

DEDICATION AND DESCRIPTION:

Know all men by these presents that C.O.Y. Ventures, a Florida general partnership, and Leilani Sutcliffe, individually, are the owners of the land shown hereon as Palm Cove, lying in Section 34, Township 40 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

The East 659.14 feet of the South Half of the Northeast Quarter of said Section 34, Township 40 South, Range 42 East, Palm Beach County, Florida, less the South 30 feet thereof, being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 34, thence North 00°01'28" East along the east line of said Section 34, a distance of 30.00 feet to the Point of Beginning; thence continue North 00°01'28" East along said east line, a distance of 1288.83 feet to the north line of the South Half of the Northeast Quarter of said Section 34; thence North 89°50'47" West along said north line, a distance of 659.14 feet; thence South 00°01'28" West along a line parallel to the east line of said Section 34, a distance of 1289.49 feet to a point 30.00 feet north of the south line of the Northeast Quarter of said Section 34, thence South 89°54'12" East along a line parallel to said south line, a distance of 659.14 feet to the Point of Beginning.

Containing 19.5 acres more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. STREETS:

Ten feet of additional right of way as shown hereon along Roebuck Road is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the public for proper purposes.

Lakeside Gardens Drive and Fountain Palm Drive, as shown hereon, are for private road purposes, and are hereby dedicated to the Palm Cove Property Owners Association, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Water Control District.

2. EASEMENTS:

Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television.

Drainage Easements - The drainage easements, as shown hereon, are hereby dedicated in perpetuity to the Palm Cove Property Owners Association, its successors and assigns, and are the perpetual maintenance obligation of said association without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Water Control District. Palm Beach County shall have the right, but not the obligation, to maintain those portions of the drainage easement within Palm Cove which are associated with county rights-of-way and are not the maintenance responsibility of the Northern Palm Beach County Water Control District.

Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

Landscape Buffer Easement - The landscape buffer easement as shown is hereby dedicated to the Palm Cove Property Owners Association for the construction and maintenance of landscape, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

Lake Maintenance Easement - The lake maintenance easement, as shown hereon, is hereby dedicated to the Palm Cove Property Owners Association for access to and maintenance of the lake tract, and shall be the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Water Control District.

Lake Access Easement - The lake access easement, as shown hereon, is hereby dedicated to the Palm Cove Property Owners Association, for access to the lake tract, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Water Control District.

Water Management Easements - The water management easements as shown hereon, are hereby dedicated to the Northern Palm Beach County Water Control District for the construction, operation, inspection and maintenance of water management facilities, and in the case of the water management easement across all of the lake tract, as shown hereon, for maintaining adequate flowage of waters through said lake tract, the lands therein and thereunder being the perpetual maintenance obligation of the Palm Cove Property Owners Association, its successors and/or assigns, without recourse to the said District and without recourse to Palm Beach County. Said District shall have the right, but not the obligation, to construct, operate, inspect and maintain the water management facilities within these easements.

Ingress-Egress Easements - The ingress-egress easements, as shown hereon, are hereby dedicated to the Northern Palm Beach County Water Control District for access to and from said District's water management facilities, lands and easements for water management purposes, the lands lying under said ingress-egress easements being the perpetual maintenance responsibility of the Palm Cove Property Owners Association, its successors and/or assigns, without recourse to said District.

Bridle Path Easement - The bridle path easement, as shown hereon, is hereby dedicated to PALM COVE PROPERTY OWNERS ASSOCIATION for bridle purposes, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

TRACTS:

Buffer Tracts - The buffer tracts, as shown hereon, are hereby dedicated to the Palm Cove Property Owners Association for the construction and maintenance of landscape, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

Lake Tract - The lake tract, as shown hereon, is hereby dedicated to the Palm Cove Property Owners Association for maintenance and water management control and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Water Control District.

PALM COVE SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

1989

Tract A - Tract A as shown hereon, is hereby dedicated to PALM COVE PROPERTY OWNERS ASSOCIATION FOR ingress and egress and drainage purposes, and shall be the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County and without recourse to Northern Palm Beach County Water Control District.

In witness whereof, C.O.Y. Ventures, a Florida general partnership, together with Leilani Sutcliffe, individually, have caused these presents to be signed this 22nd day of November, 1989.

Shorecrest Development, Inc., a Florida corporation, General Partner

By: Oneida N. Canoy, President

Southlantic Development, Inc., a Florida corporation, General Partner

By: Greg Young, President

Sea Breeze Development, Inc., a Florida corporation, General Partner

By: Arthur John Overgaag, President

Leilani Sutcliffe, individually

ACKNOWLEDGMENT

STATE OF FLORIDA (SOUTH CAROLINA) COUNTY OF PALM BEACH (PICKENS)

Before me personally appeared Oneida N. Canoy, to me well known, and he acknowledged before me that he executed the foregoing instrument as President of said corporation and I further certify that I know the said person making said acknowledgment to be the individual described in and who executed the said instrument.

