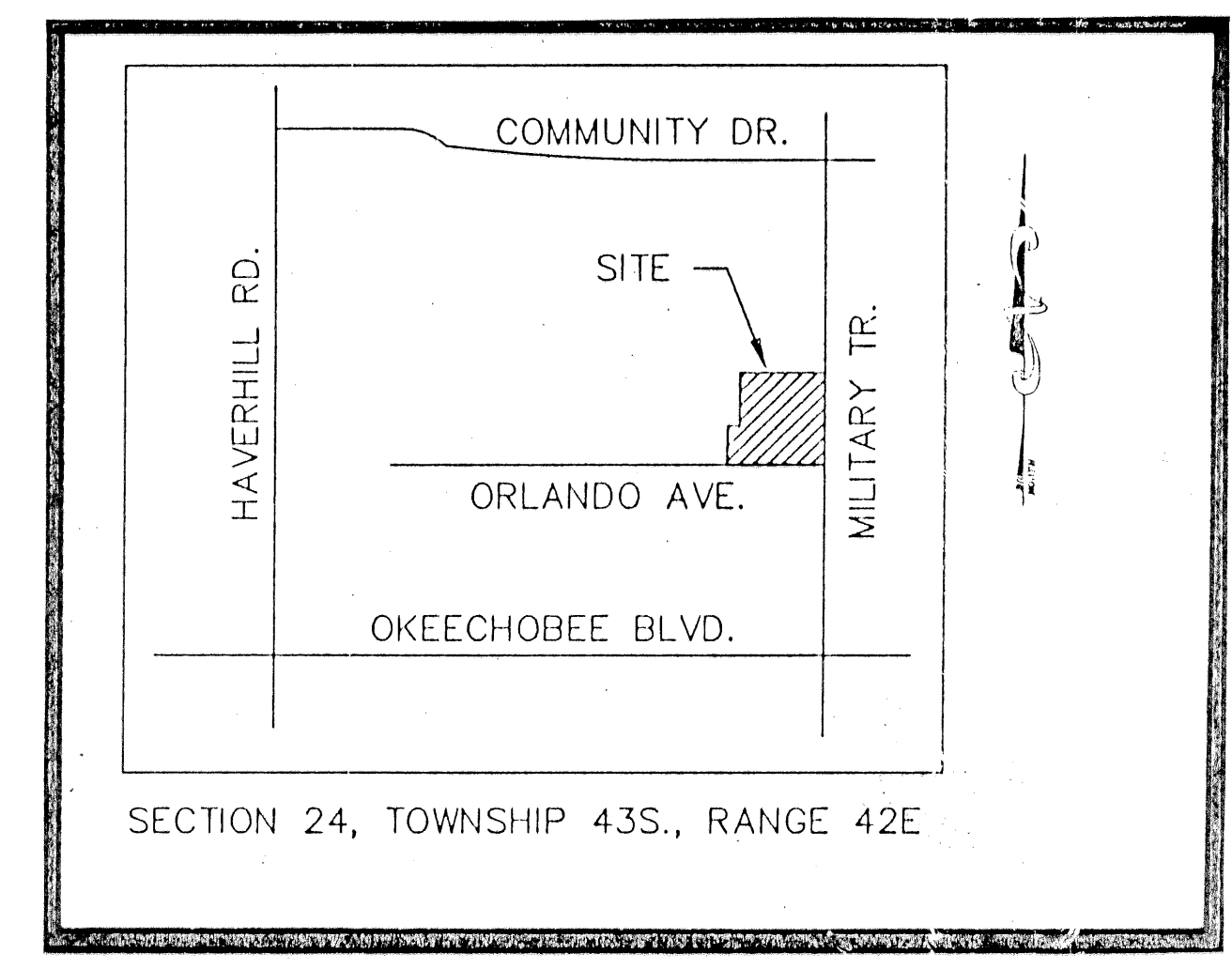


# TARRYBROOKE SQUARE

A M.U.P.D.  
BEING A REPLAT OF LOTS 41 THROUGH 47, NICHOLS ADDITION NO. 2, MILITARY PARK,  
AS RECORDED IN PLAT BOOK 10, PAGE 80, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA,  
AND A PORTION OF SOUTH ONE HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF  
NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 JULY 1998



