

BEING A RE-PLAT OF TRACTS 67, 68, AND A PORTION OF TRACTS 57 AND 58, BOYNTON GARDENS, AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS, THAT ANCO HOMES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "CORONADO ESTATES", LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF TRACTS 67, 68, AND A PORTION OF TRACTS 57 AND 58, BOYNTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89°28'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 676.04 FEET; THENCE, NORTH 00°08'47" WEST, ALONG THE WEST LINE OF SAID TRACTS 57, AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 104.93 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 6643, PAGE 1065, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING.

THENCE, CONTINUE NORTH 00°08'47" WEST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACTS 67 AND 68, A DISTANCE OF 1217.66 FEET TO THE NORTHWEST CORNER OF SAID TRACT 68; THENCE, NORTH 89°30'22" EAST, ALONG THE NORTH LINE OF SAID TRACT 68, A DISTANCE OF 647.79 FEET TO THE NORTH EAST CORNER OF SAID TRACT 68; THENCE, SOUTH 00°04'24" EAST, ALONG THE EAST LINE OF SAID TRACTS 68, 67 AND 58, A DISTANCE OF 1203.42 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10932, PAGE 1162, OF SAID PUBLIC RECORDS; THENCE, SOUTH 89°18'26" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 507.64 FEET; THENCE, SOUTH 39°37'12" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.74 FEET TO THE INTERSECTION THEREOF WITH SAID NORTH RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORD BOOK 6643, PAGE 1065; THENCE, SOUTH 89°18'26" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 128.56 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.93 ACRES, MORE OR LESS.