Witness my hand and official seal this 17th day of November, 1989.

Notary Public in and for the County and State aforesaid

My Commission Expires: 6-16-97

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Greg Young and Mary Beth Young, to me well known, and they acknowledged before me that they executed the foregoing instrument as President and Vice-President of said corporation and I further certify that I know the said persons making said acknowledgment to be the individuals described in and who executed the said instrument.

Witness my hand and official seal this 22nd day of November, 1989.

Notary Public in and for the County and State aforesaid

My Commission Expires: 10/21/91

STATE OF FLORIDA (SOUTH CAROLINA) COUNTY OF PALM BEACH (PICKENS)

Before me personally appeared Arthur John Overgaag, to me well known, and he acknowledged before me that he executed the foregoing instrument as President of said corporation and I further certify that I know the said person making said acknowledgment to be the individual described in and who executed the said instrument.

Witness my hand and official seal this 17th day of November, 1989.

Notary Public in and for the County and State aforesaid

My Commission Expires: 6-16-97

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Leilani Sutcliffe, to me well known, and she acknowledged before me that she executed the foregoing instrument and I further certify that I know the said person making said acknowledgment to be the individual described in and who executed the said instrument.

Witness me hand and official seal this 22nd day of November, 1989.

Notary Public in and for the County and State aforesaid.

My Commission Expires: 6-16-97

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

Community Savings, F.A. hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described by the owner thereof and agrees that its mortgage which is recorded in official record book 6036 at page 1093 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, Community Savings, F.A. has caused these presents to be signed by its Senior Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22nd day of November, 1989.

By: Cecil F. Howard, Jr., Senior Vice President

Attest: John B. Dunkle, Clerk

CHARLES J. GIFFORD, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Charles J. Gifford, to me well known, and known to me to be the individuals described in and who executed the foregoing as the Senior Vice President and President of Community Savings, F.A., and 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 22nd day of November, 1989.

