

COCONUT PALMS

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF LOTS 125 AND 126 OF TROPIC ISLE 2ND SECTION AS RECORDED IN PLAT BOOK 24, PAGE 246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

NOVEMBER 1994 SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BLACKWOOD PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COCONUT PALMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 125 AND 126 OF TROPIC ISLE 2ND SECTION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. COMMON AREAS:

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COCONUT PALMS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, LANDSCAPING, RECREATION AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF GENERAL UTILITIES, INCLUDING BUT NOT LIMITED TO POWER, COMMUNICATIONS, WATER, SEWER AND STORM DRAINAGE.

IN WITNESS WHEREOF, BLACKWOOD PROPERTIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, IAN T. PAYNE, AND ATTESTED BY ITS SECRETARY, BOBBIE A. PAYNE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8TH DAY OF MARCH, 1995.

BLACKWOOD PROPERTIES, INC., A FLORIDA CORPORATION

ATTEST: BOBBIE A. PAYNE, SECRETARY

BY: IAN T. PAYNE, PRESIDENT

INDEX OF SHEETS

- SHEET NO. 1 TITLE SHEET AND CERTIFICATES
- SHEET NO. 2 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY: JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER: (407) 395-3333

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATISTICAL DATA

| | |
|---------------------------------|-----------------|
| TOTAL AREA THIS PLAT | 0.551 AC. |
| TOTAL AREA OF LOTS | 0.339 AC. |
| AREA OF COMMON (TRACTS A AND B) | 0.212 AC. |
| TOTAL NUMBER UNITS PROPOSED | 6 UNITS |
| DENSITY PROPOSED | 10.89 UNITS/AC. |
| LAND USE : APARTMENT | |

TITLE CERTIFICATE

STATE OF FLORIDA) SS I, THOMAS F. CARNEY, JR., ESQUIRE OF THE FIRM OF THE CARNEY LEGAL GROUP, P.A., A DULY COUNTY OF PALM BEACH) 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 BLACKWOOD PROPERTIES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE 10 March, 1995

Thomas F. Carney, Jr. ATTORNEY-AT-LAW LICENSED IN FLORIDA

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND REQUIREMENTS OF THE CITY OF DELRAY BEACH.

DATE 13 MARCH, 1995

Frederick M. Lehman FREDERICK M. LEHMAN PROFESSIONAL LAND SURVEYOR NO. 4304 STATE OF FLORIDA

CITY APPROVAL

THIS PLAT OF THE COCONUT PALMS WAS APPROVED ON THE 21ST DAY OF February, A.D., 1995 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

