

DRAWING NUMBER
25-197

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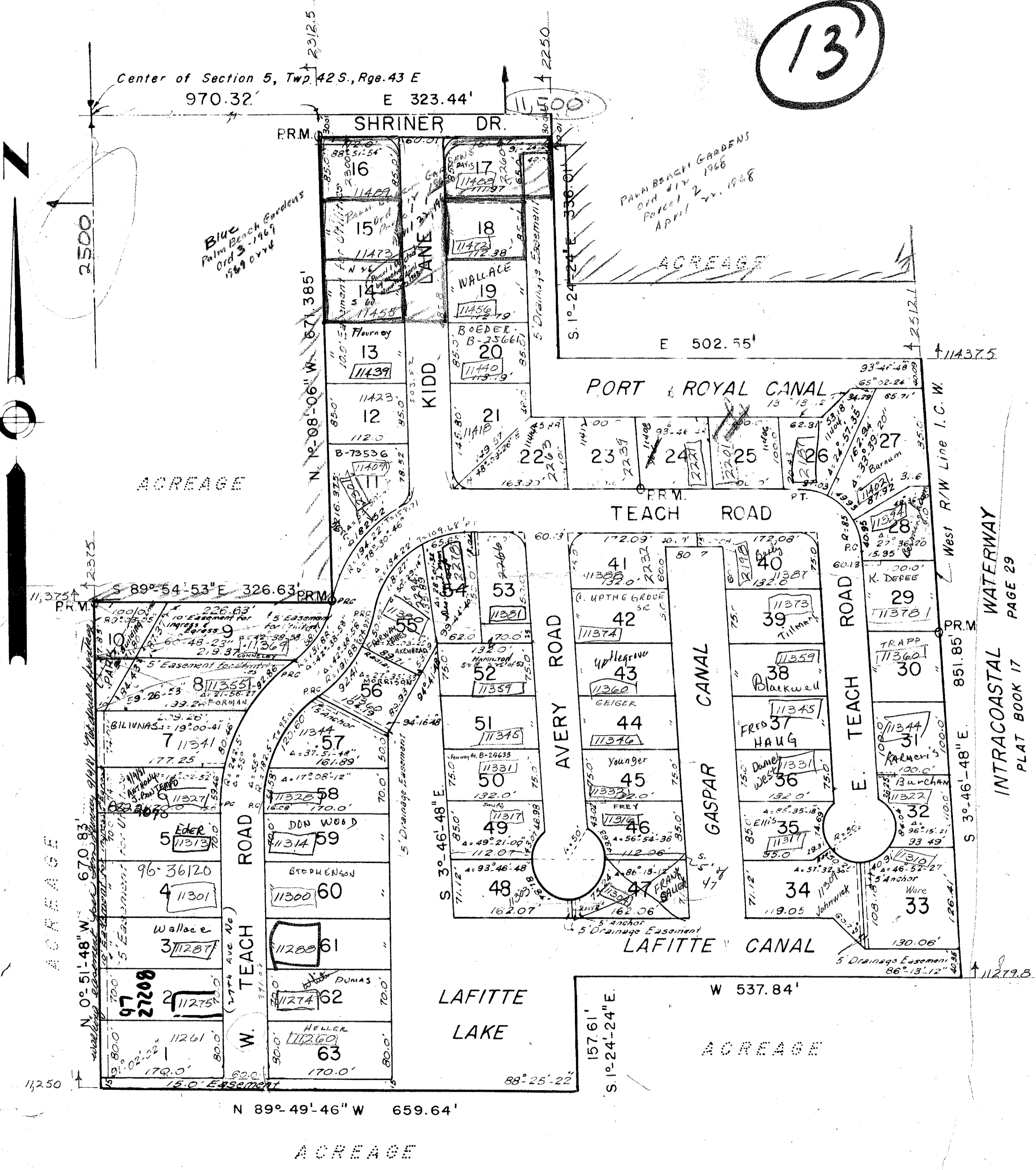
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PLAT OF PIRATES COVE

PALM BEACH COUNTY, FLORIDA
IN SECTION 5, TWP. 42 S., RGE. 43 E.
APRIL 1958 SCALE 1"=100'
E. ELLIOTT GROSS & ASSOCIATES
REGISTERED ENGINEERS & SURVEYORS

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NOTE

- There shall be no buildings or utility easements.
- There shall be no plantings or any kind of construction or the planting of trees or shrubs, on drainage easements.
- Building setback lines shall be as required by Palm Beach County Zoning Regulations. Exception 30ft. for Lot 27.
- All Curves at street intersections are 25 ft. radius unless otherwise shown; for convenience dimensions are shown to the intersection point.
- All curve dimensions are arcs.
- The Canals and Lake shown hereon are intended for the use and benefit of all lot owners in the Sub-division for all lawful recreational purposes, and no person may fill in the Canals or Lake or any portion thereof.
- Private Access Road to become property of owners of Lots 1 thru 16.
- Lots 10 & 27 are reserved by the Developer Corporation.
- Anchor Easements for Utility Poles shown thus [Symbol]

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
KNOW ALL MEN BY THESE PRESENTS, that RUPAGER, INC., a Florida Corporation, the Owner of the tract of land lying and being in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as PIRATES COVE, and more particularly, described as follows, to wit:

The East Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter and the 50.00 foot West 1/2 of the 100.00 feet at right angles to the boundaries of Section 5 of the Northeast Quarter of the Southeast Quarter, lying West of Intracoastal Waterway Right of Way.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate to the perpetual use of the public as public highways the roads and lanes as shown hereon, together, however, with itself, its successors, assigns or legal representatives, the reversion or reversions thereof, whenever the same shall be abandoned by the public or discontinued by law. The Utilities Easements shown hereon are dedicated for use Construction and Maintenance of Public Utilities.

IN WITNESS WHEREOF, it has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20th day of May, A.D. 1958.

Attest:
By: Martin D. Deitz Secretary
Witness: J. J. Conway
Witness: Robert S. Goldman

RUPAGER, INC.
By: M. H. Duncan President
Witness: J. J. Conway
Witness: Robert S. Goldman

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, M. H. DUNCAN and MARTIN D. DEITZ, President and Secretary, respectively of RUPAGER, INC., a Florida Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing declaration, and they acknowledged before me that they, executed the same as such officers of said Corporation, by and with the authority of the Board of Directors of said Corporation for the purposes therein expressed and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal at St. Palm Beach County of Palm Beach, and State of Florida this 21 day of May, A.D. 1958.

My Commission expires: April 27, 1962

Mayfield Deane
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I HEREBY CERTIFY that the plat shown hereon as PIRATES COVE is a true and correct representation of a survey made under my direction, of the foregoing described property, and that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.) have been placed as required by law.

Subscribed and sworn to before me this 3rd day of June, A.D. 1958

M. H. Deane
Registered Land Surveyor
Florida Certificate No. 747

Notary Public

My Commission expires: May 5, 1962

Approved: 30 June, A.D. 1958
Board of County Commissioners

By: Ray E. Michaud Chairman
By: Stephen R. Meadlin County Engineer

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5/42/43

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17
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117
Betha M. Egan