# 18

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:20 P.M. this 8 day of December 1998 and duly recorded in Plat Book No. 84 on Page 18-19  
Clerk of the Circuit Court  
By *[Signature]* P.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COCOPLUM PLAZA II, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. SHOWN HEREON AS TARRYBROOKE SQUARE, BEING A REPLAT OF LOTS 41 THROUGH 47, NICHOLS ADDITION NO. 2, MILITARY PARK, AS RECORDED IN PLAT BOOK 10, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE EAST 368.10 FEET OF THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE NORTHERLY 135.00 FEET OF THE WESTERLY 172.00 FEET OF THE EASTERLY 232.00 FEET OF THE SOUTH HALF (S. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 24, THE EAST 60.00 FEET THEREOF FOR THE RIGHT-OF-WAY FOR STATE ROAD 809 (MILITARY TRAIL), THE SOUTH 15 FEET AND THE EAST 10 FEET OF SAID LOTS 41 THROUGH 47, NICHOLS ADDITION NO. 2, MILITARY PARK, ALL SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°23'24" WEST, ALONG THE NORTH SOUTH QUARTER SECTION LINE, A DISTANCE OF 992.88 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 88°42'39" WEST, ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 60 FEET TO THE WESTERLY BOUNDARY OF MILITARY TRAIL; THENCE CONTINUE NORTH 88°42'39" WEST, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°42'39" WEST, A DISTANCE OF 136.12 FEET; THENCE SOUTH 01°23'24" WEST, A DISTANCE OF 329.26 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF MILITARY PARK, AS RECORDED IN PLAT BOOK 10, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°59'06" WEST, A DISTANCE OF 31.81 FEET TO THE NORTHEAST CORNER OF LOT 48 OF THE SAID PLAT OF MILITARY PARK; THENCE SOUTH 01°23'24" WEST ALONG THE EAST LINE OF SAID LOT 48, A DISTANCE OF 135.63 FEET; THENCE SOUTH 88°59'06" EAST, ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ORLANDO AVENUE AS SHOWN ON SAID PLAT OF MILITARY PARK, A DISTANCE OF 339.94 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MILITARY TRAIL; THENCE NORTH 01°23'24" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 328.42 FEET; THENCE NORTH 88°42'39" WEST, A DISTANCE OF 172.00 FEET; THENCE NORTH 01°23'24" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.850 ACRES.

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

### EASEMENTS:

THE UTILITY EASEMENTS, 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 UTILITIES.

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.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COCOPLUM PLAZA II, LIMITED, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### TRACTS:

TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "B", AS SHOWN HEREON IS HEREBY RESERVED FOR THE COCOPLUM PLAZA II, LIMITED, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR GENERAL PARTNER, PDC DEVELOPMENT CORPORATION A FLORIDA CORPORATION.

THIS 1st DAY OF Sept., 1998

COCOPLUM PLAZA II, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY: PDC DEVELOPMENT CORPORATION,  
A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: *[Signature]* BY: *[Signature]*  
STEVEN M. SHAPIRO VICE PRESIDENT RONNIE P. PERTNOY PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED RONNIE P. PERTNOY, PRESIDENT AND STEVEN M. SHAPIRO, VICE PRESIDENT OF PDC DEVELOPMENT CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED FOREGOING INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF Sept., 1998.

MY COMMISSION EXPIRES: 12-26-99  
COMMISSION # CC520246  
*[Signature]*  
NOTARY PUBLIC, FIDELITY & BOND SMITH  
STATE OF Florida

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 10471 AT PAGE 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.  
THIS 10th DAY OF September, 1998

FIRST UNION NATIONAL BANK  
A NATIONAL BANKING ASSOCIATION  
WITNESS: *[Signature]* BY: *[Signature]*  
*[Signature]* ALBERT FILS, SENIOR VICE PRESIDENT  
*[Signature]* Roberta Gold

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Albert Fils WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE NATIONAL BANKING ASSOCIATION SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR NATIONAL BANKING ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF September, 1998.

MY COMMISSION EXPIRES: 1/29/01  
COMMISSION # CC617378  
*[Signature]*  
NOTARY PUBLIC HELEN M. SALTER

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Daniel Brams, A DULY AUTHORIZED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE LAW FIRM OF HICKS, BRAMS, AND SCHER, ATTORNEYS AT LAW, 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 COCOPLUM PLAZA II, LTD.; 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.

