

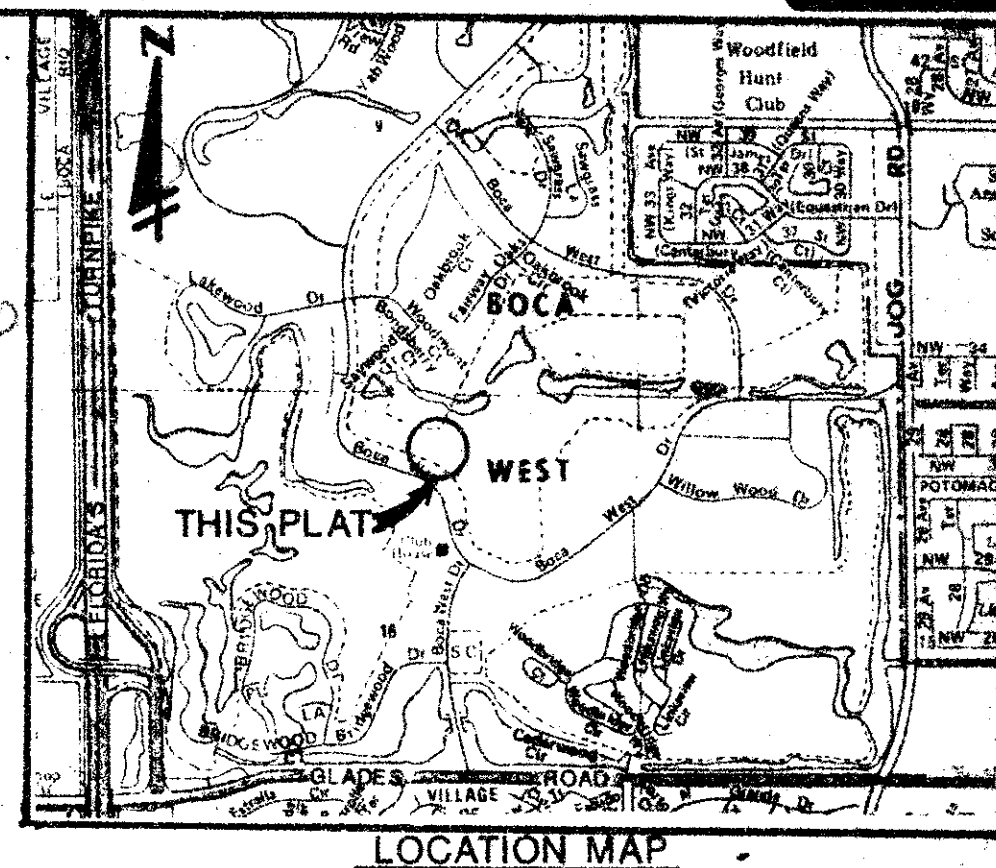
THE COVE AT BOCA WEST P.U.D.

IN PART OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET NO. 1

GEE AND JENSON
ENGINEER - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1986

16/47/42
TAZ-607
The Cove at Boca West PUD

SUBDIVISION #	PAGE 143
BOOK 56	FLOOD MAP # 2308
FLOOD ZONE B	ZONING
QUAD # 53	ZIP CODE 33434
SE	
PUD NAME PUD	



143

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 28 day of MAY, 1987, and duly recorded in Plat Book No. 56 on Pages 143 thru 144.

JOHN B. DUNKLE
Clerk Circuit Court
John B. Dunkle



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that SIGNATURE HOMES, a Florida Joint Venture, by Monterey Homes, Inc., a Florida Corp., joined by D.R.M. CONSTRUCTION CORP., a Florida Corp., as the owners of the land shown hereon, being in Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida shown hereon as THE COVE AT BOCA WEST P.U.D. being more particularly described as follows:
Commencing at the Northwest Corner of said Northeast Quarter (N.E. 1/4) of Section 16; thence South 00°56'50" East, along the West Line of said Northeast Quarter (N.E. 1/4), a distance of 760.45 feet; thence North 89°03'10" East, a distance of 312.45 feet, to the POINT OF BEGINNING, also being a point on the Easterly Right-of-Way Line of Boca West Drive, as shown on Plat of Lakewood of Boca West, P.U.D., recorded in Plat Book 30, Pages 199 to 203, Inclusive, of the Public Records of said County; thence South 66°37'24" East along said Right-of-Way Line, a distance of 320.38 feet, to the beginning of a curve; thence Southeasterly, along said Right-of-Way Line, also the arc of said curve, concave to the Southwest, having a radius of 463.57 feet and a central angle of 31°59'51", a distance of 258.89 feet, the tangent bears South 34°37'33" East at this point; thence North 67°56'42" East, a distance of 322.88 feet; thence South 22°03'18" East, a distance of 200.35 feet; thence North 61°46'21" East, a distance of 140.29 feet; thence North 28°52'13" West, a distance of 28.48 feet; thence North 28°13'39" West, a distance of 191.60 feet; thence North 43°44'17" East, a distance of 25.81 feet; thence North 28°13'39" West, a distance of 72.19 feet; thence North 05°16'14" West, a distance of 59.62 feet; thence North 22°28'01" West, a distance of 128.93 feet; thence North 61°09'38" West, a distance of 121.91 feet; thence North 25°03'07" West, a distance of 155.33 feet; thence North 68°32'26" West, a distance of 177.86 feet; thence South 47°25'56" West, a distance of 284.94 feet; thence South 33°04'37" West, a distance of 80.67 feet; thence South 47°25'56" West, a distance of 253.42 feet to the POINT OF BEGINNING.
Containing 8.46 Acres more or less.

