

0572-001

44

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LANDVISION, INC. OF FLORIDA, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS COCOA PINE ESTATES, SITUATE IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 02°11'10" WEST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1341.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89°19'24" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTH RIGHT-OF-WAY LINE OF COCONUT LANE, A DISTANCE OF 332.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°19'24" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTH RIGHT-OF-WAY LINE OF COCONUT LANE, A DISTANCE OF 664.86 FEET; THENCE SOUTH 01°53'11" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 387.74 FEET; THENCE SOUTH 89°10'55" EAST, ALONG THE NORTH LINE OF THE SOUTH 285.00 FEET OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 331.79 FEET; THENCE NORTH 01°47'13" WEST, ALONG THE WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 356.69 FEET; THENCE NORTH 45°11'07" WEST A DISTANCE OF 24.14 FEET; THENCE SOUTH 89°19'24" EAST, ALONG THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 16.60 FEET; THENCE NORTH 01°47'13" WEST, ALONG SAID WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 332.43 FEET; THENCE SOUTH 89°19'24" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTH RIGHT-OF-WAY LINE OF COCONUT LANE, A DISTANCE OF 332.43 FEET; THENCE SOUTH 01°41'16" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 674.59 FEET; THENCE SOUTH 89°19'24" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 331.79 FEET; THENCE SOUTH 89°10'55" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 331.79 FEET; THENCE NORTH 01°47'13" WEST, ALONG THE WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 356.69 FEET; THENCE NORTH 45°11'07" WEST A DISTANCE OF 24.14 FEET; THENCE SOUTH 89°19'24" EAST, ALONG THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 16.60 FEET; THENCE NORTH 01°47'13" WEST, ALONG SAID WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 332.43 FEET; THENCE SOUTH 89°19'24" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTH RIGHT-OF-WAY LINE OF COCONUT LANE, A DISTANCE OF 332.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 26.405 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS: TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, OR THE CITY OF BOYNTON BEACH, HOWEVER, THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT OF INGRESS-EGRESS, INSTALLATION AND MAINTENANCE OF ANY WATER AND SEWER LINES WITHIN SAID TRACT, FURTHERMORE, THE OWNERS OF LOT 62, THEIR SUCCESSORS OR ASSIGNS, ARE HEREBY GRANTED A NONEXCLUSIVE PERPETUAL EASEMENT FOR DRAINAGE & ACCESS PURPOSES ACROSS SAID TRACT "A".

2. DRAINAGE EASEMENTS: THE 12" DRAINAGE EASEMENT ALONG THE BEAR LOT LINES OF LOTS 10 THROUGH 16, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ALL OTHER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, OR THE CITY OF BOYNTON BEACH, HOWEVER, THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT OF INGRESS-EGRESS, INSTALLATION AND MAINTENANCE OF ANY WATER AND SEWER LINES WITHIN SAID TRACT, FURTHERMORE, THE OWNERS OF LOT 62, THEIR SUCCESSORS OR ASSIGNS, ARE HEREBY GRANTED A NONEXCLUSIVE PERPETUAL EASEMENT FOR DRAINAGE & ACCESS PURPOSES ACROSS SAID TRACT "A".

3. UTILITY EASEMENTS: THE UTILITY EASEMENTS (INCLUDING CABLE TELEVISION SYSTEMS), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

4. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. TRACT "B", THE LANDSCAPE BUFFER TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FURTHERMORE, THE OWNERS OF LOT 62, THEIR SUCCESSORS OR ASSIGNS, ARE HEREBY GRANTED A NONEXCLUSIVE PERPETUAL EASEMENT FOR DRAINAGE ACROSS SAID TRACT "B".

6. TRACT "C", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACTS "D", "E" AND "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR THE PURPOSE OF PUBLIC RIGHT OF WAY.

9. THE LAKE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. TRACT "H", THE LIFT STATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF BOYNTON BEACH FOR THE INSTALLATION AND MAINTENANCE OF A LIFT STATION FACILITIES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. THE LIFT STATION ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. THE DRIVEWAY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COCOA PINE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FURTHERMORE, THE OWNERS OF LOT 62, THEIR SUCCESSORS OR ASSIGNS, ARE HEREBY GRANTED A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS-EGRESS ACROSS SAID EASEMENT.

13. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED IN THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

14. THE OWNERS OF LOT 62, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED IN THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF LOT 62.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND IN THE PRESENCE OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF AUGUST, 1989.

LANDVISION, INC. OF FLORIDA, A FLORIDA CORPORATION, BY: Nancy M. Pulte, President, Landvision, Inc. of Florida

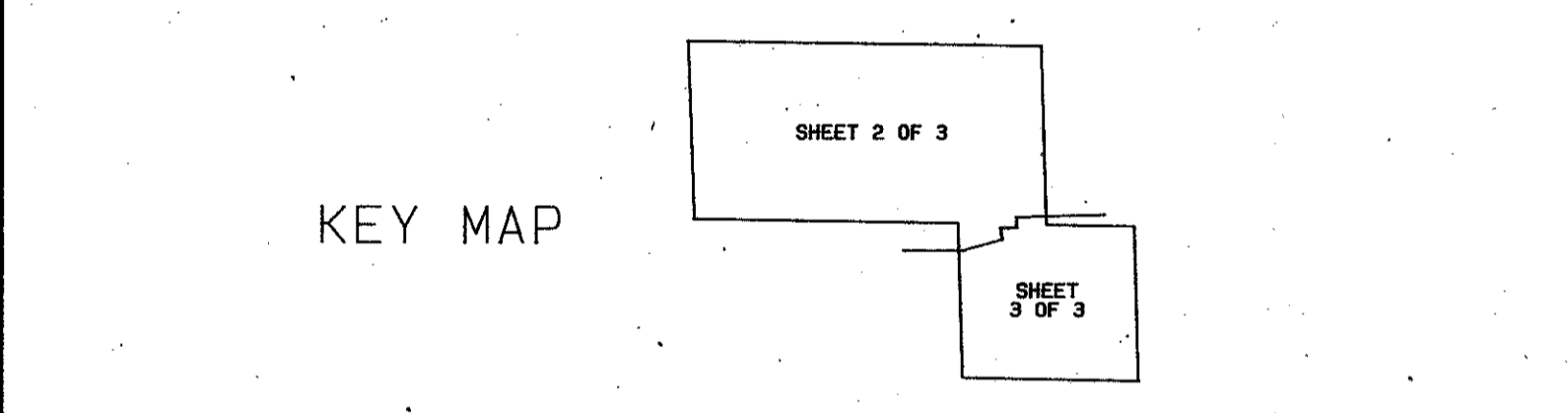
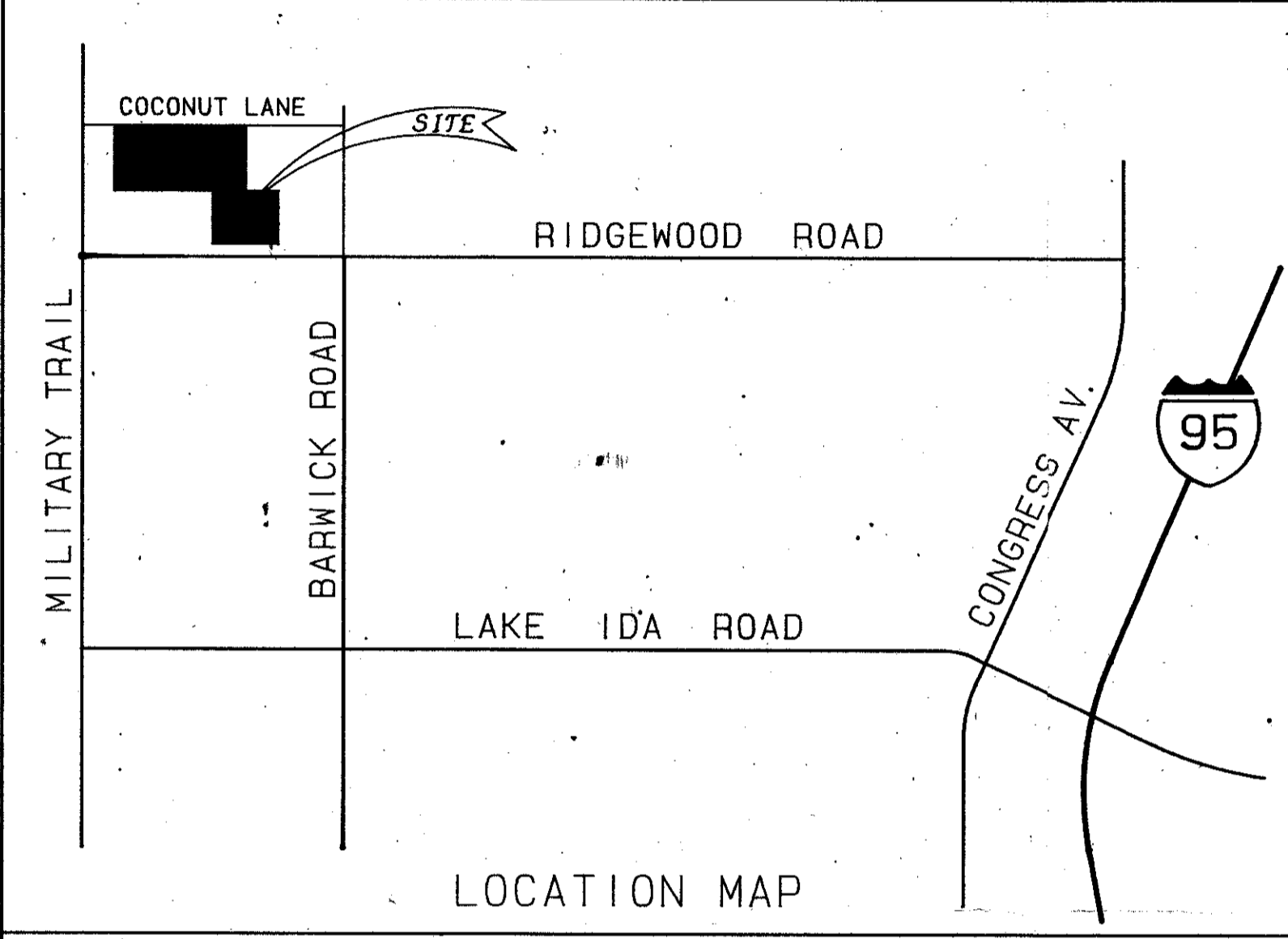
WITNESS AS TO NANCY M. PULTE WITNESS AS TO NANCY M. PULTE