DATED: 9/9/98  
*[Signature]*  
HICKS, BRAMS AND SCHER, ATTORNEYS AT LAW

BY: *[Signature]*  
ATTORNEY - DANIEL BRAMS

### SURVEYORS NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF MILITARY TRAIL, AS SHOWN ON PALM BEACH COUNTY SECTIONAL DATA, HAVING A BEARING OF N 01°23'24" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SET BACKS AND REQUIREMENTS OF PALM BEACH COUNTY.
3. PERMANENT REFERENCE MONUMENT SHOWN THUSLY ■
4. "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."
5. "NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS."
6. SUBJECT TO A CROSS PARKING, ACCESS AND DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 8446, PAGE 145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO ZONING PETITION NO. 84-165A

### COUNTY APPROVALS

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 8 DAY OF Oct, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S..

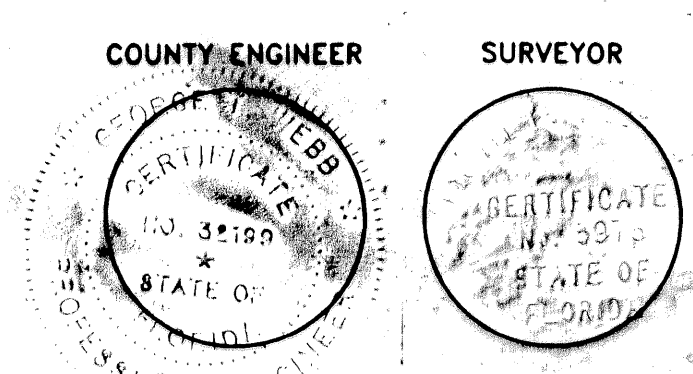
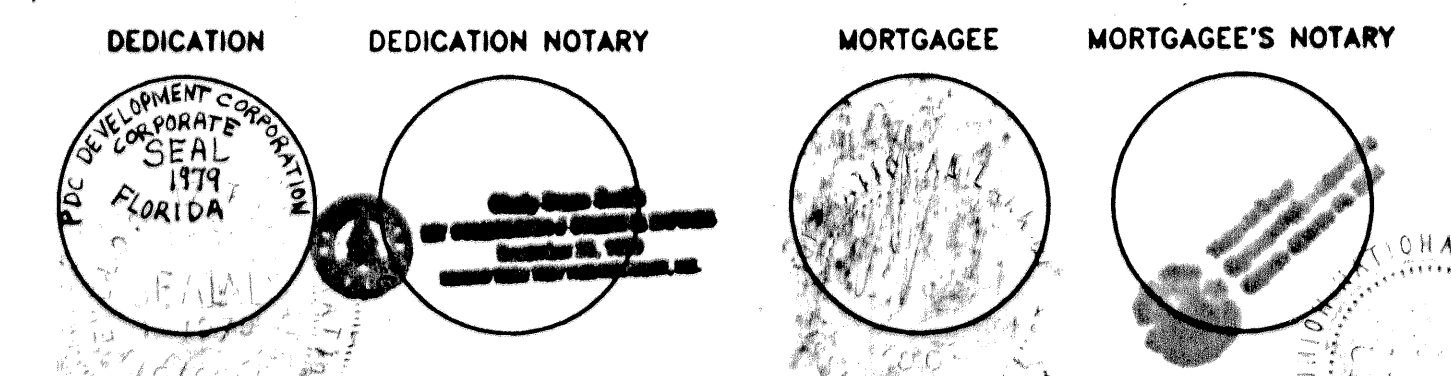
BY: *[Signature]*  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE PALM BEACH COUNTY, FLORIDA.

DATE: 9-31-1998 BY: *[Signature]*  
RICHARD P. BREITENBACH, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3978



THIS INSTRUMENT WAS PREPARED BY  
RICHARD P. BREITENBACH, P.S.M.  
IN THE OFFICE OF RICHARD P. BREITENBACH, P.S.M.  
2540 PALMARITA ROAD, WEST PALM BEACH, FLORIDA

RICHARD P. BREITENBACH, P.S.M.  
LAND SURVEYING SERVICES  
PHONE (561) 967-0065  
2540 PALMARITA ROAD WEST PALM BEACH, FL. 33406

## TARRYBROOKE SQUARE

SUBDIVISION Tarrybrooke Square  
BOOK 84 PAGE 18  
FLOOD MAP # 557B  
QUAD # 31 ZONING CG-15E  
SE 85-1451 ZIP CODE 33417  
TAG 1107  
FUD NAME Tarrybrooke Square