

COVENTRY IN THE GROVE

A REPLAT OF:

Tract 'D', The East 35 feet of Lot 192, and a portion of Tract 'L', All of the Plat of Boca Grove Plantation P.U.D.,

As recorded at Plat Book 43, Pages 179 thru 183, of the Public Records of Palm Beach County, Florida

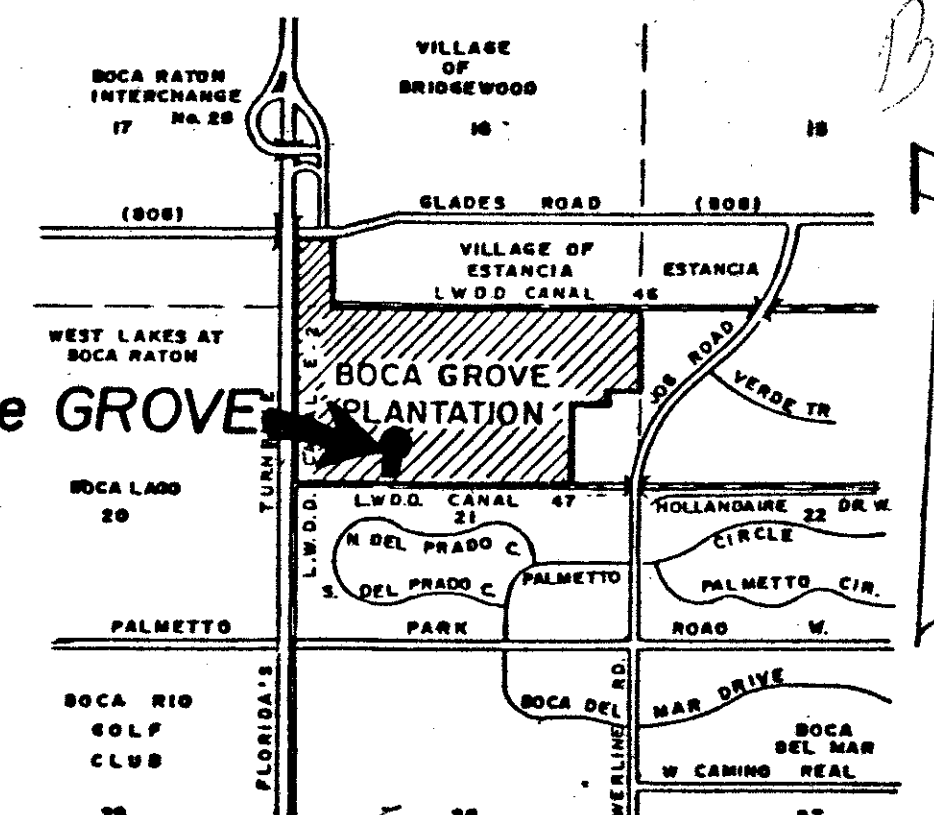
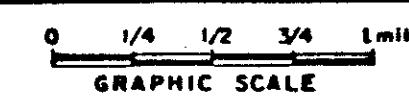
Section 21, Township 47 South, Range 42 East

Palm Beach County, Florida

JULY 1984

COVENTRY in the GROVE

LOCATION MAP



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 2:12 P.M.
the 10th day of JANUARY
1984, and duly recorded in Plat Book No.
50 on pages 68-69
JOHN B. DUNKLE, Clerk
By: [Signature]

DEDICATION AND RESERVATION

KNOW ALL MEN by these presents that PLANTATION DEVELOPERS, A Florida General Partnership, and John Pribish and Betty Pribish, his wife, owners of the land hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as COVENTRY in the GROVE, being more particularly described in the legal description shown hereon, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Access: Tract "A" is designated for access, egress, utilities, and drainage, as shown and is hereby dedicated to the Coventry in the Grove Homeowners' Association, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Open Space: Tract "B" is designated as Open Space for the residents of Coventry in the Grove, and is hereby dedicated to the Coventry in the Grove Homeowners' Association, and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.
3. A. Easements: Utility and Drainage Easements - the utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
B. Parking Easements - the parking easements as shown are hereby dedicated in perpetuity to the Coventry in the Grove Homeowners' Association and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, PLANTATION DEVELOPERS, a Florida General Partnership, has caused this plat to be executed this 3rd day of August, 1984.

IN WITNESS WHEREOF, We John Pribish and Betty Pribish, his wife, do hereunto set our hands and seal this 3rd day of August, 1984.

