

DESCRIPTION & DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT SABATELLO DEVELOPMENT CORPORATION III, A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, AS CYPRESS HOLLOW, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, RUN N.88°31'06"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 40.00 FEET, TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF GIBSON ROAD, AND POINT OF BEGINNING.

CONTINUE THENCE N.88°31'06"W. A DISTANCE OF 622.84 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE ALONG SAID WEST LINE N.02°16'23"E. A DISTANCE OF 1334.13 FEET; THENCE S.88°23'32"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 615.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GIBSON ROAD; THENCE S.01°57'07"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1333.06 FEET TO THE POINT OF BEGINNING. CONTAINING 18.952 ACRES. HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. UTILITY EASEMENTS. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.
2. LIMITED ACCESS EASEMENTS. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.
3. DRAINAGE EASEMENTS. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CYPRESS HOLLOW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
4. WATER MANAGEMENT TRACT. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS HOLLOW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. CYPRESS HOLLOW DRIVE AND CYPRESS TREE COURT AS SHOWN HEREON ARE HEREBY DEDICATED FOR INGRESS, EGRESS DRAINAGE AND UTILITY PURPOSES TO THE CYPRESS HOLLOW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. ROAD RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY FOR NORTHLAKE BOULEVARD AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
7. THE LIFT STATION EASEMENT SHOWN ON LOT 45 IS HEREBY DEDICATED IN PERPETUITY TO SABATELLO DEVELOPMENT CORPORATION III, INC. ITS SUCCESSORS AND ASSIGNS FOR SANITARY SEWER AND RELATED PURPOSES.
8. THE LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CYPRESS HOLLOW HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND BUFFER PURPOSES.
9. THE LAKE MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS HOLLOW HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND THEY DO HEREBY SET THEIR HANDS AND SEAL THIS 2nd DAY OF April 1987.

SABATELLO DEVELOPMENT CORPORATION III
A FLORIDA CORPORATION.

WITNESS: BY: Carl M. Sabatello, Pres.
TO ALL CARL M. SABATELLO, PRESIDENT

WITNESS: BY: Michael Sabatello, Sec.
TO ALL MICHAEL SABATELLO, SECRETARY

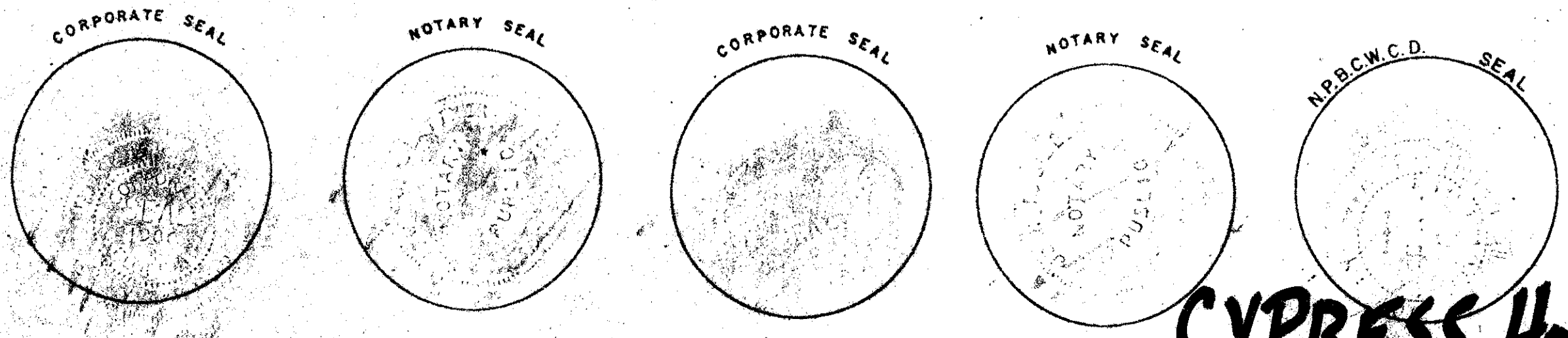
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO AND MICHAEL SABATELLO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED SABATELLO DEVELOPMENT CORPORATION III, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 2nd DAY OF April, A.D. 1987.

Sharon G. Blatter
MY COMMISSION EXPIRES 10-12-89



PLAT OF CYPRESS HOLLOW

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

APRIL 1987.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON 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 5040 PAGE(S) 755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF April, A.D., 1987.

FLORIDA NATIONAL BANK

ATTEST: Lowell Bowen, Vice President; Burt Copeland, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lowell Bowen and Burt Copeland, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Vice President OF THE ABOVE NAMED FLORIDA NATIONAL BANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO THE BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH Vice President AND SECRETARY, RESPECTIVELY, 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 2nd DAY OF April, A.D., 1987.

Jan L. Gillet
MY COMMISSION EXPIRES 12/5/87

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO AND NO MAINTENANCE RESPONSIBILITIES INCURRED BY THE SAID DISTRICT ON THE PLAT SHOWN HEREON OR IN THE DEDICATION CITED HEREON.