My commission

Expires: 9-28-91 Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

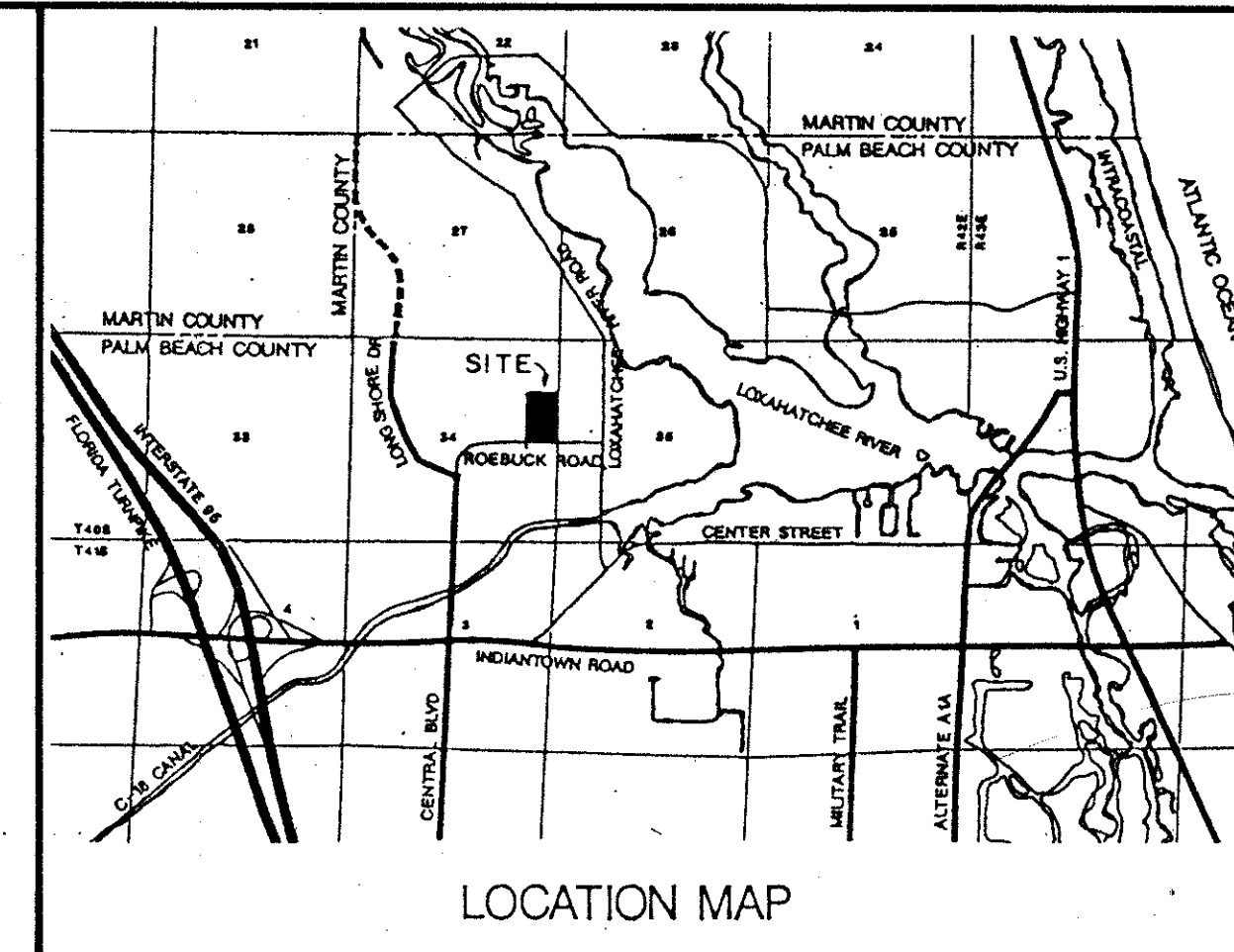
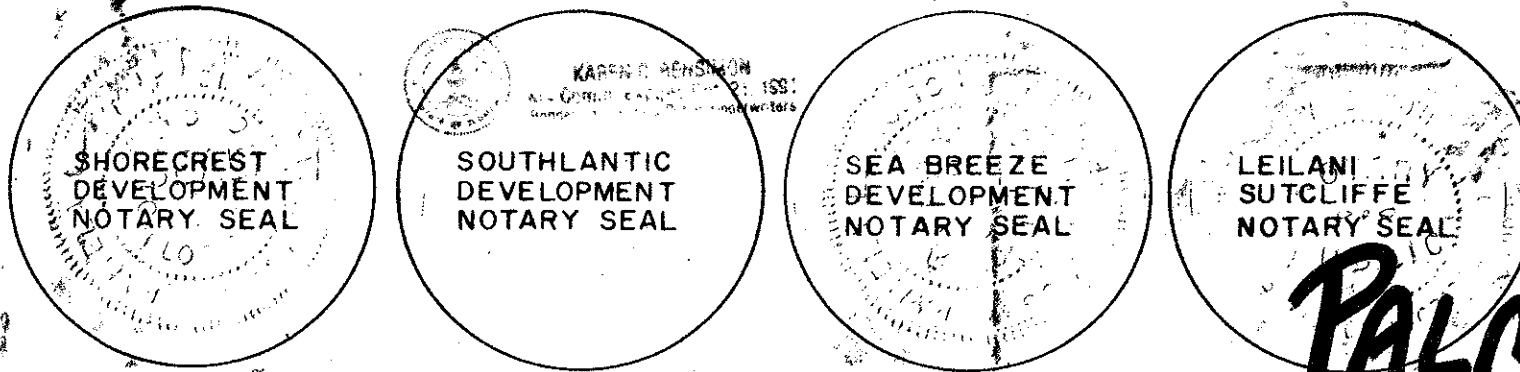
I, Philip H. Ward, III, a duly licensed attorney in the State of Florida, do hereby certify that I have examined title to the hereon described property; I find the title to the property is vested in part in C.O.Y. Ventures, a Florida general partnership, and title to the balance of the property is vested in Leilani Sutcliffe, individually; that the current taxes have been paid and the property which is vested in C.O.Y. Ventures, a Florida general partnership, is encumbered by a mortgage in favor of Community Savings, a Florida savings association; there are no mortgages on the property not owned by C.O.Y. Ventures, a Florida general partnership and there are no other encumbrances of record.

Philip H. Ward, III Florida Bar No. 313998

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

The Northern Palm Beach County Water Control District hereby accepts the water management easements and the ingress-egress easements, as shown hereon, and hereby acknowledges said district has no maintenance obligation on or under the right, but not the obligation, to construct, operate, inspect and maintain its water management facilities lying within said water management easements; and further that said district is receiving no other dedications nor incurring any maintenance responsibilities on this plat.

Attest: Peter L. Pimentel, Secretary Board of Supervisors



25 JAN 90 65 3+4 Barbara A. Platt

APPROVALS

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

This plat is hereby approved for record this 23rd day of January, 1990.

By: Carol E. Elmqvist, Chairman

Seal County Commissioners

Attest: John B. Dunkle, Clerk

By: Debra Dewatt, Deputy Clerk

County Engineer

This plat is hereby approved for record this 23rd day of January, 1990.

