

# COCO WOOD LAKES - SECTION 1

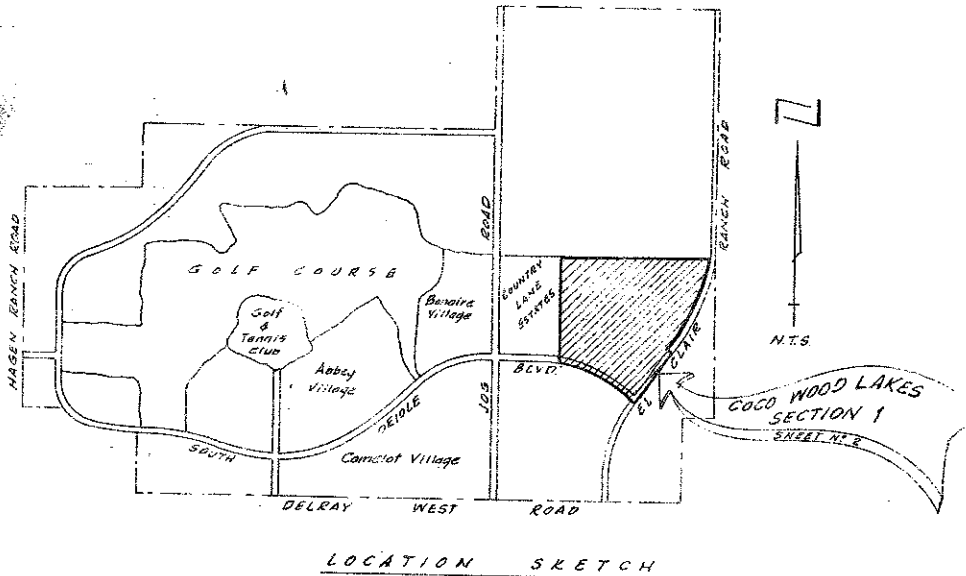
A Subdivision of a portion of  
SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

PREPARED UNDER THE DIRECTION OF  
JOHN A. FARINA R.L.S.  
BROOME AND FARINA, INC.  
CONSULTING ENGINEERS  
CORAL SPRINGS, FLORIDA

97  
10:01 P  
March  
17-88  
By: J. Sharreffo

## DESCRIPTION

A parcel of land lying in the East one-half (1/2) of Section 15, Township 46 South, Range 42 East, more fully described as follows: Commencing at the center of said Section 15, thence South 88° 46' 55" East along the boundary of said Section 15, a distance of 770.00 feet to the Southeast one-quarter (SE 1/4) of said Section 15 a distance of 770.00 feet to the Point of Beginning of said parcel; thence North 00° 53' 00" East a distance of 10.63 feet to a point; thence South 88° 27' 25" East a distance of 183.76 feet to a point; thence South 00° 04' 12" East a distance of 81.71 feet to a point of curvature; thence Southerly along the arc of a circular curve to the right, having a radius of 905.00 feet and a central angle of 45° 44' 28", a distance of 723.81 feet to a point of tangency; thence South 45° 45' 16" West a distance of 219.97 feet to a point; thence South 44° 14' 44" East a distance of 80.00 feet to a point; thence South 45° 45' 16" West a distance of 690.00 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 736.40 feet and a central angle of 03° 06' 50", a distance of 40.02 feet to a point; thence North 44° 14' 44" West a distance of 191.47 feet to a point of curvature; thence Westerly along the arc of a circular curve to the left, having a radius of 742.06 feet and a central angle of 44° 52' 16", a distance of 581.14 feet to a point of tangency; thence North 88° 07' 00" West a distance of 327.86 feet to a point; thence North 00° 53' 00" East a distance of 1153.15 feet to the Point of Beginning. Said land's situate, lying and being in Palm Beach County, Florida and containing 46.2501 Acres.



## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ORIOLE HOMES CORP, a Florida Corporation, Owners of the said land shown hereon, known as COCO WOOD LAKES - SECTION 1, being in Section 15, Township 46 South, Range 42 East, Palm Beach County, Florida, being also further described as indicated hereon, have caused the same to be surveyed and platted and do hereby dedicate as follows:

