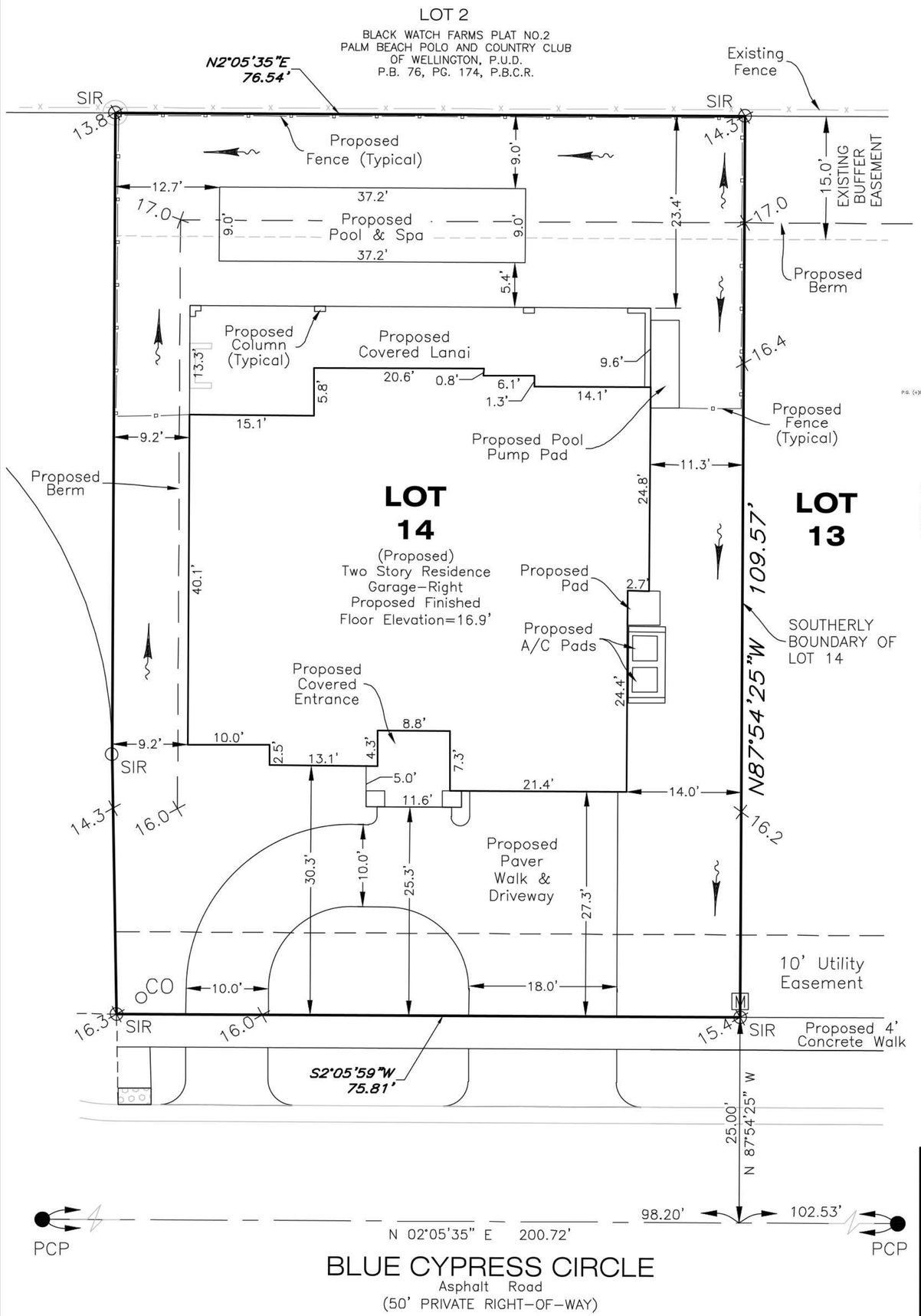
# Exhibit E - Lot 14 Layout

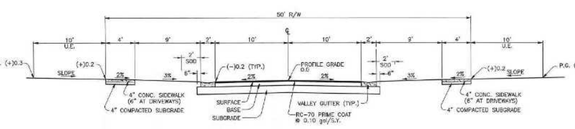



| LOT DATA | PROVIDED |
|---|---|
| LOT AREA (SQ. FT.) | 8,374 |
| BLDG. COVERAGE: GROUND FLOOR AREA (SQ. FT.) | 3,164 |
| MAX LOT COVERAGE % (40%) | 37.8% |

| SET BACKS (INCLUDES 40 FT AND 50 FT LOTS) | REQUIRED | PROVIDED |
|---|---|---|
| FRONT HOME | 5' | 25.3' |
| FRONT LOADING GARAGE | 20' | 27.3' |
| SIDE YARD | 5' | 9.2' |
| REAR | 10' | 23.4' |

Bearings are based on the Southerly boundary of Lot 14 having a bearing of N.87°54'25"W. per plat.

