

-Cypress Isle At The Polo Club-



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Dedication:

State of Florida)
County of Palm Beach)

A Part Of "The Polo Club, A Planned Unit Development-Lying In Section 26 Township 46 South, Range 42 East, Palm Beach County, Florida
Being A Replat Of A Portion Of Tract "I", "The Polo Club Plat 111" (P. B. 59, Pp. 110 -112), Inclusive, Public Records, Palm Beach County, Florida.

Know all men by these presents, that Yusem Homes - Cypress Isle, Ltd., a Florida Limited Partnership, owner of the land shown hereon as "Cypress Isle At The Polo Club", said land being a replat of a portion of Tract "I", The Polo Club Plat 111", according to the Plat thereof, as recorded in Plat Book 59, Pages 110 through 112, inclusive, public records, Palm Beach County, Florida, and lying in Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the Southeast corner of said Tract "I", said point lying on the Northerly right-of-way line of Lake Worth Drainage District Lateral Canal L-38, Thence, South 89°07'44" West, along the Southerly boundary of said Tract "I" and along the Northerly right-of-way line of said Lake Worth Drainage District Lateral Canal L-38, a distance of 256.78 feet for a point of beginning (P.O.B.)

Thence, continue South 89°07'44" West, along the Southerly boundary of said Tract "I" and along the Northerly right-of-way line of said Lake Worth Drainage District Lateral Canal L-38, a distance of 642.00 feet; Thence, North 00°52'16" West, departing the Southerly boundary of said Tract "I" and the Northerly right-of-way line of said Lake Worth Drainage District Lateral Canal L-38, a distance of 400.00 feet; Thence, North 08°37'00" East, a distance of 148.11 feet to the point of curvature of a curve to the left, having a radius of 140.00 feet; Thence, Northerly and Westerly along said curve, through a central angle 66°34'45", a distance of 162.68 feet to the point of tangency; Thence, North 57°57'45" West, a distance of 233.60 feet to the point of curvature of a curve to the right, having a radius of 225.00 feet; Thence, Westerly along said curve, through a central angle of 62°45'46", a distance of 246.47 feet to the point of tangency; Thence, North 04°48'00" East, a distance of 151.40 feet to the intersection thereof with the curved Southerly right of way line of Tract "II" (Traditions Boulevard), said point lying on the curve, concave Southwesterly, having a radius of 463.37, and whose radius point bears South 10°20'25" West; Thence, Easterly along said curve and along the Southerly right of way line of said Tract "II", through a central angle of 20°31'10", a distance of 165.95 feet to the point of tangency; Thence, South 59°08'25" East, continuing along the Southerly right of way line of said Tract "II", a distance of 100.00 feet to the point of curvature of a curve to the left, having a radius of 505.39 feet; Thence, Easterly along said curve, continuing along the Southerly right of way line of said Tract "II", through a central angle of 39°00'21", a distance of 334.06 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet; Thence, Southeasterly along said curve, continuing along the Southerly right of way line of said Tract "II", through a central angle of 63°01'31", a distance of 27.50 feet to the point of reverse curvature of a curve to the left, having a radius of 100.00 feet; Thence, Southeasterly, Easterly and Northeasterly along said curve, continuing along the Southerly right of way line of said Tract "II", through a central angle of 134°50'23", a distance of 235.34 feet to the end of said curve; Thence, South 58°50'48" East, departing the Southerly right of way line of said Tract "II", a distance of 194.00 feet; Thence, South 02°25'27" East, a distance of 915.00 feet to the point of beginning (P.O.B.)