COCOA PINE ESTATES

(A P. R. D.) SITUATE IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

ZONING PETION No. 86-142A JULY 1989 SHEET 1 OF 3

Table with 3 columns: Description, Area, Percentage. Includes rows for Tract A, B, C, D, E, F, H, Total, and Density.



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH s.s. BEFORE ME PERSONALLY APPEARED NANCY M. PULTE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LANDVISION, INC. OF FLORIDA, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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.

MY COMMISSION EXPIRES NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH s.s. I, WALLACE J. McDONALD, 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 IN LANDVISION, INC. OF FLORIDA, A FLORIDA CORPORATION; AND THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER, 1989; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

BOND, SCHOENECK & KING ATTORNEYS AT LAW WALLACE J. McDONALD, ESQUIRE ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA

DEDICATION

KNOW ALL MEN THESE PRESENTS THAT JERRY R. OWINGS, A SINGLE MAN AND EDWARD F. TERCZAK, JR. A SINGLE MAN, OWNERS OF THE LAND SHOWN HEREON AS LOT 62, COCOA PINE ESTATES, SITUATE IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 02°11'10" WEST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1341.52 FEET; THENCE SOUTH 89°19'24" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AND THE SOUTH RIGHT-OF-WAY LINE OF COCONUT LANE, A DISTANCE OF 997.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°53'11" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 387.74 FEET; THENCE SOUTH 89°10'55" EAST, ALONG THE NORTH LINE OF THE SOUTH 285.00 FEET OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 331.79 FEET; THENCE NORTH 01°47'13" WEST, ALONG THE WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 356.69 FEET; THENCE NORTH 45°11'07" WEST A DISTANCE OF 24.14 FEET; THENCE SOUTH 89°19'24" EAST, ALONG THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 16.60 FEET; THENCE NORTH 01°47'13" WEST, ALONG SAID WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 332.43 FEET; THENCE SOUTH 89°19'24" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTH RIGHT-OF-WAY LINE OF COCONUT LANE, A DISTANCE OF 332.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 2.953 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

2. TRACT "G" AS SHOWN HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR THE PURPOSE OF PUBLIC RIGHT OF WAY.

IN WITNESS WHEREOF, WE JERRY R. OWINGS AND EDWARD F. TERCZAK DO HEREBY SET OUR HANDS AND SEALS THIS 23rd DAY OF AUGUST, 1989.

