

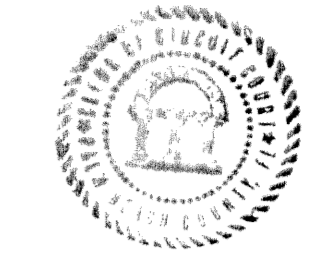
COVE SUBDIVISION

AUGUST 2001

LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

51



DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT GAETA LIMITED PARTNERSHIP #2, A FLORIDA LIMITED PARTNERSHIP, LOUIS A. GAETA, JR., NEIL J. GAETA, GARY T. NICKLAUS AND MICHAEL S. NICKLAUS, OWNERS OF THE LAND SHOWN HEREON AS "COVE SUBDIVISION", LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, THENCE, NORTH 01°04'29" EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 40.00 FEET TO **THE POINT OF BEGINNING.**

THENCE, NORTH 01°04'29" EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1,100.32 FEET TO THE SOUTHWEST CORNER OF LOT 1 BLOCK 1 OF THE PLAT OF PALMWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°52'50" EAST, ALONG SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF ARDEL DRIVE OF THE AFOREMENTIONED PLAT OF PALMWOOD ESTATES; THENCE SOUTH 01°07'10" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 40.02 FEET TO THE SOUTHWEST CORNER OF SAID ARDEL DRIVE, THENCE SOUTH 87°52'10" EAST, ALONG THE SOUTH LINE OF ARDEL DRIVE AND THE SOUTH LINE OF LOTS 1 THROUGH 11, BLOCK 2, INCLUSIVE, OF SAID PALMWOOD ESTATES, A DISTANCE OF 923.62 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PALMWOOD ROAD AS RECORDED IN DEED BOOK 1015, PAGE 367 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 01°06'49" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 330.31 FEET; THENCE NORTH 87°52'31" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF LOTS 8 THROUGH 15, INCLUSIVE, PLAT OF WATERWAY MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 242 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 660.01 FEET; THENCE IN A SOUTHERLY DIRECTION, AS SHOWN ON THE SAID PLAT OF WATERWAY MANOR, THE FOLLOWING COURSES AND DISTANCES:
THENCE SOUTH 74°27'50" WEST, A DISTANCE OF 31.76 FEET;
THENCE SOUTH 58°35'36" WEST, A DISTANCE OF 28.15 FEET;
THENCE SOUTH 39°01'27" WEST, A DISTANCE OF 47.47 FEET;
THENCE SOUTH 24°59'38" WEST, A DISTANCE OF 41.31 FEET;
THENCE SOUTH 21°40'19" WEST, A DISTANCE OF 55.51 FEET;
THENCE SOUTH 15°28'09" WEST, A DISTANCE OF 55.02 FEET;
THENCE SOUTH 03°00'54" WEST, A DISTANCE OF 47.63 FEET;
THENCE SOUTH 07°52'56" EAST, A DISTANCE OF 74.17 FEET;
THENCE SOUTH 22°23'43" EAST, A DISTANCE OF 27.06 FEET;
THENCE SOUTH 33°31'59" EAST, A DISTANCE OF 94.32 FEET;
THENCE SOUTH 34°39'00" EAST, A DISTANCE OF 77.90 FEET;
THENCE SOUTH 30°53'21" EAST, A DISTANCE OF 83.62 FEET;
THENCE SOUTH 22°24'11" EAST, A DISTANCE OF 33.85 FEET;
THENCE SOUTH 01°06'49" WEST, A DISTANCE OF 139.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 145 OF THE SAID PUBLIC RECORDS; THENCE NORTH 87°52'31" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 427.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 591,087 SQUARE FEET OR 13.5695 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, NOTWITHSTANDING OTHER GRANTEES OF EASEMENTS AS MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, INCLUDING, WITHOUT LIMITATION, THOSE CERTAIN EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 10887, PAGE 1734, AND OFFICIAL RECORD BOOK 10887, PAGE 1752. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM, INCLUDING ACCESS ACROSS OPEN SPACE TRACTS.
- TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 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.
- TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "F", "G" AND "H", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- D.E. "I" AS SHOWN HEREON, IS HEREBY FURTHER RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR NAVIGATION, DRAINAGE, AND WATERWAY ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- D.E. "J" AS SHOWN HEREON, IS HEREBY FURTHER RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE AND ANY OTHER PURPOSE NOT INCONSISTENT WITH THIS DEDICATION. SAID D.E. BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AND SUCH OTHER GRANTEES OF EASEMENTS AS MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, INCLUDING, WITHOUT LIMITATION, THOSE CERTAIN EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 10887, PAGE 1734, AND OFFICIAL RECORD BOOK 10887, PAGE 1752 WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-1", "O-2" AND "O-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-4" AND "O-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE, NAVIGATION, DRAINAGE, AND WATERWAY ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 50-FOOT WATERWAY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR WATERWAY ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20-FOOT RIGHT-OF-WAY BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. THE UPLAND RETAINING WALL AND BULKHEAD MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COVE OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS AND MAINTENANCE TO THE SEAWALL AND ANY OTHER PURPOSE NOT INCONSISTENT WITH THIS DEDICATION. THE COVE OWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE UPLAND RETAINING WALL AND BULKHEAD, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. THE LIMITED ACCESS EASEMENTS, 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.

