

**DEDICATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT T&R BLUE CYPRESS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS BLUE CYPRESS ESTATES, BEING A REPLAT OF TRACT G-1, BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING TRACT G-1, BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT G-1, BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB; THENCE SOUTH 62°58'30" EAST, A DISTANCE OF 4.62 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°42'16", A DISTANCE OF 68.81 FEET; THENCE SOUTH 02°43'46" WEST, A DISTANCE OF 114.79 FEET TO A POINT OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'29", A DISTANCE OF 126.98 FEET; THENCE SOUTH 22°58'43" EAST, A DISTANCE OF 189.10 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE SOUTH AND WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°45'14", A DISTANCE OF 231.96 FEET; THENCE NORTH 33°44'20" WEST, A DISTANCE OF 11.16 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 72°25'20" EAST; THE PREVIOUS 7 COURSES BEING ALONG THE BOUNDARY OF TRACT F-2 OF SAID BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°12'01", A DISTANCE OF 73.51 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°19'31", A DISTANCE OF 37.35 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°50'18", A DISTANCE OF 249.47 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°18'44", A DISTANCE OF 110.45 FEET; THENCE NORTH 03°10'35" EAST, A DISTANCE OF 153.46 FEET TO A POINT OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°12'10", A DISTANCE OF 130.57 FEET TO THE POINT OF BEGINNING. THE PREVIOUS 7 COURSES ALL ALONG THE BOUNDARY FOR TRACT F-1 OF SAID BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.428 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT "F-3" 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 "F-3" 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 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 10FT UTILITY EASEMENTS ADJACENT TO TRACT "F-3", AND NOT WITHIN SAID TRACT "F-3" 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 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.

4. 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.

**BLUE CYPRESS ESTATES**

BEING A REPLAT OF TRACT G-1, BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 116 PAGES 163 THROUGH 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET NO. 1 OF 2  
OCTOBER, 2024

IN WITNESS WHEREOF, T&R BLUE CYPRESS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AS OF THIS 02 DAY OF OCTOBER, 2024.

SIGNED IN THE PRESENCE OF

T&R BLUE CYPRESS III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature]  
ITS MANAGING MEMBER  
BY: [Signature]  
THEODORE S. RITZKER VLOCK  
MANAGER  
WITNESS 1 SIGNATURE  
[Signature]  
WITNESS 1 PRINTED NAME  
WITNESS 2 SIGNATURE  
[Signature]  
WITNESS 2 PRINTED NAME

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 02 DAY OF OCTOBER, 2024, BY THEODORE S. RITZKER VLOCK, AS MANAGER FOR T&R BLUE CYPRESS III, 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: 01/01/2027

[Signature]  
SIGNATURE  
TANASIA S. HUBBARD  
(PRINT NAME) - NOTARY PUBLIC  
COM. # HUS4361

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN T&R BLUE CYPRESS III, 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: 02/02/2024

BY: [Signature]  
CRAIG T. GALLE  
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 02 DAY OF OCTOBER, 2024.

SIGNED IN THE PRESENCE OF

BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
BY: [Signature]  
CRAIG T. GALLE, PRESIDENT  
WITNESS 1 SIGNATURE  
[Signature]  
WITNESS 1 PRINTED NAME  
WITNESS 2 SIGNATURE  
[Signature]  
WITNESS 2 PRINTED NAME

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 02 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: 01/01/2027

[Signature]  
SIGNATURE  
TANASIA S. HUBBARD  
(PRINT NAME) - NOTARY PUBLIC  
COM. # HUS4361

**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 02 DAY OF OCTOBER, 2024.

ATTEST:

