

# MARINER'S COVE PLAT FOUR

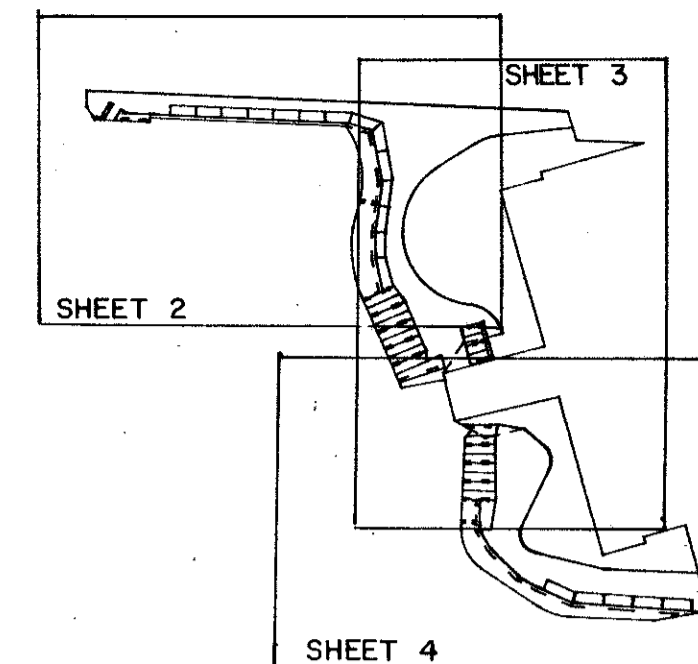
BEING PART OF MARINER'S COVE, A P.U.D.  
 A REPLAT OF ACCESS WATERWAY TRACTS 2 & 3 OF "MARINER'S COVE PLAT ONE" (P.B. 56 PGS. 193-196)  
 AND MANGROVE PRESERVES 1 & 2 OF "MARINER'S COVE PLAT TWO" (P.B. 59 PGS. 132-133).  
 SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA.

AUGUST, 1989

SHEET 1 OF 4

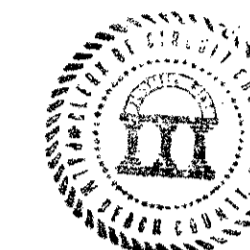
450-004

138



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD 9:46 A.M.  
 THIS 7 DAY OF SEP  
 AD, 1989 AND DULY RECORDED  
 IN PLAT BOOK 63 ON PAGES  
138 AND 141  
 THRU  
 JOHN B. DUNKLE, CLERK  
 BY Sam D. Hinton, D.C.

CIRCUIT COURT SEAL



**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 FOUR", SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THE ACCESS WATERWAY TRACTS 2 & 3 AS SHOWN ON PLAT OF "MARINER'S COVE PLAT ONE", RECORDED IN PLAT BOOK 56 AT PAGES 193 THROUGH 196 AND THE MANGROVE PRESERVES 1 & 2 AS SHOWN ON PLAT OF "MARINER'S COVE PLAT TWO", RECORDED IN PLAT BOOK 59 AT PAGES 132-133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 4.644 ACRES, MORE OR LESS.

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

- TRACTS A, B, C, D, F AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE MARINA OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR MARINA DOCKING FACILITIES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E AND G, THE MARINA TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE MARINA OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DOCKING, MOORING, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE MARINA OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE BABCOCK COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND REGIONAL MANAGER AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF AUGUST 1989.

ATTEST: Violet Hesson  
 VIOLET HESSON, ASSISTANT VICE PRESIDENT

BY: Martin J. Goldstein  
 MARTIN J. GOLDSTEIN, VICE PRESIDENT AND REGIONAL MANAGER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARTIN J. GOLDSTEIN AND VIOLET HESSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND REGIONAL MANAGER AND ASSISTANT VICE PRESIDENT 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 2 DAY OF August 1989.

MY COMMISSION EXPIRES: 10-28-89

Angela B. Rooney  
 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 ENCUMBERED BY ANY MORTGAGES AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

PHILIP H. WARD, III

DATE: 8-2-89

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 3<sup>RD</sup> DAY OF AUGUST 1989.

Robin B. Petzold  
 ROBIN B. PETZOLD  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4567

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

TOTAL ACREAGE OF THIS PLAT 4.644 ± ACRES  
 DWELLING UNITS (D.U.'s) 0 D.U.'s  
 ZONING PETITION NO. B1-165

**APPROVALS**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5<sup>th</sup> DAY OF SEPTEMBER 1989.

BY: Carol J. Elmgvist  
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK  
 BY: John B. Dunkle  
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5<sup>th</sup> DAY OF SEPTEMBER 1989.

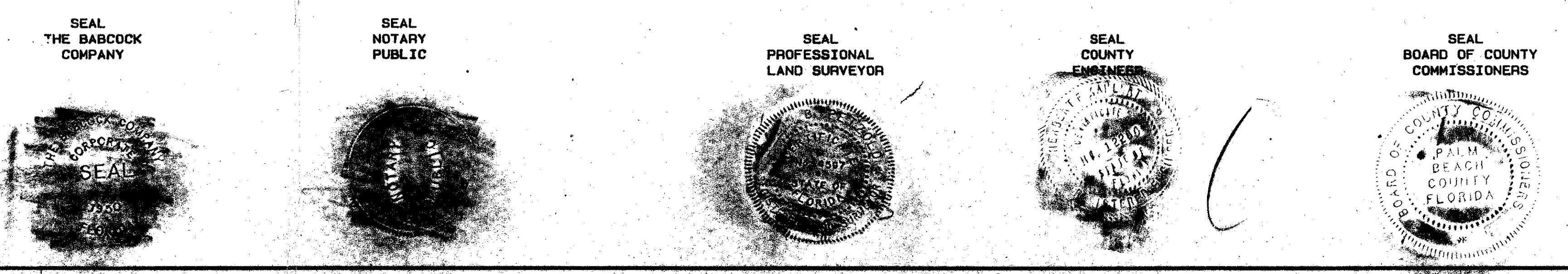
BY: Herbert F. Kahlert  
 HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S87°38'14"E ALONG THE NORTH LINE OF ACCESS WATERWAY TRACT 2 OF THE "MARINER'S COVE PLAT ONE" (P.B. 56 PGS 193-196)
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS: \_\_\_\_\_  
 P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: \_\_\_\_\_
- ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT WAS PREPARED BY PASQUALE VOLPE IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA, 33407.

Mariner's Cove Plat Four  
 SUBDIVISION #  
 BOOK 63 PAGE 138  
 FLOOD ZONE A5-6 FLOOD MAP # 119 B  
 GRID # 12 ZONING RS 81-168  
 #142-49 ZIP CODE 33410  
 MAP NAME Mariner's Cove Plat Four



0450-004  
 Pet. 81-168

**63/138**

**STANLEY CONSULTANTS OF FLORIDA, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN P.V. DATE 06.3.1989  
 CHECKED R.B.P. SCALE NONE  
 DRAWING NO. MARINER'S COVE PLAT FOUR  
 DOC: 10065PLAT4 VOL: PLAT REPLAT OF PLAT ONE TRACTS 2 & 3  
 SHEET 1 OF 4 PLAT TWO MANGROVE PRESERVE 1 & 2