16. THE EXISTING WATERWAY SHOWN HEREON AS DRAINAGE EASEMENT "I" MAY BE SUBJECT TO RIPARIAN RIGHTS, USE RESTRICTIONS OR PUBLIC RIGHTS WITH RESPECT TO WATERS OF THE STATE AS MAY BE ESTABLISHED PURSUANT TO FLORIDA STATUTES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GAETA LLC #2, THIS 23 DAY OF August, 2001.

GAETA LIMITED PARTNERSHIP #2
A FLORIDA LIMITED PARTNERSHIP
BY: GAETA LLC #2
THE GENERAL PARTNER OF GAETA LIMITED PARTNERSHIP #2

WITNESS: Janette M. Giacchi
WITNESS: Suzanne S. Roberts
BY: Neil J. Gaeta
NEIL J. GAETA, MANAGING MEMBER

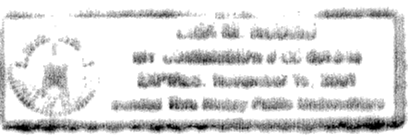
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NEIL J. GAETA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, 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 23 DAY OF August, 2001.

MY COMMISSION EXPIRES: 11/19/01
COMMISSION NUMBER: CC 697348



BY: Lisa M. Nuccio
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio

IN WITNESS WHEREOF, I LOUIS A. GAETA, JR., DO HEREBY SET MY HAND AND SEAL THIS 23 DAY OF August, 2001.

WITNESS: Janette M. Giacchi
WITNESS: Suzanne S. Roberts

BY: Louis A. Gaeta Jr.
LOUIS A. GAETA, JR.

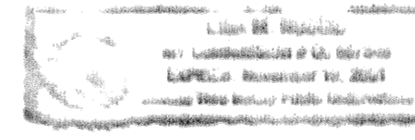
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COUNTY OF PALM BEACH)

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BY: Lisa M. Nuccio
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio

IN WITNESS WHEREOF, I NEIL J. GAETA, DO HEREBY SET MY HAND AND SEAL THIS 23 DAY OF August, 2001.

WITNESS: Janette M. Giacchi
WITNESS: Suzanne S. Roberts

BY: Neil J. Gaeta
NEIL J. GAETA

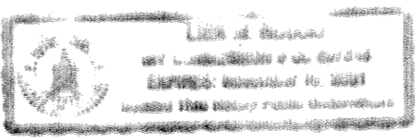
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STATE OF FLORIDA)
COUNTY OF PALM BEACH)

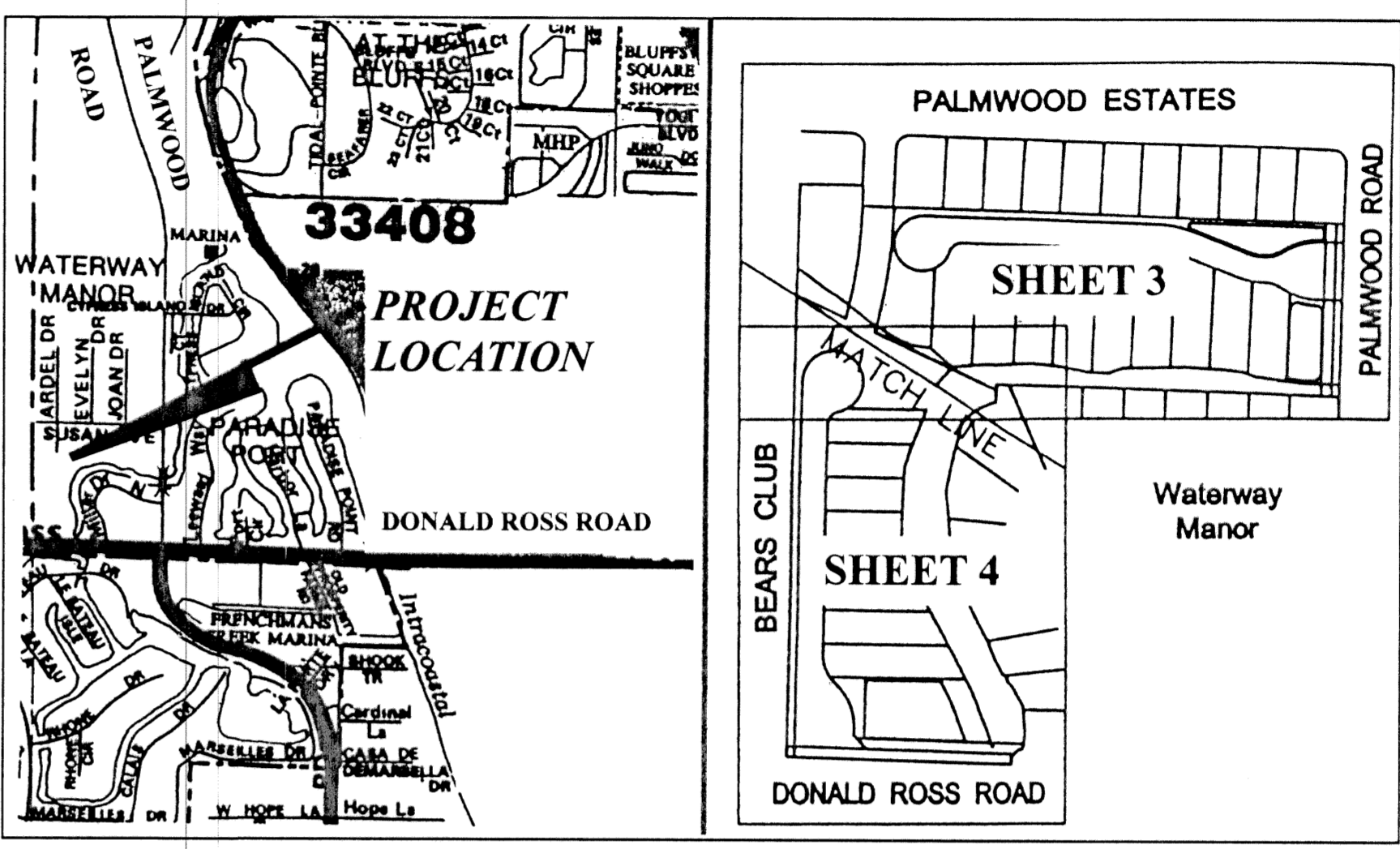
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BY: Lisa M. Nuccio
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio



LOCATION SKETCH - NOT TO SCALE SHEET INDEX

IN WITNESS WHEREOF, I GARY T. NICKLAUS, DO HEREBY SET MY HAND AND SEAL THIS 23 DAY OF August, 2001.

WITNESS: Janette M. Giacchi
WITNESS: Suzanne S. Roberts
BY: Gary T. Nicklaus
GARY T. NICKLAUS

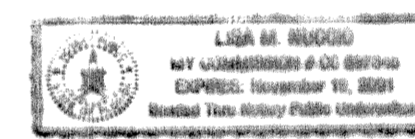
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STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY T. NICKLAUS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, 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 23 DAY OF August, 2001.

MY COMMISSION EXPIRES: 11/19/01
COMMISSION NUMBER: CC 697348



BY: Lisa M. Nuccio
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio

IN WITNESS WHEREOF, I MICHAEL S. NICKLAUS, DO HEREBY SET MY HAND AND SEAL THIS 23 DAY OF August, 2001.

WITNESS: Janette M. Giacchi
WITNESS: Suzanne S. Roberts
BY: Michael S. Nicklaus
MICHAEL S. NICKLAUS

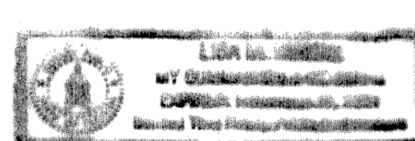
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MICHAEL S. NICKLAUS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

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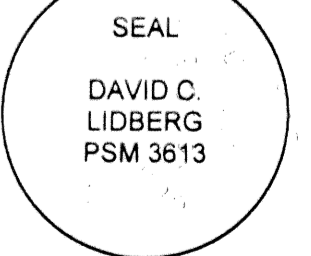
BY: Lisa M. Nuccio
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio

ZONING PETITION NO. Z/DRC 00-026.

LOTS (20)	8.8239 ACRES
TRACT A (ROAD)	1.2157 ACRES
TRACT B (ROAD)	1.1461 ACRES
TRACT C	0.1137 ACRES
TRACT D	0.1965 ACRES
TRACT E	0.2368 ACRES
TRACT F	0.1982 ACRES
TRACT G	0.1648 ACRES
TRACT H	0.4368 ACRES
TRACT O-1	0.2929 ACRES
TRACT O-2	0.1501 ACRES
TRACT O-3	0.3040 ACRES
TRACT O-4	0.2417 ACRES
TRACT O-5	0.0483 ACRES
TOTAL	13.5695 ACRES

20 LOTS / 13.5695 ACRES = 1.4739 DWELLING UNITS PER ACRE

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 9:31 A.M.
This 23 day of October, 2001
and duly recorded in Plat Book No. 92
on page 51-54
DOROTHY H. WILKEN, Clerk of Circuit Court
[Signature]



COVE
SUBDIVISION
BOOK 92
FLOOD MAP # 117B
ZONING RTS
QUAD # 12
SE
TAZ 47
PUD NAME
PAGE 51
FLOOD MAP # 117B
ZONING RTS
ZIP CODE 33408

LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE 200,
JUPITER, FLORIDA 33458 TELEPHONE 561-746-8454

CAD: K:\UTOCAD\00-156\PLAT\DEDICATIONSHEET\00-156SH1.PUB			
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OFF: MKH			DATE: 01/01/01
CKD: DCL	SHEET 1 OF 4		DWG: D00-156P

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