SCALE: 1" = 10'




TYPICAL SECTION – 50' R/W
NOT TO SCALE

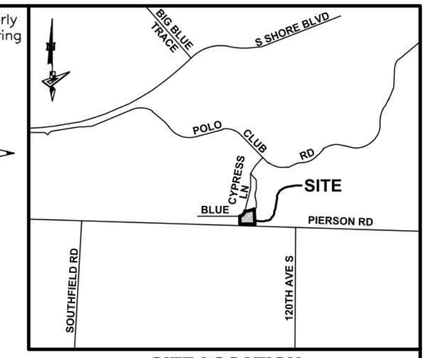
SIDEWALK NOTES:

1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MINIMUM 2500 psi @ 28 DAYS.
2. SIDEWALKS TO BE BROOM FINISHED WITH OVEN DURTLESS SURFACE.
3. SUBGRADE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
4. AT DRIVEWAYS, SIDEWALKS SHALL BE THICKENED TO 6".
5. TYPE "A" CONTRACTION JOINTS SHALL BE AT 5' O.C.
6. SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION UNLESS OTHERWISE SHOWN AS "BY DEVELOPER" ON PLAN SHEET.

CURB AND GUTTER NOTES:

1. CONCRETE SHALL BE MINIMUM OF 3000 psi.
2. TYPE "A" CONTRACTION JOINTS SHALL BE AT 10' O.C.

PAVING AND DRAINAGE DETAIL; TYPICAL LOT GRADING DETAIL; TYPICAL STREET SECTION AND SIDEWALK AND CURB AND GUTTER NOTES WERE TAKEN FROM ENGINEERING PLANS: BLUE CYPRESS REPLAT AT PALM BEACH POLO & COUNTRY CLUB PAVING & DRAINAGE PLANS AND ARE FOR INFORMATION PURPOSES.




**SITE LOCATION**
NOT TO SCALE

**LEGEND:**

| | |
|---|---|
| FIR | Found 1/2" Iron Rod (with cap, stamped with corporation number "LBXXXX") |
| LB | Licensed Business |
| PCP | Found Permanent Control Point (nail with disk, stamped with corporation number "LBXXXX") |
| IGV | Irrigation Gate Valve |
| CTVP | Cable Television Pedestal |
| Ⓢ | Sanitary Sewer Manhole |
| Ⓓ | Storm Drainage Manhole |
| (C) | Calculated |
| (P) | PLAT |
| Conc. | Concrete |
| FHH | Fiber Optic Handhole |
| CO | Sanitary Sewer Clean Out |
| N.T.S. | Not to scale |
| A/C | Air Conditioner |
| ℄ | Center Line |
| R/W | Right-of-Way |
| | Flow Direction |
| 24.8 | Location of reading / Spot Elevation |

## NOTES:

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.

2. Lots, Tracts and Easements are as shown on the plat of Blue Cypress Replat at Palm Beach Polo and Country Club, Plat Book 116, Pages 163–165.

3. Elevations shown hereon are in feet and are referenced to the North American Vertical Datum of 1988 (NAVD88), to convert to the National Geodetic Vertical Datum of 1929 (NGVD29) add 1.42'.

4. Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

**2945 BLUE CYPRESS CIRCLE**
**WELLINGTON, FL 33414**

**DESCRIPTION:** Lot 14, AKA A a portion of Tract B, Blue Cypress Replat at Palm Beach Polo and Country Club, as recorded in Plat Book 116, Pages 163-165 inclusive, of the Public Records of Palm Beach County, Florida.

Lot Area:
8,374 SQUARE FEET
OR 0.192 ACRES

**FLOOD ZONE:**
THE PROPERTY SHOWN HEREON IS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL NUMBER 12099C 0563 F, MAP DATE 10/05/2017, AND LIES IN ZONE "AE".

# BLUE CYPRESS - PHASE 4 - LOT 14
# PLOT PLAN

| REVISIONS | | | |
|---|---|---|---|
| No. | Date | Description | Dwn. |
| .01 | 03/09/26 | ADJUST POOL SETBACK | SRZ |

**Sheet No. 01 of 01 Sheets**

Prepared For: STOCK CUSTOM HOMES

**Last Date of Field Survey: N/A**

**BOUNDARY SURVEY**
THIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSE OF SHOWING THE PROPOSED RESIDENCE LOCATION

Gary Rager
Digitally signed by Gary Rager
DN: E=GaryR@Geopointsurvey.com, CN=Gary Rager, OU=Professional Surveyor and Mapper, O="GeoPoint Surveying, Inc.", L=Tampa, S=Florida, C=US
Date: 2026.03.09 11:51:57-04'00'

**Gary A. Rager** **LS4828**
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER


GeoPoint Surveying, Inc.
1720 E Tiffany Drive
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Mangonia Park, FL 33407
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768


| | | |
|---|---|---|
| Drawn: JR | Date: 01/12/2025 | Data File: N/A |
| Check: LJO | P.C.: N/A | Field Book: N/A |
| Section: 15 Twn. 44 S. Rng. 41 E. | | Job #: BLUE CYPRESS PH4 |


DWG NAME: W:\BLUE CYPRESS\LOT SURVEY - PHASE 4\LOT 14\LOT 14_PP.DWG PLOTTED BY: SEAN ZAMPARELLI ON: 3/9/2026 11:17 AM LAST SAVED BY: SEANZ ON: 3/9/2026 11:17 AM