CHEVELLED-HALL, MICHAEL  
VILLAGE CLERK

**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.

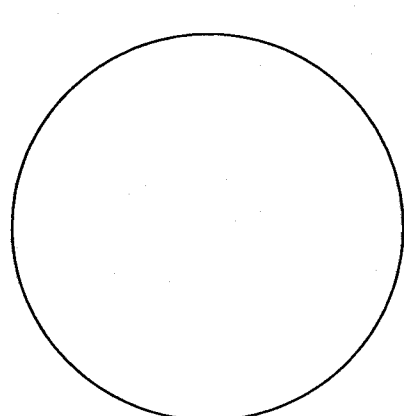
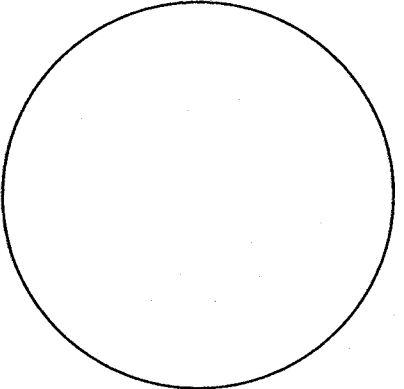
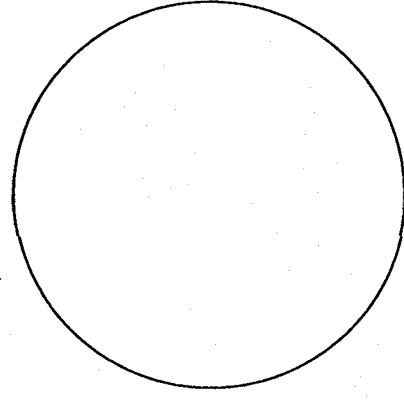
DATED THIS 02 DAY OF OCTOBER, 2024.

JONATHAN REINSVOLD, PE  
VILLAGE ENGINEER

VILLAGE OF WELLINGTON  
(APPROVAL)

VILLAGE OF WELLINGTON  
(ENGINEER)

MICHAEL F. SEXTON, P.S.M.



BLUE CYPRESS HOMEOWNERS' ASSOCIATION, INC.

**AREA TABULATION**

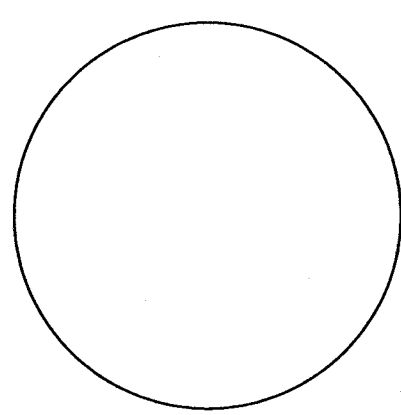
LOT 1 0.192 ACRES  
LOT 2 0.197 ACRES  
LOT 3 0.182 ACRES  
LOT 4 0.219 ACRES  
LOT 5 0.271 ACRES  
LOT 6 0.284 ACRES  
TRACT F-3 0.083 ACRES  
TOTAL 1.428 ACRES

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ P.M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

JOSEPH ABRUZZO  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

CLERK SEAL



**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B, BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 116, PAGE 163, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS SOUTH 01°03'34" WEST, ALL BEARINGS ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
- LANDSCAPING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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 RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY MICHAEL D BONIN, P.S.M., UNDER THE SUPERVISION OF MICHAEL F. SEXTON, P.S.M. IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.
- THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNULL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