[Signatures of John Pribish and Betty Pribish]

PLANTATION DEVELOPERS, a Florida General Partnership

By: Coventry Associates, a Florida General Partnership, Managing Partner

By: A.J.L. Investments, Inc. a Florida Corporation, General Partner
By: Sam Richter, President

ACKNOWLEDGEMENT:

State of Florida
County of Palm Beach

Before me personally appeared Sam Richter, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of A.J.L. Investments, Inc., General Partner, and acknowledged to and before me that he executed such instrument as such officer 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 3rd day of August, 1984.

My commission expires [Signature] Notary Public

ACKNOWLEDGEMENT:

State of New Jersey
County of Essex

BEFORE ME personally appeared John Pribish and Betty Pribish, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 3rd day of August, 1984.

My commission expires: [Signature] Notary Public

TABULATION:

31 Units
Patio Homes - Zero Lot Line
Total Acres = 6.3125
Units per Acre = 4.9

NOTES:

- P.R.M. Indicates Permanent Reference Monument.#2853
 - P.C.P. Indicates Permanent Control Point
- Bearing Reference - Florida State Plane System Grid North
Minimum Building Floor Elevation is 18.50 N.G.V.D.
- No buildings or any kind of construction shall be placed on utility or drainage easements.
No structures, trees or shrubs shall be placed on drainage easements.
Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Jeffrey Deutch, 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 to PLANTATION DEVELOPERS, a Florida General Partnership, and to JOHN PRIBISH and BETTY PRIBISH, his wife, that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct; the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date 1/7/85
Jeffrey Deutch, Attorney at Law

MORTGAGEE'S CONSENT:

State of Florida
County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgages, which are recorded in Official Record Book 3774, at Page 1572, and Official Record Book 3803, at Page 329, and Official Record Book 3848, at Page 711A of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its [Signature] and attested to by its [Signature] and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of August, 1984.

CENVILL INVESTORS, INC.
A Corporation of the State of Delaware

BY: [Signature]

Title: Assistant Vice President
Attest:
By: [Signature]
Title: Secretary

MORTGAGEE'S CONSENT:

State of Florida
County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 4019 at Page 1;

of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its [Signature] and attested to by its [Signature] and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of August, 1984.

P B MORTGAGE CORPORATION,
A Corporation of the State of New Jersey

BY: [Signature]

Title: Assistant Vice President
Attest:
By: [Signature]
Title: Assistant Secretary

ACKNOWLEDGEMENT:

State of Florida
County of Palm Beach

BEFORE ME personally appeared Craig D Weber and [Signature] to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and [Signature] of P B Mortgage Corporation, a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 23 day of August, 1984.

My commission expires: [Signature] Notary Public

ACKNOWLEDGEMENT:

State of Florida
County of Palm Beach

BEFORE ME personally appeared Norman H. Dewitt and [Signature] to me well known and known to me to be the individuals in and who executed the foregoing instrument as Vice President and [Signature] of Financial Federal Savings & Loan Association of Dade County, a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument is the free act and deed of said Corporation.

WITNESS MY HAND and official seal this 31st day of August, 1984.

My commission expires: [Signature] Notary Public

MORTGAGEE'S CONSENT:

State of Florida
County of Dade

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgages which are recorded in Official Record Book 4320, at Page 1253 A of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its [Signature] and attested to by its [Signature] and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 21st day of August, 1984.

FINANCIAL FEDERAL SAVINGS & LOAN ASSOCIATION OF DADE COUNTY

BY: [Signature]

Title: Vice President

Attest:
By: [Signature]
Title: Asst. Secretary

O.R. Book 4394, Page 257,
O.R. Book 4394, Page 271,
O.R. Book 4394, Page 285

ACKNOWLEDGEMENT:

State of Florida
County of Dade

BEFORE ME personally appeared NORMAN H. DEWITT and JEAN FARNER to me well known and known to me to be the individuals in and who executed the foregoing instrument as VICE PRESIDENT and ASST. SECRETARY of Financial Federal Savings & Loan Association of Dade Co., a Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument is the free act and deed of said Corporation.

WITNESS MY HAND and official seal this 31st day of August, 1984.

