

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that THE EST IN THE GROVE, a Joint Venture between COURCHENE DEVELOPMENT CORPORATION Florida corporation and THE HANFORD COMPANY, INC., a Florida corporation, own the land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "The Estates in the Grove" being more particularly described in the legal description shown hereon caused the same to be surveyed and platted as shown hereon do hereby dedicate as follows:

- 1. TRACT "A" is designated as a private road, reserve access, utilities, drainage and other proper purposes, and is hereby dedicated to The Estates in the Grove Homeowners Association, Inc., its successors and assigns and is the perpetual maintenance obligation of that association without recourse to Palm Beach Cy.
2. UTILITY EASEMENTS, as shown, are hereby dedicated perpetuity for the construction and maintenance of utilities and cablevision systems.
3. DRAINAGE EASEMENTS, as shown, are designated for construction and maintenance of drainage facilities, and are hereby cated to the Estates in the Grove Homeowners Association, Inc., successors and assigns, and are the perpetual maintenance obligation of that association without recourse to Palm Beach County.
4. LIMITED ACCESS EASEMENTS, as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.
5. LANDSCAPE BUFFER, as shown hereon is hereby reserved unto fee simple owner and is for landscape and buffer purposes and the perpetual maintenance responsibility of the fee simple owner, successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, each of the above named corporations has caused these presents to be signed by its President and attested its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of August, 1988.

COURCHENE DEVELOPMENT CORPORATION, A Corporation of the State of Florida. By: Diane Courchene Mitchell, President.

ATTEST:

Secretary: Paul Courchene, Paul Courchene

THE HANFORD COMPANY, INC., A Corporation of the State of Florida. By: Thomas J. Hanford, President.

ATTEST:

Secretary: Louise Hanford, Louise Hanford

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Diane Courchene Mitchell and Paul L. Courchene to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Courchene Development Corporation, a Corporation of Courchene Development Corporation, a 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 30 day of August 1988.

My Commission Expires: 8-11-91. Janet C Courchene, Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Thomas J. Hanford and Louise C. Hanford, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of The Hanford Company Inc., a 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 30 day of August 1988.

My Commission Expires: 8-11-91. Janet C Courchene, Notary Public

THE ESTATES IN THE GROVE A REPLAT OF TRACT "A" BOCA GROVE PLANTATION P.U.D. RECORDED IN PLAT BOOK 43, PAGES 179 THRU 183 SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA. JANUARY, 1988

LEGAL DESCRIPTION:

A Replat of Tract "A" of the Plat of BOCA GROVE PLANTATION P.U.D., as recorded at Plat Book 43, Pages 179 through 183 of the Public Records of Palm Beach County, Florida.

Containing 5.897 acres, more or less.

NOTES:

- P R M Indicates Permanent Reference Monument P C P Indicates Permanent Control Point

Bearing Reference of North 00°-14'-52" West is based on a course common to both this plat and to the plat of Boca Grove Plantation PUD, recorded at Plat Book 41, Pages 179 to 183, Palm Beach County records.

All lines which intersect curves are radii to those curves unless otherwise noted.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.

Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

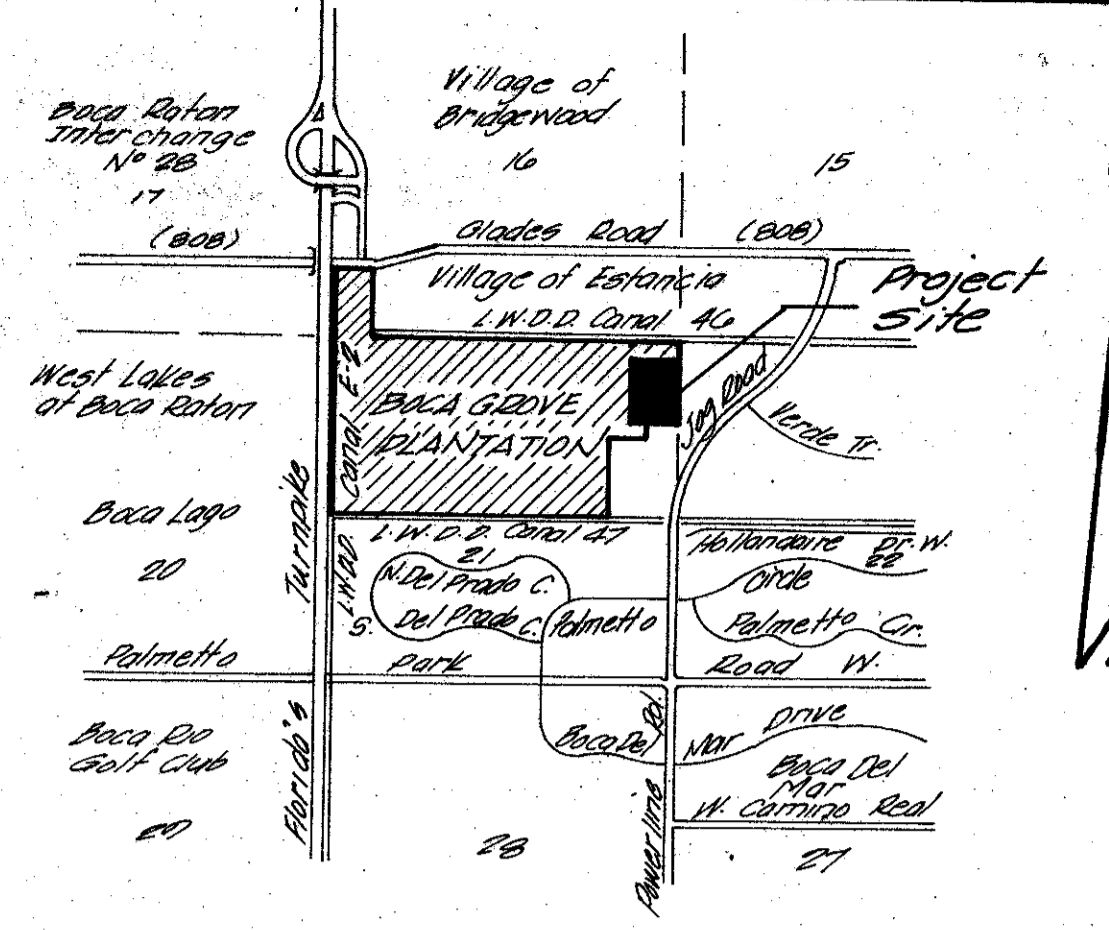
In those cases where easements of different types cross, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by the use rights granted.

The building setback lines shall be as required by the Palm Beach County Zoning Regulations.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

TABULATION:

Type of Units: 13 Single Family Homes Total Acres: 5.897 Acres Density: 2.20 Du./Ac.



COUNTY OF PALM BEACH STATE OF FLORIDA. This Plat was filed for record in the Public Records of Palm Beach County, Florida, on August 31, 1988, at 11:06 AM. Book 60, Page 162. Notary Public: Barbara A. Platt.



CERTIFICATE OF TITLE:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Richard G. Murdoch, ATTORNEY AT LAW, duly licensed 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 THE ESTATES IN THE GROVE, a Joint Venture between COURCHENE DEVELOPMENT CORPORATION, a Florida corporation and THE HANFORD COMPANY, INC., a Florida Corporation, that the current taxes have been paid; and the property is not encumbered by mortgages; and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property. There are no other encumbrances of record.

Date: August 31, 1988. By: Richard G. Murdoch, Attorney At Law.

APPROVALS

COUNTY ENGINEER: This plat is hereby approved for record this 6th day of SEPTEMBER 1988. By: H.F. Kahlert, P.E., County Engineer.

BOARD OF COUNTY COMMISSIONERS

Palm Beach County, Florida. This plat is hereby approved for record this 6th day of SEPTEMBER 1988. By: Carol A. Roberts, Chair.

ATTEST:

John B. Dunkle, Clerk of the Circuit Court. By: Dr. J. B. Dunkle, Deputy Clerk.

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 were placed on June 17, 1988, as required by law, that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and complies with the minimum technical standards per Chapter 21-HH6, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

By: Daniel C. Fortin, Registered Surveyor No. 2853, State of Florida.

60/162 The Estates in the Grove 0209-003

This instrument was prepared By: Carl L. Skiles

FORTIN, LEAVY, SKILES, INC. 299 West Camino Gardens Boulevard Boca Raton, Florida 33432