BLUE CORAL COVE

A PART OF THE POLO CLUB P.U.D.

BEING A REPLAT OF A PORTION OF TRACT II, "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46-49)
SITUATE IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

1988

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MONITOR HOMES, INC. A FLORIDA CORPORATION AND D.E. SWANSON CUSTOM HOMES, INC., A FLORIDA CORPORATION, A GENERAL PARTNERSHIP DOING BUSINESS AS MONOGRAM BUILDING AND DESIGN, OWNERS OF THE LAND SHOWN HEREON AS "BLUE CORAL COVE", A PART OF THE POLO CLUB P.U.D., SITUATE IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT II OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57, PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTENMOST CORNER OF TRACT R-5. AS SHOWN ON "THE POLO CLUB OPEN SPACE PLAT FOUR". AS RECORDED IN PLAT BOOK 59 AT PAGES S THROUGH 12 OF THE AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, 90.00 FEET IN WIDTH: THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S21'17'42"E, A DISTANCE OF 271.64 FEET TO A POINT ALONG A CURVE HAVING A RADIUS OF 275.00 FEET. FROM WHICH A RADIAL LINE BEARS N68'26'04"E: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE. SUBTENDING A CENTRAL ANGLE OF 58'06'31", A DISTANCE OF 278.90 FEET; THENCE NON-TANGENT TO SAID CURVE, \$78.48'31"E, A DISTANCE OF 77.92 FEET: THENCE S10'12'01"E. A DISTANCE OF 514,47 FEET: THENCE S60'11'55"W, A DISTANCE OF 479.66 FEET; THENCE N15'16'11"W, A DISTANCE OF 624.40 FEET: THENCE N33'21'12"W, A DISTANCE OF 127.53 FEET: THENCE N52°26'02"W. A DISTANCE OF 132.13 FEET: THENCE S89'54'24"W. A DISTANCE OF 297.37 FEET: THENCE N54°20'53"W, A DISTANCE OF 64.21 FEET: THENCE NO2"11'43"W, A DISTANCE OF 130.00 FEET; THENCE N57"25'20"E, A DISTANCE OF 414.83 FEET: THENCE NO1'31'48"E, A DISTANCE OF 12.88 FEET: THENCE N45°16'45"W. A DISTANCE OF 36.45 FEET TO INTERSECT THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AT A POINT ON A CURVE HAVING A RADIUS OF 1055.00 FEET, FROM WHICH A RADIAL LINE BEARS SO2'05'18"E; THENCE EASTERLY ALONG A PORTION OF SAID RIGHT-OF-WAY, SUBTENDING A CENTRAL ANGLE OF 17'11'38". A DISTANCE OF 316.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.565 ACRES OF LAND. MORE OR LESS.

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

- 1. TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CORAL COVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACTS B, C, D, AND E, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BLUE CORAL COVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACTS F AND G. THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. THE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).

- 6. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. 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 ROADS.
- 8. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 9. THE LANDSCAPE BUFFER AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CORAL COVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10. THE GOLF CART PATH EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR GOLF CART PATH PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, MONITOR HOMES, INC. A FLORIDA CORPORATION AND D.E. SWANSON CUSTOM HOMES, INC., A FLORIDA CORPORATION, A GENERAL PARTNERSHIP DOING BUSINESS AS MONOGRAM BUILDING AND DESIGN., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY. SIGNED BY ITS PRESIDENT AND ATTESTED TO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS DAY OF MARCH., 1988.

MONOGRAM BUILDING AND DESIGN BY:

MONITOR HOMES, INC.

ATTEST:

RICHARD D. BRONSON, SECRETARY

SHELLIE A. FERGUSON. PRESIDENT

D.E. SWANSON CUSTOM HOMES, INC.

ATTEST: President

Don LA Fon

BY: DAN E. SWANSON, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SHELLIE A. FERGUSON AND RICHARD D. BRONSON, 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 MONITOR HOMES, INC., A FLORIDA CORPORATION. AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: Nov. 16, 1990 atlan Mount

NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAN E. SWANSON AND DEN LA FON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CALLEST OF D.E. SWANSON CUSTOM HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 14 DAY OF MARCH . 1988.

MY COMMISSION EXPIRES: Nov. 16, 1990 Kathley PRovinces

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT COUNTY OF HARTFORD

CONNECTICUT BANK AND TRUST, N.A., A CONNECTICUT CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH > DESCRIBED IN OFFICIAL RECORD BOOK 5666 AT PAGE 567

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION

IN WITNESS WHEREOF, CONNECTICUT BANK AND TRUST, N.A., 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF MAKEN 1988.

BY: RICHARD FINAMORE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FEOREDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RICHARD FINAMORE AND SEM AND AND MOUNT OF ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 3/3/9/ DAY OF MONCH . 1988

MY COMMISSION EXPIRES: 3/3/9/ DAY OF MONCH . 1988

NOTARY PUBLIC

LOCATION MAP N.T.S.

150

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD J2:00 PM

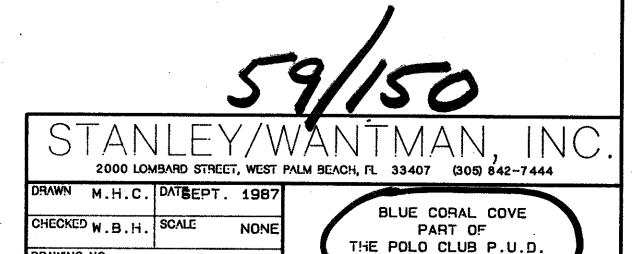
THIS 20 DAY OF MAY

AD, 1988 AND DULY RECORDED
IN PLAT BOOK 57 ON PAGES

150-1 AND 3

JOHN B. DUNKLE, CLERY BY: Dalbara J. Sad, D.C

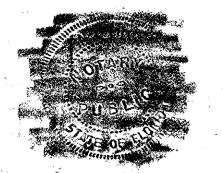
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DRAWING NO.

MONITOR HOMES.



NOTARY PUBLIC



CONNECTICUT BANK