Containing 16.52 acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "One", as shown hereon, is hereby reserved by Yusem Homes - Cypress Isle, Ltd., a Florida Limited Partnership, for itself, its successors and assigns for Condominium construction and all lawful purposes, without recourse to Palm Beach County.
2. The ingress, egress, drainage and utility easement, as shown hereon, is hereby dedicated to The Cypress Isle At The Polo Club Condominium Association, Inc., a Florida Corporation, not-for-profit, for ingress, egress, drainage and utility easement purposes and to The Polo Club Of Boca Raton Property Owner's Association, Inc., a Florida Corporation, not for profit, for lake maintenance access purposes, and is the perpetual maintenance obligation of The Cypress Isle At The Polo Club Condominium Association, Inc., a Florida Corporation, not-for-profit, its successors and assigns, without recourse to Palm Beach County.
3. Tract "L", The water management tract and drainage easement, as shown hereon, is hereby dedicated to The Polo Club Of Boca Raton Property Owner's Association, Inc., a Florida Corporation, not-for-profit, for water management and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The 20' Lake Maintenance Easement, as shown hereon, is hereby dedicated to The Polo Club Of Boca Raton Property Owner's Association, Inc., a Florida Corporation, not-for-profit, for lake maintenance purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. Tract "O", (Open Space), as shown hereon, is hereby dedicated to The Cypress Isle At The Polo Club Condominium Association, Inc., a Florida Corporation, not-for-profit, for landscaping and open space purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. Tract "R", (The Recreation Tract), as shown hereon, is hereby dedicated to The Cypress Isle At The Polo Club Condominium Association, Inc., a Florida Corporation, not-for-profit, for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including "Cable Television Systems".
8. The drainage easements, as shown hereon, are hereby dedicated to The Cypress Isle At The Polo Club Condominium Association, Inc., a Florida Corporation, not-for-profit, for the purpose of construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
9. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

In Witness Whereof, H.Y. (Cypress Isle), Inc. A Florida Corporation, as partner of Yusem Homes - Cypress Isle, Ltd., a Florida Limited Partnership, has caused these presents to be signed by its 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 on behalf of the Partnership, this 23 day of MAY, A.D., 1988.