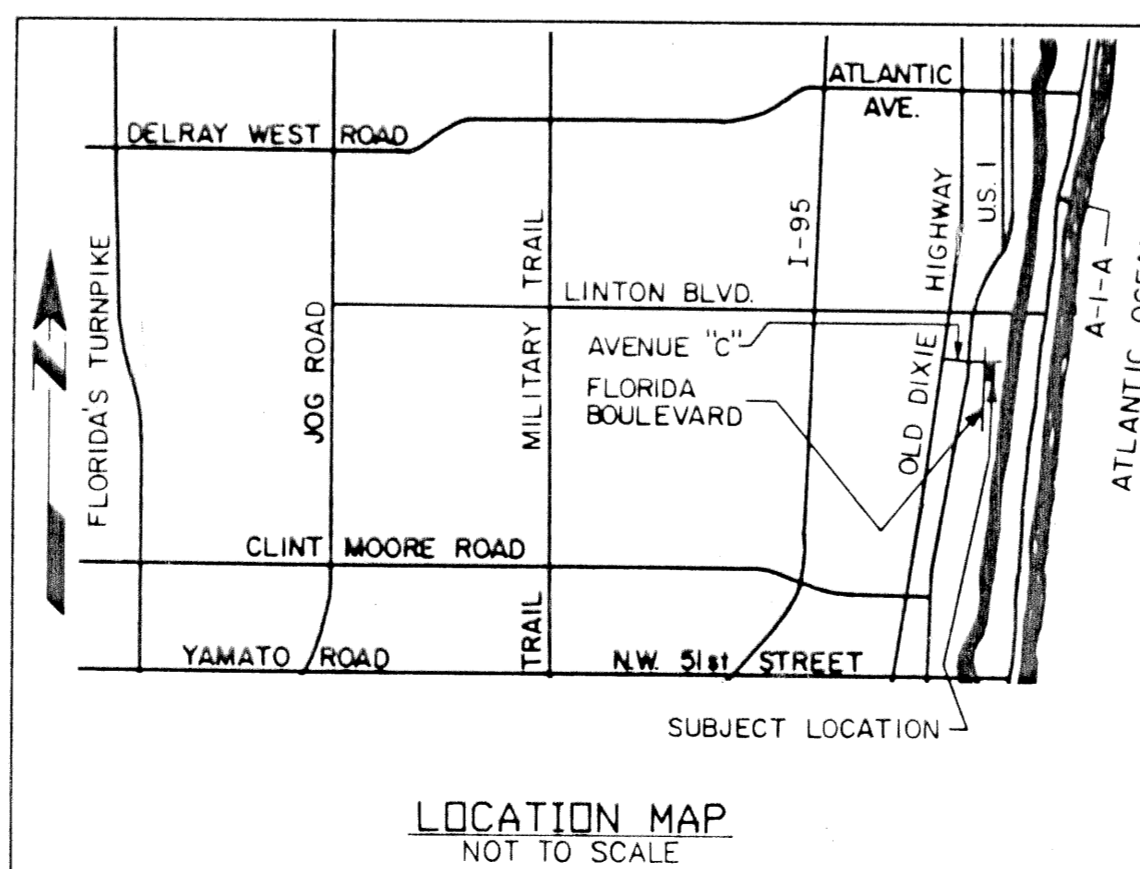
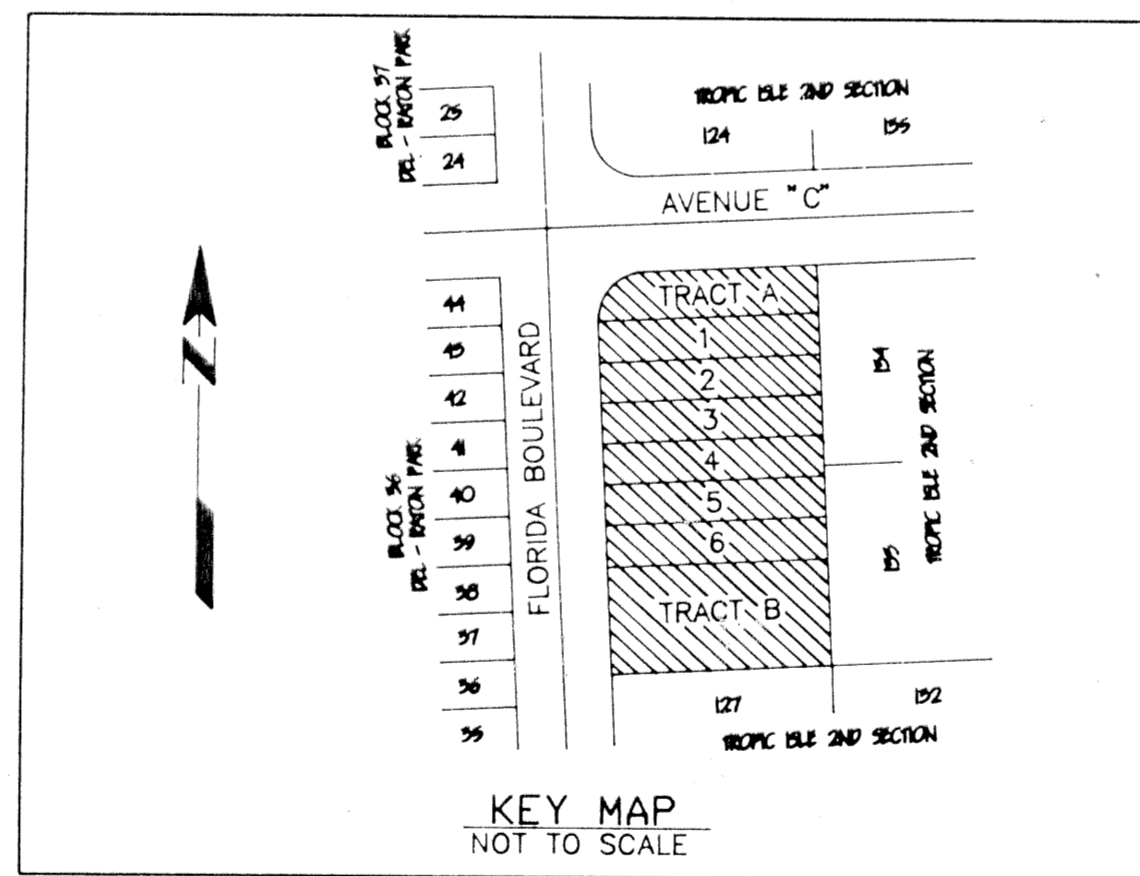
MAYOR: [Signature]

ATTEST: Barbara Swuits Acting CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Director of Planning & Zoning: [Signature] CITY ENGINEER: [Signature]

Chairperson, Planning & Zoning: [Signature] FIRE MARSHAL: [Signature]



ACKNOWLEDGEMENT

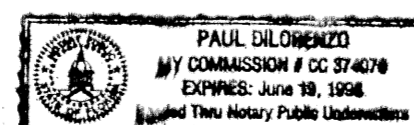
STATE OF FLORIDA) SS BEFORE ME PERSONALLY APPEARED IAN T. PAYNE AND BOBBIE COUNTY OF PALM BEACH) A. PAYNE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE NAMED BLACKWOOD PROPERTIES, INC., A FLORIDA 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 8TH DAY OF MARCH, 1995.