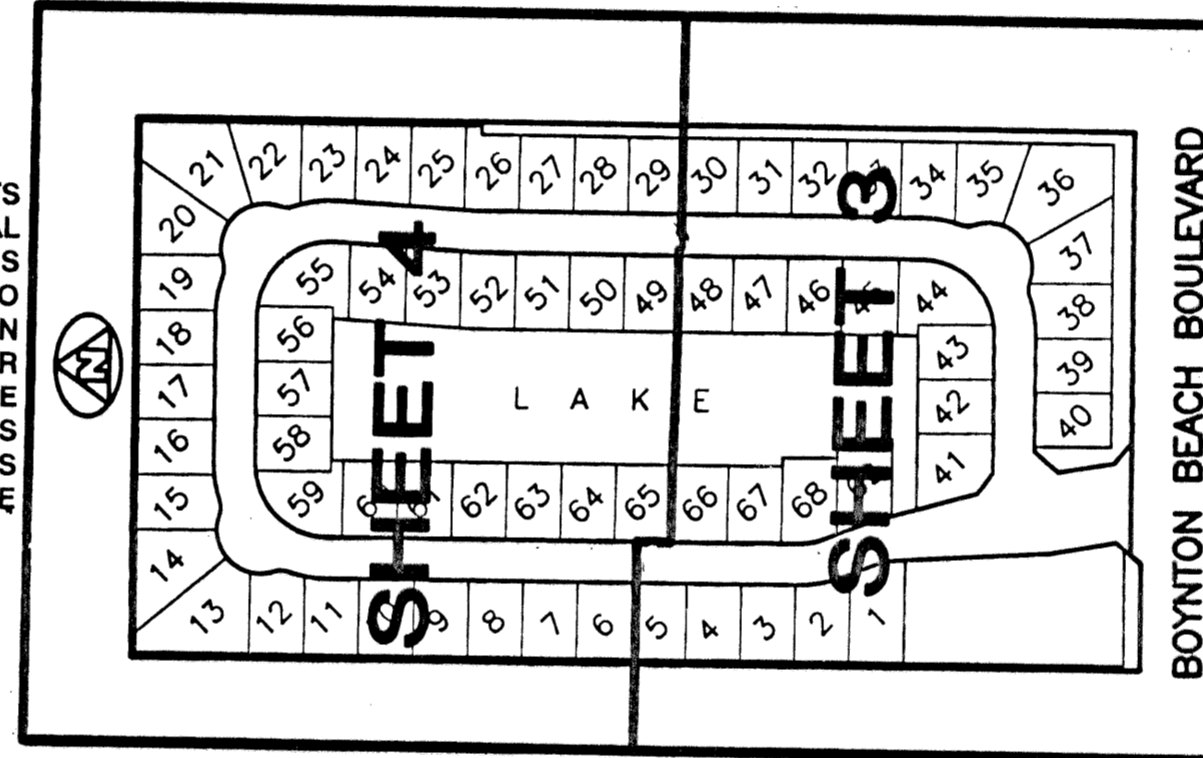
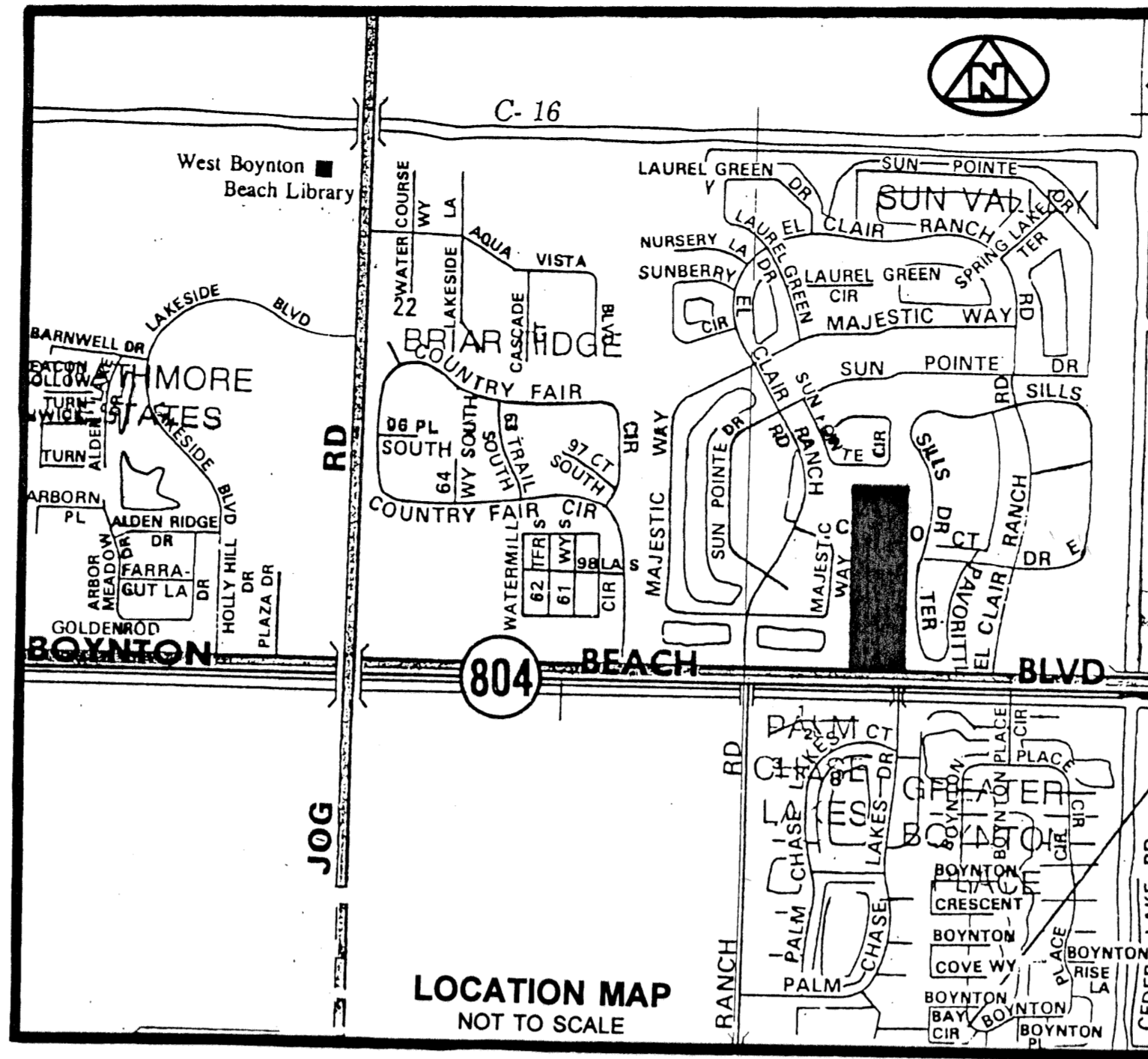
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "A": AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITY AND DRAINAGE PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "L" (LAKE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
4. TRACT "LZ" AS SHOWN HEREON IS HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACT "O": AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE AND LAKE ACCESS PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
10. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
11. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
12. THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.
13. THE 30 FOOT LAKE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ANCO HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, SANDRA ANDEN, AND ATTESTED TO BY ITS VICE PRESIDENT, JERRY ANDEN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF FEBRUARY, 2000.