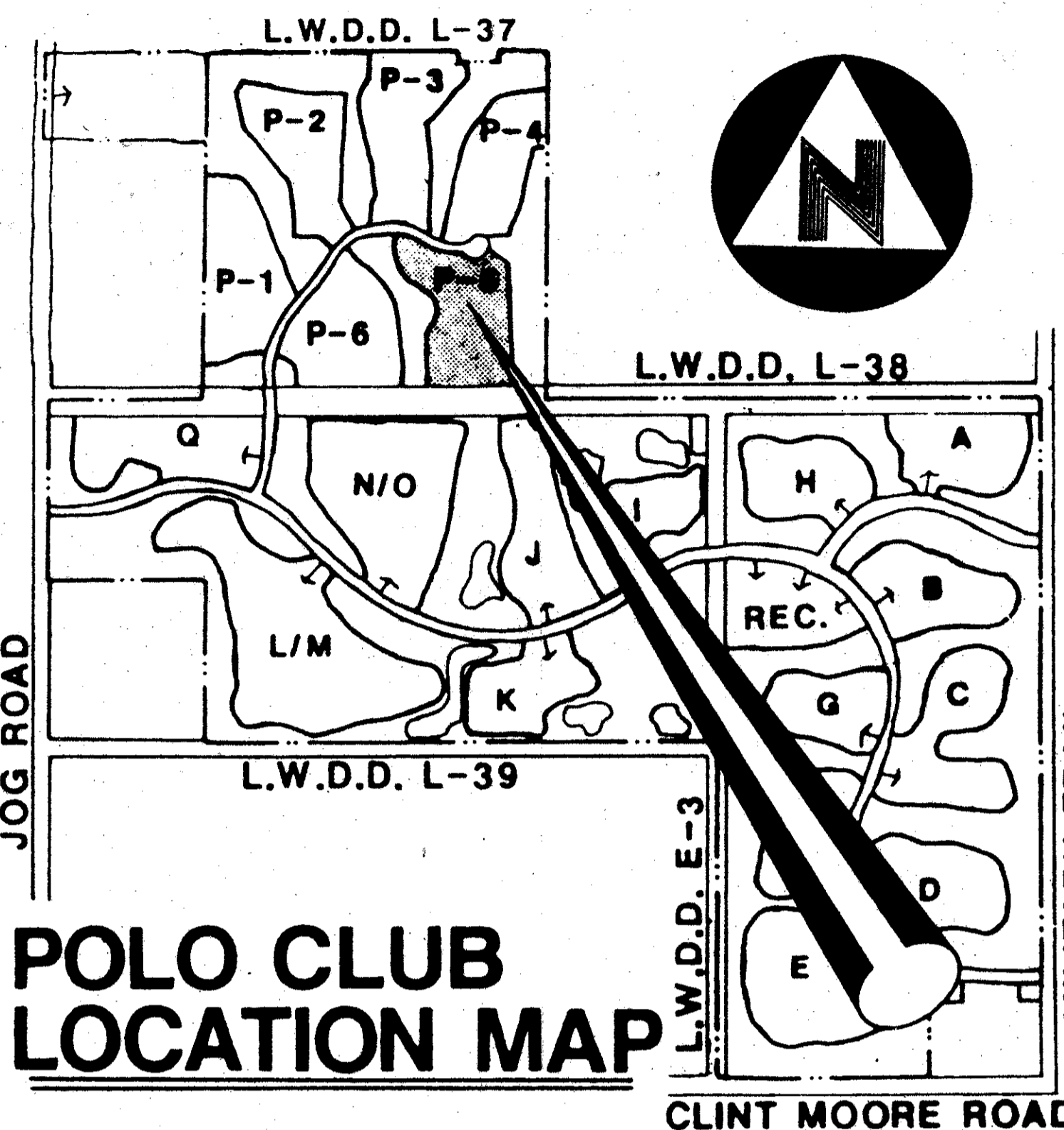
H.Y. (Cypress Isle), Inc.
General Partner Of Yusem Homes - Cypress Isle, Ltd.
Attest: Joseph F. Henn, Assistant Secretary
H.Y. (Cypress Isle), Inc.
Henry Yusem, President
H.Y. (Cypress Isle), Inc.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Joseph F. Henn, and Henry Yusem, to me well known, and known to me to be the individuals described in, and who executed the foregoing instrument as Assistant Secretary and President, respectively, of H.Y. (Cypress Isle), Inc., a Florida Corporation, as General Partner of Yusem Homes - Cypress Isle, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers 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 and Limited Partnership.

Witness My Hand and official seal, this 23 day of MAY, A.D., 1988.
My Commission Expires: 21-November-1991
Elise Lambert, Notary Public



-Tabular Data-

Tract "One"	13.32 Acres
Tract "L"	2.45 Acres
Tract "R"	0.75 Acres
Total	16.52 Acres
Total Number Of Condominium Units-	108
Density	6.5 Units/Acre

Mortgagee's Consent:

State of Florida)
County of Palm Beach)

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 5586 at page 1593, et. seq., of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Carteret Savings Bank, F.A.
A New Jersey Corporation
Licensed To Do Business In Florida

In Witness Whereof, the said Association has caused these presents to be signed by Arthur G. Martell, its Vice President, and attested to by Lyndon Ferguson, its Vice President, and its seal to be affixed hereto by and with the authority of the Board of Directors this 25 day of MAY, A.D., 1988.

Attest: Lyndon Ferguson, Vice President
Arthur G. Martell, Vice President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me personally appeared Arthur G. Martell and Lyndon Ferguson, 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, respectively, of Carteret Savings Bank, F.A., and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed hereto is the seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this 23 day of MAY, A.D., 1988.
My commission expires: 9-February-1989
Jeanne B. Phillips, Notary Public

Title Certification:

State of Florida)
County of Palm Beach)

I, Richard B. MacFarland, Esquire, 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 Yusem Homes - Cypress Isle, Ltd., a Florida Limited Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that I find that the mortgages shown are true and correct, and that there are no other encumbrances of record.

