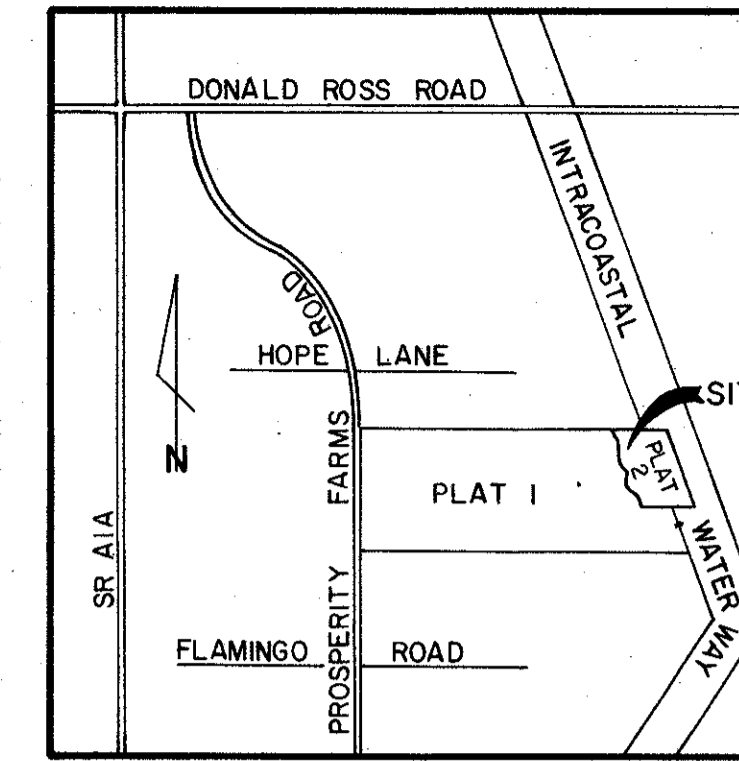


# MARINER'S COVE PLAT TWO

PART OF OAK CREEK, A P.U.D.  
SITUATE IN SECTION 29, TOWNSHIP  
41 SOUTH, RANGE 43 EAST, PALM  
BEACH COUNTY, FLORIDA.

APRIL, 1987

SHEET 1 OF 2



LOCATION MAP N.T.S.

132

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 11:31 AM  
THIS 13 DAY OF MAY  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK 59 ON PAGES  
132 AND 133  
JOHN B. DUNKLE, CLERK  
By Pauline P. Hart, D.C.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MARINER'S COVE PLAT TWO, SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF MARINER'S COVE PLAT ONE, AS RECORDED IN PLAT BOOK 56 ON PAGES 124 THRU 126 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE S15°50'59"E ALONG THE EAST LINE OF SAID PLAT ONE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17 AT PAGE 7 OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE S15°50'59"E ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 21.05 FEET; THENCE S87°38'14"E, DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 263.48 FEET TO THE CENTERLINE OF THE AFORESAID INTRACOASTAL WATERWAY; THENCE S15°50'59"E, ALONG SAID CENTERLINE, A DISTANCE OF 829.88; THENCE N87°49'45"W, DEPARTING FROM SAID CENTERLINE, A DISTANCE OF 262.90 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE N15°50'59"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE PERIMETER OF SAID MARINER'S COVE PLAT ONE, A DISTANCE OF 136.71 FEET; THENCE N87°49'45"W, DEPARTING FROM SAID RIGHT-OF-WAY LINE AND ALONG THE PERIMETER OF SAID PLAT ONE, A DISTANCE OF 147.22 FEET; THENCE N77°08'44"W A DISTANCE OF 110.53 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET, FROM WHICH A RADIAL LINE BEARS N12°51'16"E; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 102°57'34", A DISTANCE OF 53.91 FEET TO THE END OF SAID CURVE; THENCE N25°48'50"E A DISTANCE OF 96.82 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET, FROM WHICH A RADIAL LINE BEARS N64°11'10"W; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 76°00'11", A DISTANCE OF 39.80 FEET TO THE END OF SAID CURVE; THENCE N50°11'21"W A DISTANCE OF 40.48 FEET; THENCE S76°05'14"W A DISTANCE OF 62.02 FEET; THENCE N59°53'00"W A DISTANCE OF 53.49 FEET; THENCE N13°54'46"W A DISTANCE OF 75.72 FEET; THENCE N32°07'03"E A DISTANCE OF 53.44 FEET; THENCE N76°05'13"E A DISTANCE OF 64.90 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 60.00 FEET, FROM WHICH A RADIAL LINE BEARS S76°26'55"W; THENCE NORTHWESTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 70°25'05", A DISTANCE OF 73.74 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 115.00 FEET, FROM WHICH A RADIAL LINE BEARS N06°01'56"E; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 142°03'36", A DISTANCE OF 285.13 FEET TO THE END OF SAID CURVE; THENCE N58°05'26"E A DISTANCE OF 88.41 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 95.00 FEET, FROM WHICH A RADIAL LINE BEARS S31°54'34"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°36'11", A DISTANCE OF 42.45 FEET TO THE END OF SAID CURVE; THENCE N83°41'36"E A DISTANCE OF 113.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.718 ACRES, MORE OR LESS.