ATTEST: JERRY ANDEN, VICE PRESIDENT; SANDRA ANDEN, PRESIDENT



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JERRY ANDEN AND SANDRA ANDEN, WHO ARE PERSONALLY KNOWN TO ME, AND EXECUTED THE FOREGOING AS VICE PRESIDENT AND PRESIDENT, RESPECTIVELY, OF ANCO HOMES, INC., 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 19th DAY OF FEBRUARY, 2000. MY COMMISSION EXPIRES: 10-3-02

NOTARY PUBLIC: DONNA KATHRYN HORTON, My Comm. Exp. Oct. 3, 2002, No. CG 411429

ACCEPTANCE OF DEDICATIONS: 10-3-02

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF FEBRUARY, 2000.

CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: JERRY ANDEN, SECRETARY; SANDRA ANDEN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JERRY ANDEN AND SANDRA ANDEN, WHO ARE PERSONALLY KNOWN TO ME, AND EXECUTED THE FOREGOING AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF CORONADO ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., 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 19th DAY OF FEBRUARY, 2000. MY COMMISSION EXPIRES: 10-3-02

NOTARY PUBLIC: DONNA KATHRYN HORTON, My Comm. Exp. Oct. 3, 2002, No. CG 411429

SURVEYOR'S NOTES:

- 1. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
2. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
3. DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
4. DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY BEACH ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COORDINATE, DISTANCE, AND BEARING NOTES:

- 1. THE BASE BEARING, (BB), AS SHOWN HEREON, IS BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, AS PER THE 1990 ADJUSTMENT, AND ALL BEARINGS ARE RELATIVE THERETO.
2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000041489 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I HEREBY 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 2-22-00 BY: WM. R. VAN CAMPEN, P.S.M. No. 2424

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

WE, PATCH REEF TITLE CO., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ANCO HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

PATCH REEF TITLE CO. A TITLE INSURANCE COMPANY

DATED: THIS 22nd DAY OF February, 2000 BY: DOUG NEU, PRESIDENT

COUNTY APPROVALS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 27th DAY OF February, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: GEORGE T. WEBB, P.E., COUNTY ENGINEER

AREA TABULATION:

Table with 2 columns: Description and Area. Includes Lake Access Tract (0.06 acres), Tract 'A' (3.34 acres), Tract 'L' (2.22 acres), Tract 'LZ' (0.33 acres), Tract 'O' (0.76 acres), Tract 'R' (0.90 acres), Lots (62) (10.33 acres), Total (17.93 acres).

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

BENCH MARK LAND SURVEYING & MAPPING, INC. logo and contact information: 4152 W. BLUE HERON BOULEVARD • SUITE 121 RIVIERA BEACH • FLORIDA 33404. PHONE: (561) 848-2102 • L.B. 2171 • FAX: (561) 844-9659. EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT CORONADO ESTATES

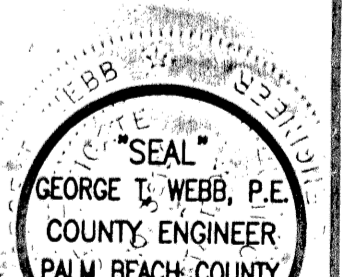
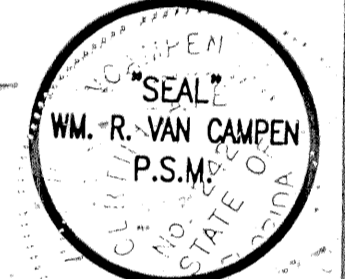
Table with 5 columns: DWN, D.J.M., FB, DATE, WO.#. Values: DWN, D.J.M., FB, DATE 02/01/00, WO.# P221. CKD, FILE P221-TB.dwg, SCALE N.T.S., SHEET 1 OF 4



STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 2:55 PM THIS 27th DAY OF March, 2000, AND DULY RECORDED IN PLAT BOOK 115, ON PAGES 115 THROUGH 118

DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT BY: Leigh A. Stally DEPUTY CLERK



SUBDIVISION Coronado Estates PAGE 115 FLOOD MAP # 198 ZONING RSISE QUAD # 35 SE TAZ 444 PUD NAME