

DESCRIPTION

A PORTION OF TRACT 1, BLOCK 1, PALM BEACH FARMS CO PLAT NO. 9... 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 11; RUN THENCE NORTH 29°-59'-05" EAST ALONG THE SOUTH LINE OF TRACT 11, A DISTANCE OF 211.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY...

THOUSAND PINES
BEING A REPLAT OF A PORTION OF TRACTS 11, 12 AND 13, BLOCK 1, PALM BEACH FARMS CO PLAT No. 9 PLAT BOOK 5, PAGE 25 AND ALSO A PORTION OF TRACT 1, BLOCK 2, PALM BEACH FARMS CO PLAT No. 3 PLAT BOOK 2, PAGE 46 AND OTHER LANDS SECTION 29, TWP. 43 S., RGE. 42 E. PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET No. 1 JANUARY 1976

MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS West Palm Beach, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COCOANUT ENTERPRISES DEVELOPMENT CO., INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS THOUSAND PINES, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) STREETS TRACTS 1, 2 AND 3 SHOWN HEREON AS PRIVATE ROADS ARE HEREBY DEDICATED TO THE THOUSAND PINES HOME OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2) EASEMENTS THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THOUSAND PINES HOME OWNERS ASSOCIATION, INC.
3) LIMITED ACCESS EASEMENTS THE AREAS INDICATED AS LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF April, A.D., 1976.

COCOANUT ENTERPRISES DEVELOPMENT CO., INC. ATTEST: Edward D. Corn SECRETARY BY: Kenneth S. Mosher PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KENNETH C. MOCK AND EDWARD J. ROOS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED COCOANUT ENTERPRISES DEVELOPMENT CO., INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 6th DAY OF April, A.D., 1976. J. A. Pinner NOTARY PUBLIC MY COMMISSION EXPIRES 3/15/80

NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE EASEMENTS.
THE SOUTH LINE OF TRACT 11 IS ASSUMED TO BEAR SOUTH 89°-59'-05" WEST AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
O DENOTES PERMANENT CONTROL POINT.
□ DENOTES PERMANENT REFERENCE MONUMENT

MORTGAGEE'S CONSENT

STATE OF Florida COUNTY OF Palm Beach THE UNDERSIGNED HEREBY CERTIFY THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN SAID INSTRUMENT TO THE EXTENT OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND NOTES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 2, 2 AT PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF DARWIN F. KABAT, AS TRUSTEE, HAS HEREUNTO SET HIS HAND AND SEAL THIS 20th DAY OF February, 1976. WITNESSES: J. J. Howard William T. Wood Darwin F. Kabat, AS TRUSTEE

ACKNOWLEDGMENT

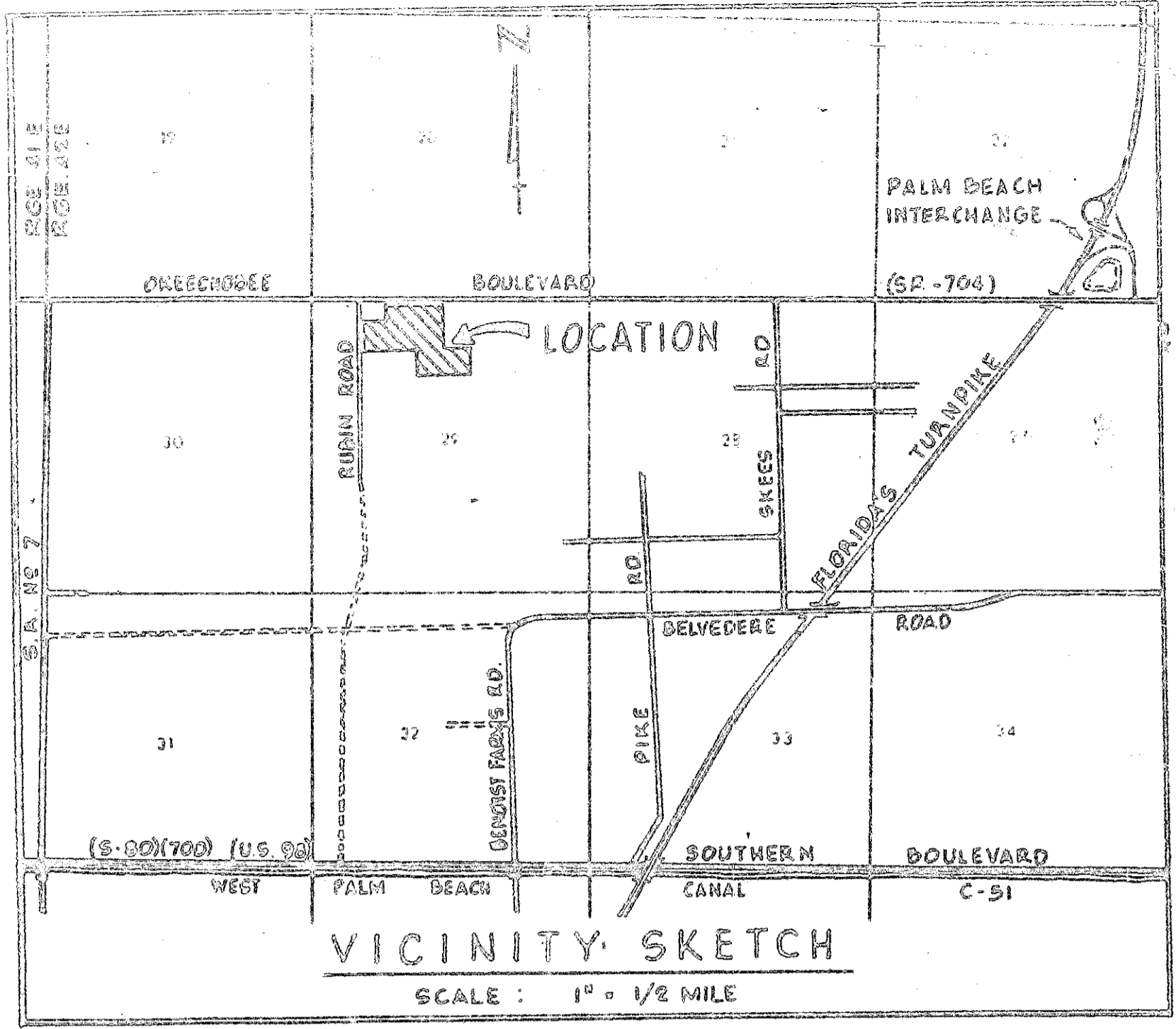
STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED DARWIN F. KABAT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF February, 1976. John P. Ford NOTARY PUBLIC

