



# ISLAND COVE

BEING A PORTION OF SECTION 27, TOWNSHIP 40 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
APRIL 2000  
SHEET 1 OF 2

### DEDICATION & RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT ROBERT W. SIMMONS, JR. AND JOHN T. CHRISTIANSEN, AS TRUSTEES UNDER LAND TRUST AGREEMENT DATED NOVEMBER 10, 1998, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ISLAND COVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF LOXAHATCHEE CLUB PROPERTIES, AS RECORDED IN PLAT BOOK 20, PAGE 77, PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 33°47'50" WEST, LONG THE NORTHWESTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD (SHOWN AS "COUNTY ROAD") ON SAID PLAT, A DISTANCE OF 26.10 FEET; THENCE NORTH 56°04'50" WEST (BEARING BASE) ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE (AND ITS NORTHWESTERLY PROLONGATION) OF SAID LOXAHATCHEE RIVER ROAD, AS SHOWN IN ROAD PLAT BOOK 5, PAGE 72 OF SAID PUBLIC RECORDS, A DISTANCE OF 215.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°24'45" EAST, A DISTANCE OF 425.00 FEET; THENCE NORTH 03°37'17" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 00°38'39" EAST, A DISTANCE OF 271.76 FEET; THENCE NORTH 80°23'40" EAST, A DISTANCE OF 164.36 FEET; THENCE SOUTH 63°50'00" EAST, A DISTANCE OF 182.06 FEET TO POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND BEAR NORTH 56°04'50" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 273.73 FEET; THENCE NORTH 39°55'10" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.06 FEET; THENCE NORTH 56°04'50" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 289.24 FEET TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF THE PLAT OF LOXAHATCHEE POINTS, AS RECORDED IN PLAT BOOK 59, PAGE 24 THROUGH 26, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 39°55'00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PLAT OF LOXAHATCHEE POINTS AND ITS NORTHEASTERLY EXTENSION, A DISTANCE OF 799.34 FEET, MORE OR LESS, TO THE WATERS OF THE LOXAHATCHEE RIVER; THENCE BEAR SOUTHERLY, ALONG SAID WATERS OF THE LOXAHATCHEE RIVER, A DISTANCE OF 1,227 FEET, MORE OR LESS, TO SAID POINT "A".

CONTAINING 497,758 SQUARE FEET OR 11.427 ACRES.  
SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

STREET TRACTS:

- 1. TRACT "C" AND "D", 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.
- 2. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ISLAND COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, DRAINAGE PURPOSES, UTILITY PURPOSES, INCLUDING CABLE TELEVISION, AND OTHER PURPOSES CONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS:

- 3. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ISLAND COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS:

- 4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLAND COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ISLAND COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

UTILITY EASEMENT:

- 6. 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 UTILITIES.

LIMITED ACCESS EASEMENTS:

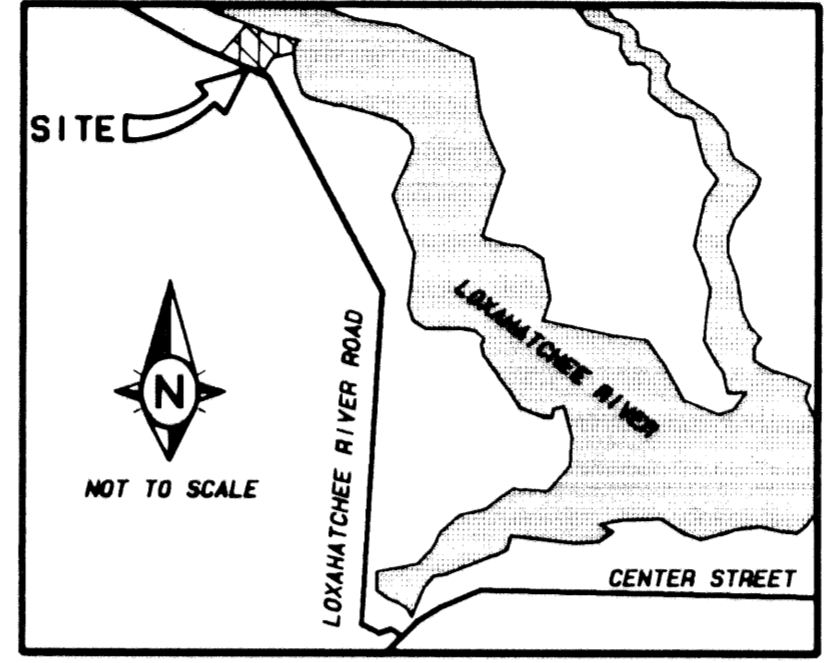
- 7. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

BUFFER EASEMENTS:

- 8. THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ISLAND COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF WE, ROBERT W. SIMMONS, JR. AND JOHN T. CHRISTIANSEN, AS TRUSTEES UNDER LAND TRUST AGREEMENT DATED NOVEMBER 10, 1998, DO HERETO SET OUR HANDS AND SEALS THIS 30 DAY OF MAY, 2000.