By: Herbert F. Kahlert, P.E., County Engineer

SURVEYOR'S NOTES

- 1. L.M.E. Denotes Lake Maintenance Easement. B.P.E. Denotes Bridal Path Easement. L.A.E. Denotes Limited Access Easement. L.B.E. Denotes Landscape Buffer Easement. D.E. Denotes Drainage Easement. U.E. Denotes Utility Easement. (N.R.) Denotes Non Radial Bearing. (R.) Denotes Radial Bearing. W.M.E. Denotes Water Management Easement in favor of NPBCWCD. NPBCWCD Denotes Northern Palm Beach County Water Control District. I.E.E. Denotes Ingress-Egress Easement in favor of NPBCWCD. 2. Permanent reference monuments are shown thus: □ Permanent control points are shown thus: ● 3. The bearings shown hereon are based on the east line of Section 34, bearing N. 00°01'28" E. 4. No buildings nor any kind of construction, nor trees, nor shrubs, shall be placed upon any utility easements without permission of utility using easement. 5. No buildings, nor any kind of construction, nor trees, nor shrubs, shall be placed on drainage easements. 6. Where drainage easement and utility easement intersect, drainage easement shall have precedence over utility easement. 7. All building line setbacks shall conform to the Palm Beach County Zoning Code. 8. No buildings, structures, construction of any kind, trees or shrubs shall be placed on water management easements, as shown hereon, unless approved, in permit form, by the Northern Palm Beach County Water Control District.

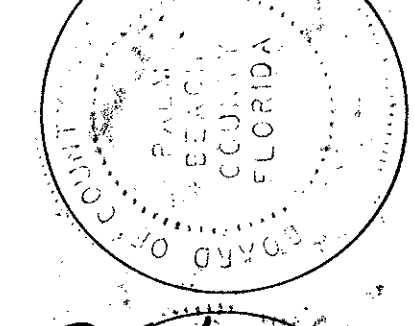
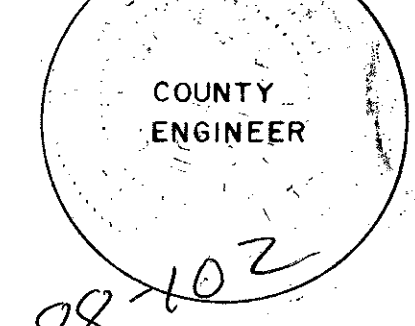
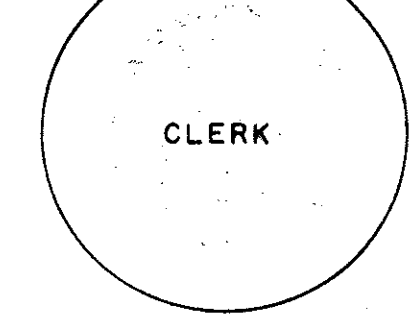
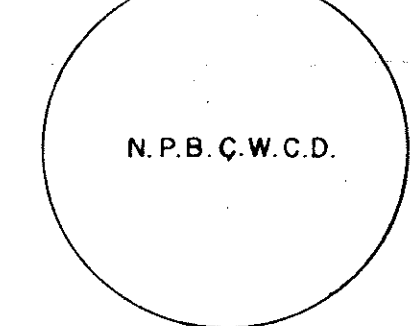
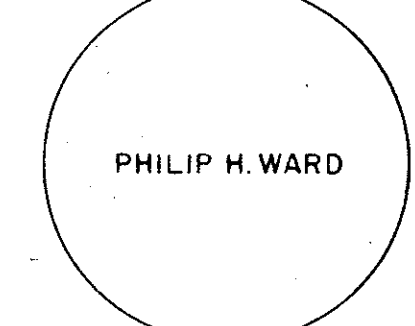
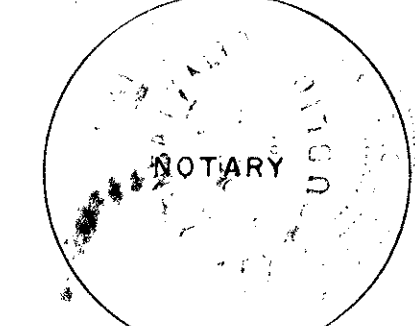
Note: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

SURVEYOR'S CERTIFICATE

The undersigned does 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 said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been set as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements and further that the survey data complies with all the requirements of Part I, Chapter 177, Florida Statutes, as amended and minimum technical standards for land surveying in the State of Florida (Chapter 21HH-6, Florida Administrative Code) and ordinances of Palm Beach County, Florida.

Date: 11-16-89 By: Jay Alan Bonner, Professional Land Surveyor, Florida Registration No. 4088

This instrument was prepared by Jay Alan Bonner of Sunshine Surveyors, P.O. Box 31224, Palm Beach, Florida 33420-1224.



REVISION # PALM COVE PAGE 3 FLOOD MAP # 1018 25 88-102

PALM COVE 65/3