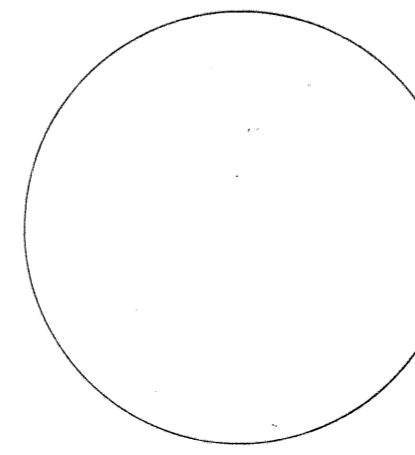
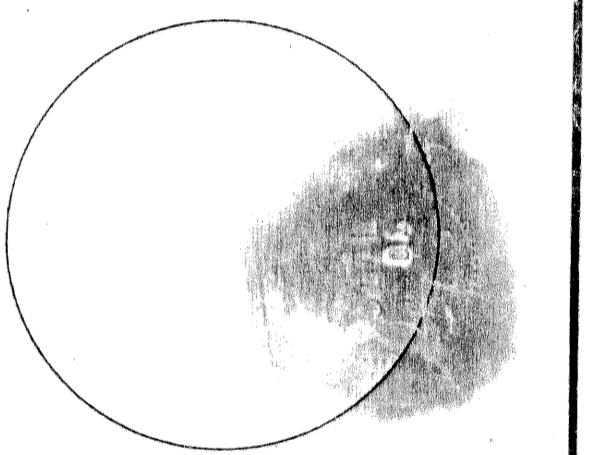
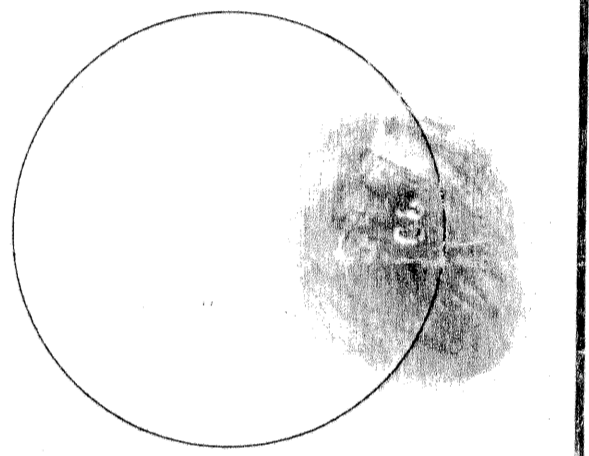
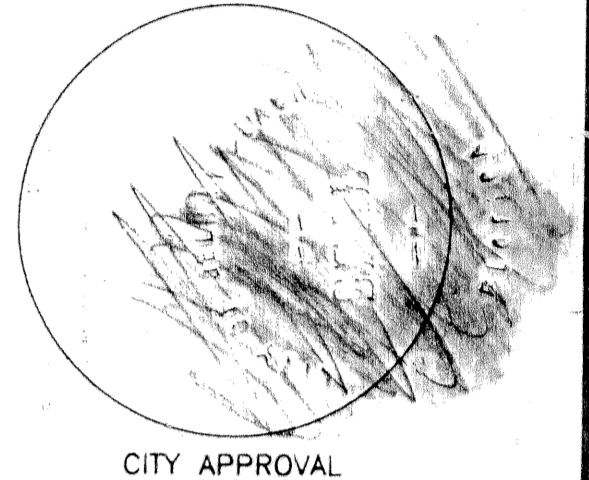
MY COMMISSION EXPIRES: 6-19-98

Notary Public, State of Florida: [Signature]

MY COMMISSION NUMBER: CC 374070



COUNTY OF PALM BEACH) STATE OF FLORIDA) This Plat was filed for record at 12:21 PM on this 21st day of February, 1995 and duly recorded in Plat Book No. 75 on page 142. DOROTHY H. WILKIN, Clerk of Circuit Court by [Signature] D.O.



BOOK 24 PAGE 246 FLOOD ZONE ZONING ZIP CODE 33484 PUD NAME C/DelrayBch SE