**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;

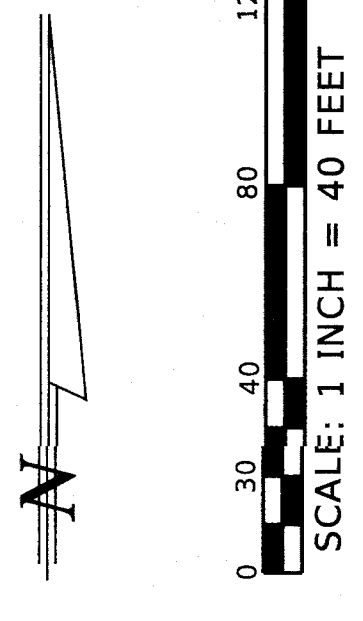
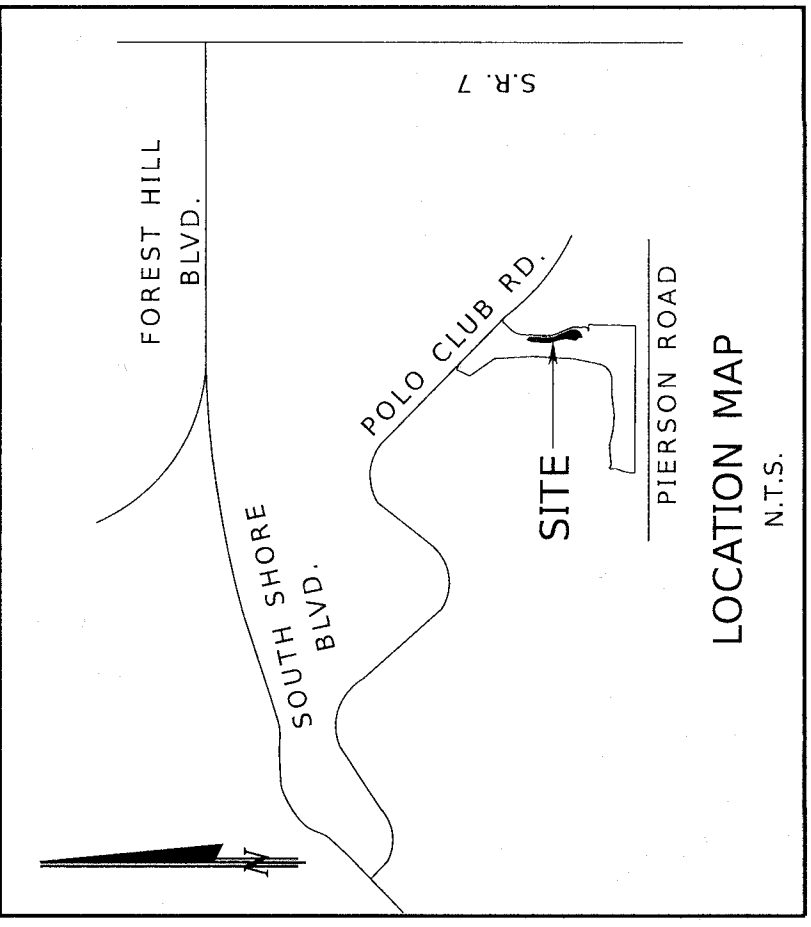
AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

BY: [Signature]  
MICHAEL F. SEXTON, P.S.M. 10-02-2024  
LICENSE NO. 35936  
STATE OF FLORIDA



# BLUE CYPRESS ESTATES

BEING A REPLAT OF TRACT G-1, BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB  
 AS RECORDED IN PLAT BOOK 116 PAGES 163 THROUGH 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
 VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
 SHEET NO. 2 OF 2  
 OCTOBER, 2024



- LEGEND:**
- SET PERMANENT REFERENCE MONUMENT, LB-6837
  - PERMANENT CONTROL POINT (PCP)
  - Δ DELTA ANGLE
  - B.E. BRIDLE EASEMENT
  - ⊕ CENTERLINE
  - D.B. DEED BOOK
  - D.E. DRAINAGE EASEMENT
  - ESMT. EASEMENT
  - W.A. WALKWAY
  - L.A.E. LIMITED ACCESS EASEMENT
  - MAINT. MAINTENANCE
  - M.E. MAINTENANCE EASEMENT
  - M/D NAIL & DISK
  - N/W NAIL & WASHER
  - N.R. NOT RADIAL
  - R RADIUS
  - N.T.S. NOT TO SCALE
  - O.R.B. OFFICIAL RECORD BOOK
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.L. PLAT
  - P.B. PLAT BOOK
  - PGS. PAGES
  - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
  - R/W RIGHT OF WAY
  - S.E. SEWER EASEMENT
  - U.E. UTILITY EASEMENT
  - W.E. WATER EASEMENT