MY COMMISSION EXPIRES: April 26, 1976 (SEAL)

IMPROVEMENTS IN THIS PLAT ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN ORB PG.

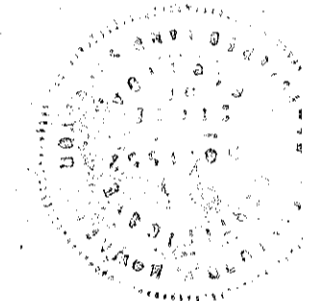


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6/26/81
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Boris J. Longue

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Joseph V. Howard REGISTERED LAND SURVEY NO. 1552 STATE OF FLORIDA 4-6-76



TITLE CERTIFICATION

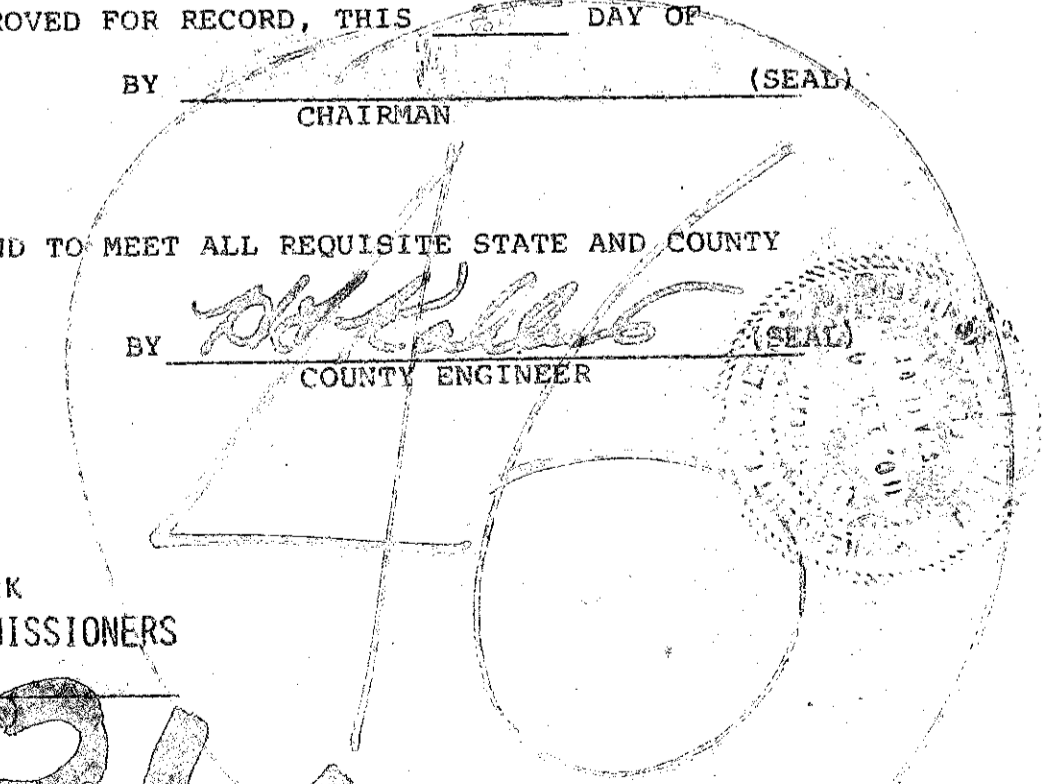
STATE OF FLORIDA ) COUNTY OF PALM BEACH ) I, ROBERT C. SCOTT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO COCOANUT ENTERPRISES DEVELOPMENT CO., INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. Robert C. Scott (ATTORNEY-AT-LAW LICENSED IN FLORIDA)

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS DAY OF A.D., 1976. BY CHAIRMAN (SEAL)

COUNTY ENGINEER THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES. BY COUNTY ENGINEER (SEAL)

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: (DEPUTY CLERK)



THOUSAND PINES 29/43/42

0430-000

THIS INSTRUMENT WAS PREPARED BY HOWARD MOCK & SEARCY, INC. ENGINEERS 1000 W. PALM BEACH BOULEVARD WEST PALM BEACH, FLORIDA 33411