My commission expires: [Signature] Notary Public

APRIL 23, 1987

LEGAL DESCRIPTION

The following described parcels within the Plat of Boca Grove Plantation P.U.D., recorded at Plat Book 43, pages 179 thru 183 of the public records of Palm Beach County, Florida:

1. Tract "D" and:
The easterly 35.00 feet of Lot 192, described as follows:
For a Point of Beginning, (P.O.B. No. 1) start at the southeast corner of Lot 192, said point being in the North right-of-way line of Mandarin Drive, and also being the southwest corner of Tract "D", and run South 89° 14' 56" West 35.00 feet along the North right-of-way line of Mandarin Drive; thence North 00° 45' 04" West 120.00 feet to a point in the North line of Lot 192; thence North 89° 14' 56" East 35.00 feet along the North line of Lot 192 to a point in the westerly line of Tract "D"; thence South 00° 45' 04" East 120.00 feet along the east line of Lot 192, and the westerly line of Tract "D" to P.O.B. No. 1, and;
2. A portion of Tract "L", described as follows:
A strip of land 7.50 feet in width more particularly described as follows:
Begin at Point of Beginning, No. 2 at the southeasterly corner of Tract "D" of said Plat of Boca Grove Plantation P.U.D.; thence along the following four (4) courses being along the easterly boundary line of said Tract "D": (1) thence North 00° 45' 04" West for 315.68 feet; (2) thence North 09° 59' 55" East for 193.82 feet; (3) thence North 20° 44' 56" East for 96.91 feet; (4) thence North 48° 58' 09" East for 63.44 feet; thence South 20° 44' 56" West for 15.86 feet; the following four (4) courses being along a line parallel with and 7.50 feet East of the easterly boundary line of said Tract "D"; (1) thence South 48° 58' 09" West for 47.58 feet; (2) thence South 20° 44' 56" West for 94.32 feet; (3) thence South 09° 59' 55" West for 192.41 feet; (4) thence South 00° 45' 04" East for 346.45 feet to a point on the northerly right-of-way line of Mandarin Drive; said point being on a circular curve whose radius point bears South 10° 40' 18" West for 770.00 feet; thence westerly along said northerly right-of-way line and circular curve leading to the left, through a central angle of 00° 34' 08" for an arc of 7.64 feet to P.O.B. No. 2, and;
3. A portion of Tract "L", described as follows:
Commence at the southwest corner of said Tract "D"; thence along the following six (6) courses, being along the westerly boundary line of said Tract "D": (1) North 00° 45' 04" West, 120.00 feet to Point of Beginning No. 3 for the hereinafter described parcel; (2) thence North 10° 12' 48" West for 30.41 feet; (3) thence North 00° 45' 04" West for 209.20 feet; (4) thence North 09° 59' 55" East for 248.39 feet; (5) thence North 20° 44' 56" East for 124.20 feet; (6) thence North 07° 28' 17" West for 63.44 feet; thence South 20° 44' 56" West for 15.86 feet; the following four (4) courses being along a line parallel with and 7.50 feet West of said westerly boundary line of Tract "D": (1) thence South 00° 45' 04" West for 47.58 feet; (2) thence South 20° 44' 56" West for 94.32 feet; (3) thence South 09° 59' 55" West for 249.81 feet; (4) thence South 00° 45' 04" East for 209.30 feet; thence continue South 00° 45' 04" East for 30.00 feet to a point on the North line of Lot 192 of said plat of Boca Grove Plantation; thence North 89° 14' 56" East along said North line of said Lot 192 for 12.50 feet to P.O.B. No. 3.

All containing 6.3125 Acres, more or less.

APPROVALS:

Board of County Commissioners
Palm Beach County, Florida

This plat is hereby approved for record this 8 day of JANUARY, 1984.

By: [Signature] Ken Skillas, Chairman

County Engineer

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: [Signature] H.F. Kahlert, P.E. County Engineer

Attest: John B. Dunkle, Clerk
Board of County Commissioners

By: [Signature] Deputy Clerk

SURVEYOR'S 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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, that (P.C.P.'s) will be set under the guarantees posed with Palm Beach County for the Required Improvements 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.

THIS INSTRUMENT WAS PREPARED BY:
CARL L. SKILES
Fortin, Leavy, Skiles, Inc.
Consulting Engineers & Land Surveyors

Daniel C. Fortin
Registered Surveyor No. 2853
State of Florida

50/68
COVENTRY in the GROVE

DRAWING NUMBER
50/68

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL A.J.L. INVESTMENTS, INC.	SEAL NOTARY PUBLIC	SEAL P.B. MORTGAGE CORP.	SEAL NOTARY PUBLIC	SEAL CENVILL INVESTORS, INC.	SEAL NOTARY PUBLIC	SEAL FINANCIAL FEDERAL SAVINGS & LOAN ASSOCIATION	SEAL NOTARY PUBLIC	SEAL DANIEL C. FORTIN SURVEYOR
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