

SEE
SURVEYOR'S
AFFIDAVIT
RECORDED
IN O.R. BOOK
1141 P.6 1072
ON 9/22/95
MARSHA
STILLER
CLERK OF
COURT BY
Lm Wheeler
D.C.

CYPRESS LAKE PHASE I OF CYPRESS POINTE P.U.D.

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE QUARTER OF
SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA
DECEMBER, 1994 SHEET 1 OF 4

STATE OF FLORIDA
COUNTY OF MARTIN SS:
CLERK'S RECORDING CERTIFICATE
I, MARSHA STILLER, CLERK OF THE
CIRCUIT COURT OF MARTIN COUNTY,
FLORIDA, HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD
IN PLAT BOOK 13 P
PAGE 11
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 10 DAY
OF April 1995
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Deborah Layton
DEPUTY CLERK
FILE NO. 1112136
CIRCUIT COURT SEAL

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH EAST CORNER OF SAID SECTION 7; THENCE NORTH
89°11'05" WEST ALONG THE SOUTHLINE OF SAID SOUTHEAST ONE QUARTER
OF SECTION 7, A DISTANCE OF 1492.84 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUE NORTH 89°11'05" WEST, ALONG SAID SOUTH LINE OF THE
SOUTHEAST ONE QUARTER OF SECTION 7, A DISTANCE OF 1159.37 FEET TO THE
SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE QUARTER OF SECTION 7;
THENCE NORTH 00°11'00" EAST, ALONG THE WEST LINE OF THE SAID
SOUTHEAST ONE QUARTER OF SECTION 7, A DISTANCE OF 656.68 FEET TO THE
NORTH LINE OF THE SOUTH ONE QUARTER OF SAID SOUTHEAST QUARTER OF
SECTION 7; THENCE SOUTH 89°09'26" EAST, ALONG SAID NORTH LINE, A
DISTANCE OF 1217.34 FEET; THENCE SOUTH 08°23'19" EAST, A DISTANCE OF
174.26 FEET; THENCE NORTH 89°09'26" WEST, A DISTANCE OF 20.00'; THENCE
SOUTH 08°23'19" EAST, A DISTANCE OF 241.39 FEET; THENCE SOUTH 89°09'26"
EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°50'34" WEST, A DISTANCE OF
162.00 FEET; THENCE NORTH 89°09'26" WEST, A DISTANCE OF 150.54 FEET; THENCE
SOUTH 20°54'36" EAST, A DISTANCE OF 90.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.609 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

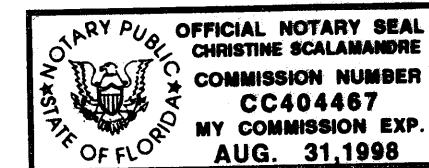
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS
ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF December, 1994,
BY Robert S. Karallia, William E. Shannon, THE PRESIDENT AND VICE
PRESIDENT RESPECTIVELY, OF PARKSIDE DEVELOPMENT COMPANY, INC., A FLORIDA
CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY
EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND
THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID
CORPORATION THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR
CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND
DEED OF SAID CORPORATION. They are IS () PERSONALLY
KNOWN TO ME, OR () HAS PRODUCED _____ AS
IDENTIFICATION AND DID TAKE AN OATH, AND _____ ()
PERSONALLY KNOWN TO ME, OR () HAS PRODUCED _____
AS IDENTIFICATION AND DID TAKE AN OATH.

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Christine Seclomandoe



NOTES

- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE SHOWN.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR
TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR
TREES OR SHRUBS ON UTILITY EASEMENTS.
- BEARING BASE - THE SOUTH LINE OF SECTION 7 IS TAKEN AS BEING
NORTH 89°11'05" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS
OF MARTIN COUNTY.