LAND USE	
OPEN SPACE	5.54 ACRES
BUILDING AREA	1.87 ACRES
ROAD RIGHT-OF-WAY	0.66 ACRES
LAKE AREA	0.67 ACRES
RECREATION AREA	0.10 ACRES
TOTAL	8.84 ACRES

DENSITY (84 UNITS) ----- 9.50 UNITS/ACRE

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All Bearings shown hereon are relative to an assumed meridian used through out BOCA WEST - P.U.D. the West Line of the Northeast Quarter of Section 16 is assumed to bear South 00°56'50" East.
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- No Buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- No structures, trees or shrubs shall be placed on Drainage Easements.
- Approval of landscaping on Utility Easements other than Water and Sewer shall be only with approval of all Utilities occupying the same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take Precedence.

Subject to existing Easements Right-of-Way, Restrictions and Reservations of Record, if any.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. The Drainage Easements and Maintenance Easement as shown hereon are hereby dedicated to The Cove at Boca West Condominium, Inc.
2. Parcel "A" is hereby reserved to Signature Homes, its successors and assigns for housing purposes.

3. Parcel "B" - COVE CIRCLE, as shown is a Tract for private road purposes, utilities, drainage, water and sewer and is hereby dedicated to The Cove at Boca West Condominium, Inc. and shall be the perpetual maintenance obligation of said condominium its successors and assigns without recourse to Palm Beach County, Florida.

4. Parcel "C" - Water Management Tract, as shown, is hereby dedicated to The Cove at Boca West Condominium, Inc. for proper purposes and shall be the perpetual maintenance obligation of said condominium its successors and assigns without recourse to Palm Beach County, Florida.

5. The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.

6. The 5' 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.

IN WITNESS WHEREOF, the above named Joint Venture has caused these presents to be signed this 31 day of March, 1987.

SIGNATURE HOMES, a Florida Joint Venture
By: Monterey Homes, Inc., a Florida Corporation
By: *Martin Hasey*
Martin Hasey, President

Witness: *Mary M. Reynolds*
Witness: *Mary M. Reynolds*

By: D.R.M. CONSTRUCTION CORP., a Florida Corporation
By: *Donald Markus*
Donald Markus, President

Witness: *Mary M. Reynolds*
Witness: *Mary M. Reynolds*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Martin Hasey, 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 SIGNATURE HOMES, a Florida Joint Venture, by Monterey Homes, Inc., joined by D.R.M. CONSTRUCTION CORP., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that all mortgages are shown and are true and correct and that there are no other encumbrances of record.
Date: 3-31-87
Martin Hasey
Martin Hasey, Attorney at Law
Licensed in the State of Florida

BOARD OF COUNTY COMMISSIONERS SEAL			COUNTY ENGINEERS SEAL	COUNTY NOTARY SEAL		COUNTY SURVEYOR'S SEAL	
CORPORATE SEAL	CORPORATE SEAL	CORPORATE SEAL	CORPORATE SEAL	CORPORATE SEAL	CORPORATE SEAL	CORPORATE SEAL	CORPORATE SEAL

THE COVE AT BOCA WEST 56/143

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Martin Hasey and to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President of the above named Monterey Homes Inc., a Florida Corporation, a Joint Venture Partner of SIGNATURE HOMES, a Florida Corporation and General Partner of said Joint Venture.
Witness my hand and official seal, this 16 day of March, 1987.
My commission expires: 12-16-90
John B. Dunkle
Notary Public - State of Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Donald Markus to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of the above named D.R.M. CONSTRUCTION CORP., a Florida Corporation, a Joint Venture Partner of SIGNATURE HOMES, a Florida Corporation and General Partner of said Joint Venture.
Witness my hand and official seal, this 10 day of March, 1987.
My commission expires: 10-15-87
John B. Dunkle
Notary Public - State of Florida

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on April 10, 1987, that they completed the survey of the lands as shown on the hereon plat; that said plat is correct representation of the lands therein described and platted; that Permanent Reference Monuments (P.R.M.'s) have been set as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantee posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
Michael G. Purmort, Professional Land Surveyor
Florida Registration No. 2720 Date: 4/10/87

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on April 10, 1987, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY LARRY J. STOUT
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
GEE AND JENSON - Engineers, Architects, Planners, Inc.
Larry J. Stout, Professional Land Surveyor
Florida Registration No. 4040 Date: 4/10/87

MORTGAGEE CONSENT

The undersigned 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 in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 5239, at Page 1869 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its ASST. VICE PRES. and its corporate seal to be affixed hereon by and with the authority of of its Board of Directors this 16 day of APRIL, 1987.
CARTERET SAVINGS BANK F.A., a Florida Association
Attest: *Arthur G. Martell* By: *Arthur G. Martell*
Arthur G. Martell, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Arthur G. Martell and ARTHUR G. MARTELL, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and ASST. VICE PRES. of the above named CARTERET SAVINGS BANK F.A., a Florida Association and severally acknowledged to and before me that they executed such instrument as Vice President and ASST. VICE PRES. of said Florida Association and that the seal affixed to the foregoing instrument is the seal of said Florida Association 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 Florida Association.
WITNESS my hand and official seal, this 16 day of APRIL, 1987.
My commission expires: 2/9/89
John B. Dunkle
Notary Public - State of Florida



02/14/87