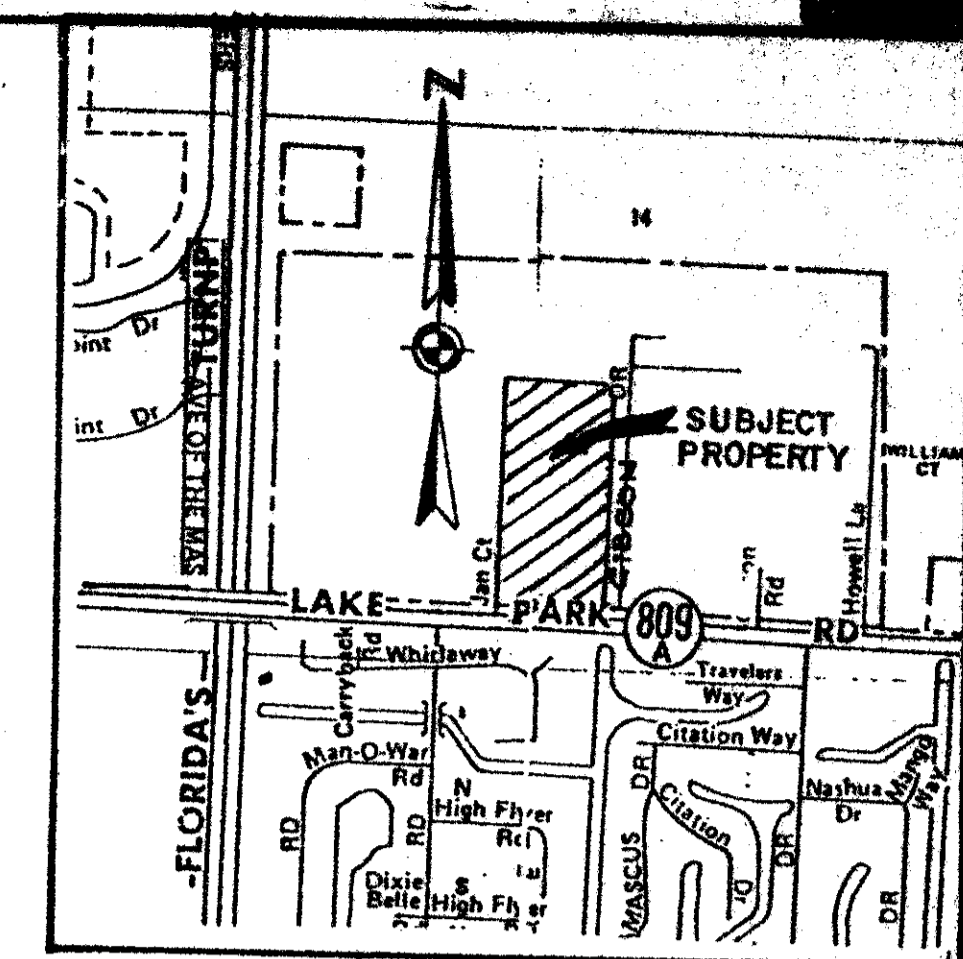
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
BY: William L. Kerlake, President
BOARD OF SUPERVISORS

DATE: APRIL 3, 1987

ATTEST: Peter L. Pimentel, Secy.
BOARD OF SUPERVISORS

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

Handwritten box containing: SUBDIVISION Cypress Hollow, BOOK 56, PAGE 147, FLOOD MAP #130B, ROAD #28, ZONING, ZIP CODE 33418, TAZ 95



147

LOCATION MAP N.T.S.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, LINDA HARRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SABATELLO DEVELOPMENT CORPORATION III THAT CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 4-2-87
Linda Harris
LINDA HARRIS - ATTORNEY AT LAW

BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE & O'CONNELL
ADDRESS: NORTHBRIDGE TOWER - 19TH FLOOR
515 NORTH FLAGLER DRIVE
WEST PALM BEACH, FL.
33402-4626

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THIS IS TO 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 (P.C.P.'S), PERMANENT CONTROL POINTS WILL BE SET, AS REQUIRED BY LAW AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

I FURTHER CERTIFY THAT THE SURVEYS DONE BY ME PURSUANT TO THE PREPARATION OF THIS PLAT WERE DONE IN ACCORDANCE WITH CHAPTER 21-116 FLORIDA ADMINISTRATIVE CODE.

Gary M.F. Ryan
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2633

COUNTY APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26 DAY OF MAY, 1987.

Ken Adams
CHAIR VICE

ATTEST: Kathryn S. Miller
JOHN B. DUNKLE - CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MAY, 1987.

Herbert Kahlert, PE - COUNTY ENGINEER

Annexed Pet 86 collect
P.B. Gardens
0457-001

SHALLOWAY

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CYPRESS HOLLOW 56/147