Witnesses: Jerry R. Owings, Edward F. Terczak, Jr., Nancy M. Pulte, Laura B. Knight

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH s.s. BEFORE ME PERSONALLY APPEARED JERRY R. OWINGS AND EDWARD F. TERCZAK, JR. 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.

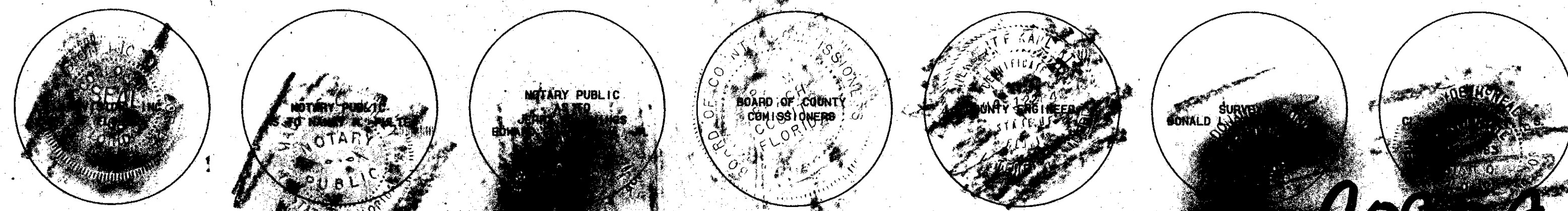
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF August, 1989.

9/22/91 My Commission Expires Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH s.s. I, DAVID G. ARMSTRONG, 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 IN JERRY R. OWINGS, A SINGLE MAN, AND EDWARD F. TERCZAK, JR., A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER, 1989 AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

CHAPIN AND ARMSTRONG ATTORNEYS AT LAW DAVID G. ARMSTRONG ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA



THIS INSTRUMENT WAS PREPARED BY DONALD L. TODD, INC. PROFESSIONAL LAND SURVEYORS 4425 BEACON CIRCLE, SUITE 102 WEST PALM BEACH, FLORIDA 33407



STATE OF FLORIDA COUNTY OF PALM BEACH s.s. THIS PLAT WAS FILED FOR RECORD AT 11:06 AM ON 8/24/89 AD, 1989 AND DULY RECORDED IN PLAT BOOK 44 ON PAGES 44 AND 45. JOHN B. DUNKLE, CLERK CIRCUIT COURT BY: Dawn M. Martin

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF October 1989

Carol Elmquist, Chairman

ATTEST: JOHN B. DUNKLE, CLERK

Jenna Oswalt, Deputy Clerk

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF October 1989

Herbert F. Karlett, P.E., County Engineer

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH s.s.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY COMPLIES WITH CHAPTER 21-116 OF THE FLORIDA ADMINISTRATION CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.C.P.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE BEING 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 24 DAY OF AUGUST, 1989.

Clyde McNeal, Professional Land Surveyor Florida Certificate No. 2889

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH s.s.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Donald L. Todd, Professional Land Surveyor Florida Registration No. 4380 DATE: 9/14/89

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON REFER TO SOUTH 89°02'22" EAST, ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.W. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT, 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 PROTECTED WATER AND SANITARY SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAID EASEMENTS.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND 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 RADIAL EXCEPT WHEN SO NOTED.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS OR RECORDED PROPERTY OWNERS DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Subdivision: Cocoa Pine Estates, Book 04, Page 44, Flood Zone: B, Flood Map: 005B, Quad: 36, Zoning: RS, Zip Code: 33413, PUD Name: Cocoa Pine Est PRD, 11/6/12, Taz 542

COCOA PINE ESTATES 04/44