- Streets
- The Streets, as shown hereon, are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
- Drainage
- The Drainage, as shown hereon, is hereby dedicated to the Lake Worth Drainage District for the perpetual use of the public for proper purposes.
- Easements
  - Utility, Maintenance and Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of Utility, Maintenance and Drainage facilities.
  - A Twenty (20) Foot Drainage Flow Easement, as shown hereon, are hereby dedicated in perpetuity for maintenance of such facilities as may be necessary for the proper retention of storm waters and as may be necessary to provide for the flowage of water to and from the land platted hereby.
  - A Water Retention Lake and Recreation Easement, as shown hereon ("Easement Area") is hereby dedicated in perpetuity to the Association for the benefit of the lot owners of Block A, Lots 7 through 16 (both inclusive) and Lot 30 and Block F, Lots 10 through 22 (both inclusive), for proper purposes. The Easement Area, to the extent delineated on this plat, is the perpetual maintenance obligation of such lot owners and is subject to the easement conditions as set forth below.
    - No structures of any type whatsoever shall be located in the Easement Area other than those mentioned in Survey Notes 5 and 6 and sub-paragraph 3b above; and,
    - Grazing and Landscaping areas within the Easement Area shall be maintained by the Owners of the just described lots so as to provide an area of greenery and landscaping for the platted property; and,
    - No fill of any type shall be placed upon the Easement Area. No permanent improvements of any type other than those mentioned in Survey Notes 5 and 6, and in sub-paragraph 3b above, shall be permitted upon the Easement Area.
  - Limited Access Easements, are hereby dedicated in perpetuity for the purpose of control and jurisdiction over access rights to and from the property hereby platted.

## MORTGAGEE

We hereby certify that we are the holders of that certain mortgages recorded in Book 2787 at page 1091, Official Records of Palm Beach County and that we hereby consent to the recording of this Plat and the dedication made herein Atlantic Federal Savings and Loan Association of Fort Lauderdale on this 15th day of March, 1978.

By: Daniel L. Source, Jr. / Jean M. Tesoro / Witness: Mary C. Calabro  
Title: Senior Vice President - Secretary / Witness: Annette J. Smith

## ACKNOWLEDGEMENT

State of Florida } ss  
County of Broward }  
I hereby certify that on this day, Daniel L. Source, Jr. and Jean M. Tesoro, the Senior Vice President and Secretary of Atlantic Federal Savings and Loan Association of Fort Lauderdale personally appeared before me and acknowledged to me that they are the Senior Vice President and Secretary of said Association and that they executed this Plat on behalf of said Association for the purposes expressed.  
In Witness Whereof, I place my hand and seal on this 12th day of March, 1978.

By: Annette J. Smith / April 4, 1981 / My Commission Expires

## SURVEYOR'S CERTIFICATE

This is to Certify that the Plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that (P.R.M.) Permanent Reference Monuments have been placed as required by law, that (R.C.P.'s) Permanent Control Points will be set under our responsible direction and supervision within one year from the date of recording of this plat, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes as amended, and ordinances of Palm Beach County, Florida.

Dated: August 30, 1977  
JOHN A. FARINA, INC.  
JOHN A. FARINA  
Registered Land Surveyor  
No. 1564 State of Florida

## SURVEY NOTES

- P.R.M. - Indicates Permanent Reference Monument.
- P.C.P. - Indicates Permanent Control Point.
- Bearings shown hereon are relative to the East boundary of the Plat of COUNTRY LANE ESTATES as recorded in Plat Book 32, Page 104 of the Public Records of Palm Beach County, Florida.
- Building Set Back Lines shall be as required by Palm Beach County, Zoning Regulations.
- There shall be no buildings, trees or shrubs placed on Drainage or Maintenance Easements, other than that construction required to maintain, protect and operate Drainage and Maintenance Facilities.
- There shall be no buildings or other structures placed on Utility Easements other than those which are required to maintain, protect and operate Utility Facilities.
- R/W intersections are the long chord of a 25 foot radius.
- Where Utility, Maintenance and/or Drainage Easements intersect, the Drainage and/or Maintenance Easements shall take precedence. The areas within the said intersections are Utility, Maintenance and/or Drainage Easements. Construction and maintenance of Utilities shall not interfere with the Drainage or Maintenance Facilities or their operation within these areas of intersection.
- U.E. Denotes Utility Easements.
- D.E. Denotes Drainage Easements.
- M.E. Denotes Maintenance Easements.
- L.A.E. Denotes Limited Access Easements.

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 11th day of March, A.D., 1978

By: Peggy B. Evans (Chairperson)

## COUNTY ENGINEER

This Plat is hereby approved for record this 28th day of March, A.D., 1978

By: Herbert Hunter, P.E., County Engineer

IN WITNESS WHEREOF: the said corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14th day of March, A.D., 1978.

ATTEST: A. Nunez, Ass't. Secy. / R. D. Levy, President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
Before me and personally appeared R. D. Levy and A. Nunez, the well known and known to me to be the individuals described in and who executed the foregoing instrument as R. D. Levy, President and A. Nunez, Ass't. Secretary of the above named ORIOLE HOMES CORP, a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Ass't. Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.  
Witness: my hand and official seal, this 14th day of March, A.D., 1978.

February 9, 1981 / My Commission Expires / 1000-128

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
We, State Title and Abstract Company, Inc., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find the title to the property is vested to ORIOLE HOMES CORP; that the current taxes have been paid; and that we find the property is free of encumbrances, and that we find that all mortgages are shown and are true and correct.

By: Secretary M. Ash - Vice President

COCOA WOOD LAKES - SECT. 1

34  
97