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

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. (INCLUDING CABLE TELEVISION SYSTEMS)
2. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE ACCESS WATERWAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DOCKING, MOORING, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS C-1 & C-2 ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA USES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. ACCESS TRACT 1 IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
7. MANGROVE PRESERVES 1 AND 2 ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR PRESERVATION OF NATURAL MANGROVE VEGETATION.

IN WITNESS WHEREOF, THE BABCOCK COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF November, 1987.

ATTEST: Mildred Dishington  
MILDRED DISHINGTON, EXECUTIVE SECRETARY

BY: Gary D. Carothers  
GARY D. CAROTHERS, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GARY D. CAROTHERS MILDRED DISHINGTON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND EXECUTIVE SECRETARY OF THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 11 DAY OF November, 1987.

MY COMMISSION EXPIRES: 2-1-91

NOTARY PUBLIC

**TITLE CERTIFICATION**

I, PHILIP H. WARD, III, 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 THE BABCOCK COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS NOT ENCOMBERED BY ANY MORTGAGES.

PHILIP H. WARD, III

DATE: 2/12/88

BY: Philip H. Ward, III  
PHILIP H. WARD, III

**SURVEYOR'S CERTIFICATE**

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 12<sup>TH</sup> DAY OF FEBRUARY, 1988.

BY: Wesley B. Haas  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

**SURVEYOR'S NOTES:**

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S87°38'14"E ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST.
2. U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: ■
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
4. ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF MAY, 1988.

BY: Carol Elmgvist  
CAROL A. ROBERTS, CHIEF VICE-CHAIRMAN  
CAROL ELMGVIST

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: John B. Dunkle  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF MAY, 1988.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS PLAT WAS PREPARED BY WESLEY B. HAAS, P.L.S., IN THE OFFICES OF STANLEY/MERIDIAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA, 33407.

**P.U.D. TABULAR DATA**

TOTAL ACREAGE OF THIS PLAT	8.7± ACRES
DWELLING UNITS (D.U.'S)	13
GROSS DENSITY	1.5 D.U.'S/ACRE
LAKES	0 ACRES OR 0%
ROADS	0.4± ACRES OR 4.6%
OPEN SPACE	7.7± ACRES OR 88.5%

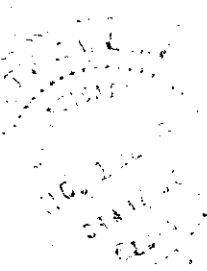
SUBDIVISION OF MARINER'S COVE, P.U.D.  
 BOOK 59 PAGE 132  
 FLOOD ZONE AS G. PLANNING MAP #108  
 QUAD # 13  
 SE RD B1-165  
 PUD NAME OAK CREEK RD  
 TAZ #9

0450-002  
59/132

SEAL  
PROFESSIONAL  
LAND SURVEYOR



SEAL  
COUNTY  
ENGINEER



Meridian Surveying and mapping inc.  
2000 LOMBARD STREET WEST PALM BEACH, FL.

DRAWN	HAAS	DATE	03/02/87
CHECKED	HAAS	SCALE	AS NOTED
DRAWING NO.	86-084PL2		

MARINER'S COVE PLAT TWO  
IN SEC 29, TWP 41 S, RGE 43 E