Dated: this 5th day of MAY, A.D., 1988

By: Richard B. MacFarland, Esquire

Surveyor's Notes:

1. Bearings shown or stated hereon are based on or relative to the bearing of South 89°07'44" West, along the South line of The Polo Club Plat No. 11, according to the Plat thereof, as recorded in Plat Book 57, Pages 46 through 49, inclusive, Public Records, Palm Beach County, Florida.
2. [Symbol] Denotes a Permanent Reference Monument (P.R.M.)
3. Lot lines and/or boundary lines which intersect a curve are not radial to said curve unless otherwise noted.

Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. Notice: There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County Florida.

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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 18 day of MAY, A.D., 1988

By: Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

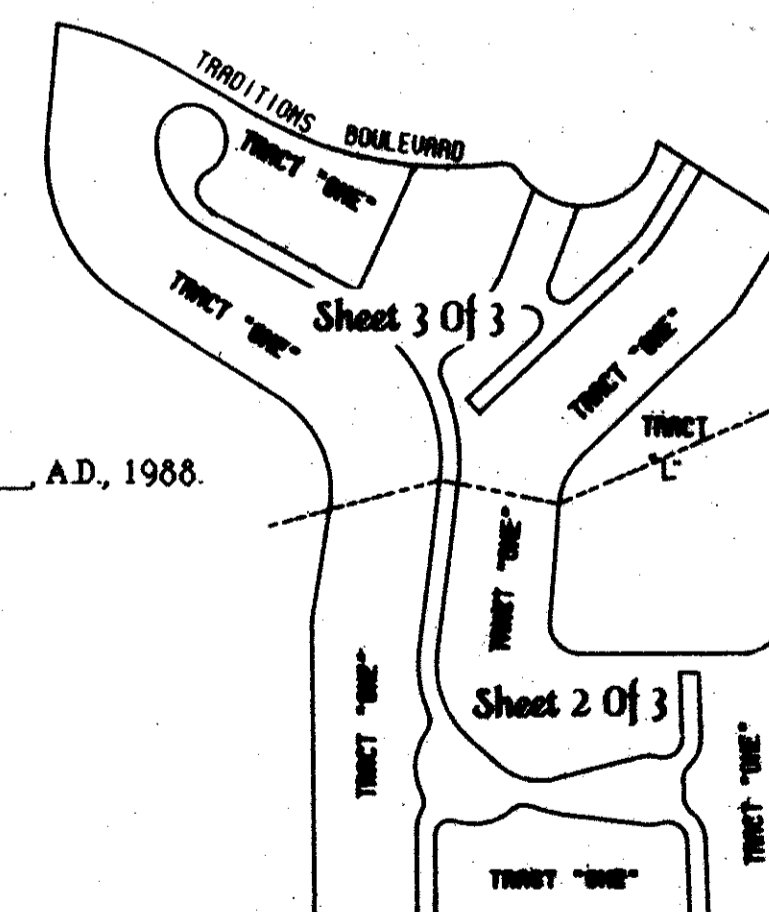
This Plat is hereby approved for record this 28 day of June, A.D., 1988.

By: Carol A. Roberts, Chair
Board of County Commissioners
Palm Beach County, Florida
Attest: John B. Dunkle, Clerk
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 28 day of June, A.D., 1988.

By: Herbert F. Kahlert, P.E.
Certificate No. 12284
County Engineer, Palm Beach County, Florida



Key Map 0436008 (R.T.S.)

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL, 33404

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

-Record Plat-
Cypress Isle At The Polo Club

OWN	CD	DATE	WG. NO.
SCALE	SIZE	FB P	SHEET / OF 3

Seal
John B. Dunkle, Clerk
of the Circuit Court
of Palm Beach County

H.Y. (Cypress Isle), Inc.
Notary

Seal
Elise Lambert
H.Y. (Cypress Isle), Inc.
Notary

Seal
Carteret Savings Bank, F.A.
Notary

Seal
Jeanne B. Phillips
Carteret Savings Bank, F.A.
Notary

Seal
Wm. R. Van Campen, R.L.S.
Notary

Seal
Herbert F. Kahlert, P.E.
County Engineer
Palm Beach County

60753