND A CENTRAL ANGLE OF 128° 20' 00", AND AN ARC LENGTH OF 1075.12 FEET;
  - 14) THENCE SOUTH 74° 34' 31" EAST, A DISTANCE OF 139.00 FEET;
  - 15) THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 89° 42' 39" EAST, A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 31° 25' 40", AND AN ARC LENGTH OF 246.83 FEET;
  - 16) THENCE NORTH 73° 59' 49" EAST, A DISTANCE OF 190.00 FEET;
  - 17) THENCE WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 71° 20' 53" EAST, A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 69° 18' 37", AND AN ARC LENGTH OF 616.94 FEET MORE OR LESS TO THE POINT OF BEGINNING.
- CONTAINING 15.589 ACRES, MORE OR LESS.

### DEDICATION

STATE OF FLORIDA SS:  
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. 8 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS  
TRACT "S-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AND TRACTS "S-23" THROUGH "S-25" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR PRIVATE ROAD PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS, THEIR SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. UTILITY EASEMENTS  
TRACTS S-1 & S-23 THRU S-25 & THE UTILITY EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.
3. DRAINAGE EASEMENTS  
TRACTS S-1 & S-23 THRU S-25 & THE DRAINAGE EASEMENTS, AS ALL ARE SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
4. LANDSCAPE TRACTS  
TRACTS "A" AND "B" AS SHOWN HEREON ARE HEREBY DEDICATED FOR LANDSCAPING PURPOSES TO THE CYPRESS LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. WATER MANAGEMENT TRACT "C" (LAKE) AS SHOWN HEREON IS HEREBY DEDICATED FOR DRAIN EASE & WATER RETENTION PURPOSES TO THE CYPRESS LAKES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSOR OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. LIMITED ACCESS EASEMENTS  
THE 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.

LIFT STATION EASEMENT  
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

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 20th DAY OF August, A.D., 1984

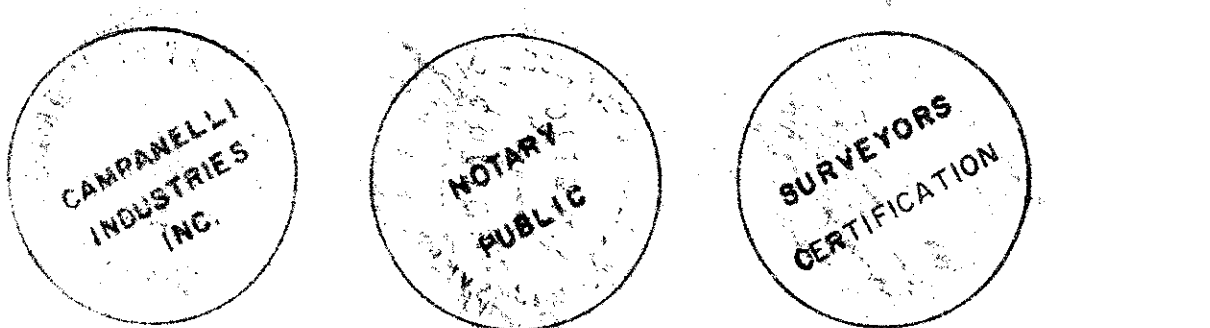
ATTEST: *John P. Curran* CAMPAANELLI INDUSTRIES, INC.  
*Richard Lewis*

STATE OF FLORIDA SS:  
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 20th DAY OF August, A.D., 1984

MY COMMISSION EXPIRES: *Notary Public Seal of State of Florida*



### TITLE CERTIFICATION

STATE OF FLORIDA SS:  
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: August 20, 1984 BY: *James Perry*

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF Sept A.D., 1984

BY: *Ken Spillias*  
KEN SPILLIAS, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
BY: *Richard Spangler*  
DEPUTY CLERK

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF Sept A.D., 1984

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

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA SS  
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: Sept. 4th, 1984  
*Joseph M. Tucker*  
JOSEPH M. TUCKER  
FLORIDA CERTIFICATE NO. 8285

### 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. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.  
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.  
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTIL. OCCUPYING SAME.
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.
6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
7. ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

0234-004

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

49/58

<b>ROSSI AND MALAVASI ENGINEERS, INC.</b>		<b>CYPRESS LAKES-PLAT NO. 8</b>	
WEST PALM BEACH, FLORIDA		IN 2 SHEETS SHEET NO. 1	
Date MARCH, 1984	Designed R. ANDERSON	Scale AS SHOWN	Sheet
Approved	Drawn T. CURBELO	Job No.	1 of 2
	Checked	File No. S-1278-00	

49/58

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 02348