

BLUE CYPRESS SINGLE FAMILY HOMES OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D.

BEING A REPLAT OF TRACT "B", BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, JULY 2024

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT T & R BLUE CYPRESS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, BEING A REPLAT OF A PORTION OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 3 THROUGH 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "B", BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, BEING A REPLAT OF A PORTION OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 163 TO 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2, OF BLACK WATCH FARM PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 174, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 01°03'34" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 545.89 FEET TO THE SOUTHEAST CORNER OF TRACT "A", OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88°56'26" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 78.00 FEET TO THE SOUTHEAST CORNER OF TRACT "G-2" OF SAID PLAT;

THENCE SOUTH 89°44'07" WEST, ALONG THE SOUTH LINE OF SAID TRACT "G-2", A DISTANCE OF 154.11 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 13°29'10" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 14.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 13°12'20" WEST;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 81°13'34" AND A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 42.53 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°58'54" AND A RADIUS OF 475.00 FEET FOR AN ARC DISTANCE OF 82.75 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 11°59'52" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 74.18 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 42°52'25" AND A RADIUS OF 318.81 FEET FOR AN ARC DISTANCE OF 238.58 FEET TO THE NORTHEAST CORNER OF LOT 11, OF BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THE LAST FIVE (5) COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BLUE CYPRESS LANE OF PLAT BOOK 116, PAGES 163 TO 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°22'12" WEST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE 181.24 FEET TO THE NORTH LINE OF TRACT "H", OF SAID PLAT;

THENCE SOUTH 89°37'48" EAST, ALONG THE NORTH LINE OF SAID TRACT "H", A DISTANCE OF 439.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 4.82 ACRES (201,189 SQUARE FEET), MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES, THE MAINTENANCE OF THE LAND UNDERLYING THIS TRACT SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN 7.5 FEET OF A VILLAGE OWNED UTILITY WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. ACCESSORIAL RIGHTS AND EASEMENTS SHALL BE GRANTED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10 FT UTILITY EASEMENTS ADJACENT TO TRACT A, AND NOT WITHIN SAID TRACT A EXCEPT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS.

2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

VILLAGE OF WELLINGTON APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2024

ATTEST: _____ BY: _____

CHEVELLE D. HALL, VILLAGE CLERK
MICHAEL J. NAPOLEONE, MAYOR

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S. THE VILLAGE ENGINEER IS ACCEPTING THE SURVEYOR'S APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.

DATED THIS _____ DAY OF _____, 2024

JONATHAN REINSVOLD, PE
VILLAGE ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, ESQ., 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 IN T & R BLUE CYPRESS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATE: _____, 2024

BY: CRAIG T. GALLE, ESQ.
FLORIDA BAR NO. 856588
ATTORNEY-AT-LAW LICENSED IN FLORIDA

PROPERTY OWNERS ASSOCIATION ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2024.

SIGNED IN THE PRESENCE OF

WITNESS 1 SIGNATURE _____ BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS 1 PRINTED NAME _____

WITNESS 2 SIGNATURE _____ BY: CRAIG T. GALLE, PRESIDENT

WITNESS 2 PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY CRAIG T. GALLE, AS PRESIDENT FOR BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

_____, (PRINT NAME) - NOTARY PUBLIC

SEAL

SURVEYOR AND MAPPER CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE SURVEY DATA IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT PERMANENT MONUMENTS ("PERM.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON;

AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

BY: _____
JAVIER DE LA ROCHA, P.S.M.
LICENSE NO. 6080
STATE OF FLORIDA

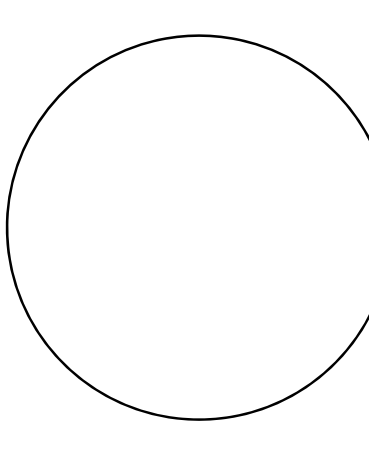
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT YET RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____

THIS _____ DAY OF _____, 2024

AND DULY RECORDED IN PLAT BOOK _____

PAGES _____

JOSEPH ABRUZZO, CLERK AND
COMPTROLLER - PALM BEACH COUNTY

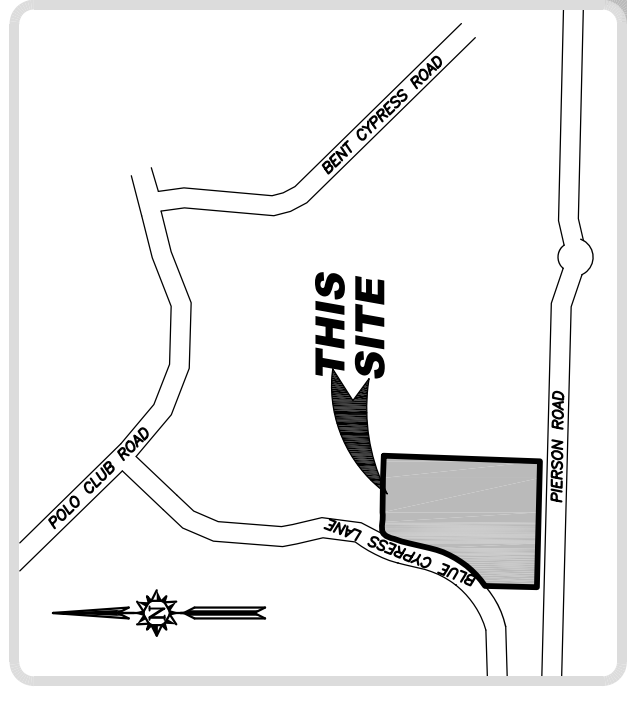
BY: _____

SHEET 1 OF 2

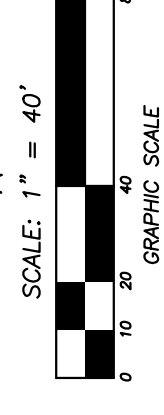
BLUE CYRESS SINGLE FAMILY HOMES OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D.

BEING A REPLAT OF TRACT "B", BLUE CYRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

JULY 2024



DETAIL "A"
SCALE: 1"=40'



SHEET 2 OF 2

- LEGEND:**
- P.B.C.R. PALM BEACH COUNTY RECORDS
 - B.V.D. BOULEVARD
 - L.B. LICENSED BUSINESS
 - P.L.D. PLANNED UNIT OF DEVELOPMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - C.I. CURVE No. 1
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C. POINT OF CURVATURE
 - R RADIUS
 - D DELTA ANGLE
 - A ARC LENGTH
 - N.R. NOT RADIAL
 - BREAK IN LINE SCALE
 - CENTERLINE
 - P.C.P. PERMANENT CONTROL POINT
 - SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. L.B. 7551"
 - UNLESS OTHERWISE SPECIFIED
 - PERMANENT CONTROL POINT

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.30°43'18"E, ALONG A CALCULATED LINE FROM A FOUND 5/8" IRON ROD & CAP (ILLEGIBLE) AT THE NORTHWEST CORNER OF LOT 40 TO A FOUND 1/2" IRON ROD & CAP (ILLEGIBLE) AT THE NORTHEAST CORNER OF LOT 49, OF BLUE CYRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENT ENTITIES OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
4. THE BUILDING SETBACK SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIORITY PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIORITY PLAT ENCOMPASSED BY THE REPLAT.