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.L.S. 3864
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- D.E. DENOTES DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- Δ DENOTES DELTA
- A DENOTES ARC LENGTH
- R DENOTES RADIUS
- T DENOTES TANGENT
- CB DENOTES CHORD BEARING
- CHD DENOTES CHORD LENGTH
- OS DENOTES OPEN SPACE
- COR. DENOTES CORNER
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- C DENOTES CENTER LINE
- N.R. DENOTES NOT RADIAL

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW BY ALL MEN BY THESE PRESENTS THAT PARKSIDE DEVELOPMENT COMPANY, INC.,
HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS
CYPRESS LAKE, PHASE I OF CYPRESS POINTE P.U.D., SITUATED IN SECTION 7, TOWNSHIP 38 SOUTH,
RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED
ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN
HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROADWAYS:
TRACT "R" AS SHOWN HEREON IS HEREBY DEDICATED FOR THE
CYPRESS LAKE HOMEOWNERS ASSOCIATION OF MARTIN COUNTY, INC., ITS
SUCCESSORS AND/OR ASSIGNS, FOR ROADWAY, DRAINAGE, UTILITY PURPOSES
BY ANY UTILITY INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL
MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO
RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.
- UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON MAY BE USED FOR UTILITY
PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (I) IN COMPLIANCE WITH SUCH
ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY
THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL
BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- WATER MANAGEMENT TRACT:
TRACT "W-1" AND THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON,
ARE HEREBY DEDICATED FOR THE CYPRESS LAKE HOMEOWNERS ASSOCIATION OF MARTIN
COUNTY, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER
MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION
OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATIONS OF SAID
TRACT EXCEPT AS SPECIFIED BY THE APPROVED PRESERVATION AREA
MANAGEMENT PLAN. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN
COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY
OR LIABILITY REGARDING SUCH TRACT.
- DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED
FOR THE CYPRESS LAKE HOMEOWNERS ASSOCIATION OF MARTIN COUNTY, INC.,
ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF
DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID
ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENTS.
- COMMON AREAS:
THE COMMON AREA TRACTS OS-1 THRU OS-8, AS SHOWN HEREON
ARE HEREBY DEDICATED FOR THE CYPRESS LAKE HOMEOWNERS ASSOCIATION OF MARTIN
COUNTY, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON OPEN SPACE FOR USE
OF THE MEMBERS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID
ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL
BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- LANDSCAPE BUFFER EASEMENT:
THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED
FOR THE CYPRESS LAKE HOMEOWNERS ASSOCIATION OF MARTIN COUNTY,
INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES
AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID
ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY,
FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH
EASEMENT.

IN WITNESS WHEREOF, PARKSIDE DEVELOPMENT COMPANY, INC., A FLORIDA
CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT
AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE
AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 22ND DAY OF DEC., 1994

ATTEST: William E. Shannon, VP BY: Robert S. Karallia, P.
WILLIAM E. SHANNON, VP ROBERT S. KARALLIA, PRESIDENT

THIS INSTRUMENT PREPARED BY
MICHAEL T. KOLODZIEJCZYK, P.L.S. 3864, STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
PORT ST. LUCIE, FLORIDA

SUBDIVISION PARCEL CONTROL NUMBER: 7-38-41-021-000-0000-0

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT
REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE
UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY
COMPLIES WITH CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE AND
IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT
REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT
CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED
IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE
REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED,
AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 22ND DAY OF DECEMBER, 1994.

Michael T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3864

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HARVEY SCHOLL, PRESIDENT OF FIRST SOUTHERN TITLE COMPANY, INC.,
GENERAL PARTNER FOR AMERICAN TITLE OF THE PALM BEACHES, LTD.,
DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED
PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO
PARKSIDE DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION; THAT THE CURRENT
TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: December 22, 1994

Harvey Scholl
BY: HARVEY SCHOLL, PRESIDENT
FIRST SOUTHERN TITLE COMPANY, INC.
2000 GLADES ROAD
SUITE 206
BOCA RATON, FLORIDA, 33431

APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S)
INDICATED.

DATE: 1-9-95

Donald E. Skellman
COUNTY ENGINEER

DATE: 11-22-94

Salah A. Fegusa
COUNTY ATTORNEY

DATE: 11-22-94

William E. Shannon
BY: WILLIAM E. SHANNON
CHAIRMAN

DATE: 11-22-94

Charles H. Gray
BY: CHARLES H. GRAY
CHAIRMAN

Marsha Stiller
ATTEST: MARSHA STILLER
CLERK

Deborah Layton
BY: DEBORAH LAYTON
DEPUTY CLERK

Clerk
Surveyor
Corp.
Notary
BCC