

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
OCTOBER 2024

STATE OF FLORIDA
COUNTY OF PALM BEACH
109
THIS PLAT WAS FILED FOR RECORD AT
12:59 P.M.
THIS 14 DAY OF November 2024
AND DULY RECORDED IN PLAT BOOK 138
PAGES 109-110
JOSEPH ABRUZZO, CLERK AND
COMPTROLLER - PALM BEACH COUNTY
BY: *[Signature]*

SHEET 1 OF 2



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

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, 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 WESTERLY, 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 09°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 SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 42°52'28" AND A RADIUS OF 318.81 FEET FOR AN ARC DISTANCE OF 238.56 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 4.62 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 BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "A" IS FURTHER DEDICATED IN PERPETUITY 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 UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICALLY 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 10FT 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.

3. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF SAID FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. THE BUFFER EASEMENTS AND BUFFER ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

6. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, T & R BLUE CYPRESS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AS OF THIS 30 DAY OF OCTOBER, 2024.

SIGNED IN THE PRESENCE OF

[Signature]
WITNESS 1 SIGNATURE

T & R BLUE CYPRESS IV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

[Signature]
WITNESS 1 PRINTED NAME

BY: T & R DEVELOPMENT MANAGEMENT, LLC,
ITS MANAGING MEMBER

WITNESS 2 SIGNATURE

[Signature]
WITNESS 2 PRINTED NAME

BY: THEODORE S. PRITZKER VLOCK, MANAGER

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 30 DAY OF OCTOBER 2024, BY THEODORE VLOCK, AS MANAGER FOR T & R BLUE CYPRESS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION
EXPIRES:

2/02/27

SIGNATURE

[Signature]
TAMMY SALINAS-BENTLEY
(PRINT NAME) - NOTARY PUBLIC
COMM # 44340361

SEAL

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 30 DAY OF OCTOBER, 2024

ATTEST:

[Signature]
CHEVELLE D. HALL
VILLAGE CLERK

BY:

[Signature]
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 30 DAY OF OCTOBER, 2024

[Signature]
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: OCTOBER 30, 2024

[Signature]
BY: CRAIG T. GALLE, ESQ.
FLORIDA BAR NO. 856568
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 30 DAY OF OCTOBER, 2024.

SIGNED IN THE PRESENCE OF

[Signature]
WITNESS 1 SIGNATURE

[Signature]
WITNESS 1 PRINTED NAME

[Signature]
WITNESS 2 SIGNATURE

[Signature]
WITNESS 2 PRINTED NAME

BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

BY: CRAIG T. GALLE, PRESIDENT

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 30 DAY OF OCTOBER 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:

2/02/27

SIGNATURE

[Signature]
TAMMY SALINAS-BENTLEY
(PRINT NAME) - NOTARY PUBLIC
COMM # 44340361

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 RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(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: *[Signature]* 10/30/24

JAVIER DE LA ROCHA, P.S.M.
LICENSE NO. 8080
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.

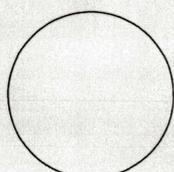
TELEPHONE NO. 561-314-0789 FAX NO. 561-314-0770



L.B. 7551

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

BLUE CYPRESS HOMEOWNERS'
ASSOCIATION, INC.



VILLAGE OF WELLINGTON
(APPROVAL)



VILLAGE OF WELLINGTON
ENGINEER



JAVIER DE LA ROCHA, P.S.M.