BY: *Robert W. Simmons, Jr.*  
ROBERT W. SIMMONS, JR.  
WITNESS: *Don Malone*  
PRINT NAME: DON MALONE  
WITNESS: *Blanche R. Olson*  
PRINT NAME: Blanche R. Olson  
BY: *John T. Christiansen*  
JOHN T. CHRISTIANSEN  
WITNESS: *Jacqueline Spolste*  
PRINT NAME: Jacqueline Spolste  
WITNESS: *Patricia A. Rogers*  
PRINT NAME: Patricia A. Rogers



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ROBERT W. SIMMONS, JR. AND JOHN T. CHRISTIANSEN, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF MAY, 2000.  
MY COMMISSION EXPIRES: *April 7, 2001*  
COMMISSION # CCB29375  
EXPIRES: APRIL 7, 2001

### ACCEPTANCE OF DEDICATION & RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ISLAND COVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF MAY, 2000.  
BY: *Robert W. Simmons, Jr.*  
ROBERT W. SIMMONS, JR., PRESIDENT  
WITNESS: *Don Malone*  
PRINT NAME: DON MALONE  
WITNESS: *Blanche R. Olson*  
PRINT NAME: Blanche R. Olson

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ROBERT W. SIMMONS, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISLAND COVE HOMEOWNER ASSOCIATION INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30 DAY OF MAY, 2000.  
MY COMMISSION EXPIRES: *April 9, 2001*  
COMMISSION # CCB29375  
EXPIRES: APRIL 9, 2001

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10760 AT PAGE 1611 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, PALM BEACH NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Service President*, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS THIS 30th DAY OF MAY, 2000.

PALM BEACH NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION  
BY: *Bertram R. Copeland*  
PRINT NAME: Bertram R. Copeland  
PRINT TITLE: Sr. Vice President  
WITNESS: *Patricia A. Rogers*  
(PRINT NAME) Patricia A. Rogers  
WITNESS: *Mat Nottingham*  
(PRINT NAME) Mat Nottingham

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED *Bertram R. Copeland* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Service President* OF PALM BEACH NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF MAY, 2000.  
MY COMMISSION EXPIRES: *11/28/02*  
COMMISSION # CCTB7971  
WITNESS: *Patricia A. Rogers*  
NOTARY PUBLIC  
*Patricia A. Rogers*

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, MICHAEL N. JONAS, P.A., 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 ROBERT W. SIMMONS, JR. AND JOHN T. CHRISTIANSEN, AS TRUSTEES UNDER LAND TRUST AGREEMENT DATED NOVEMBER 10, 1998, 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: *May 30, 2000*  
MICHAEL N. JONAS, P.A.  
BAR NO. 0311790

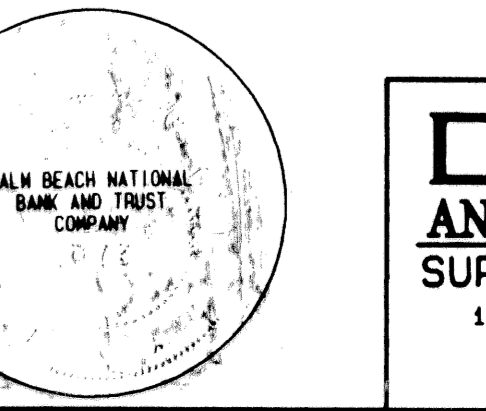
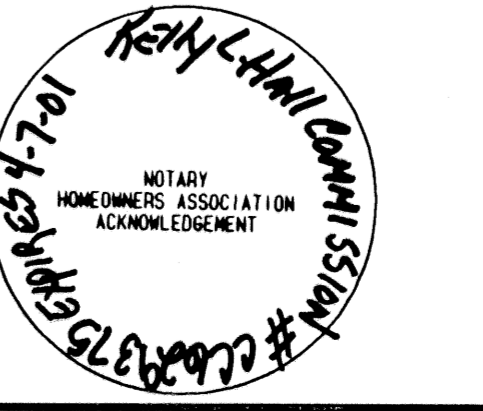
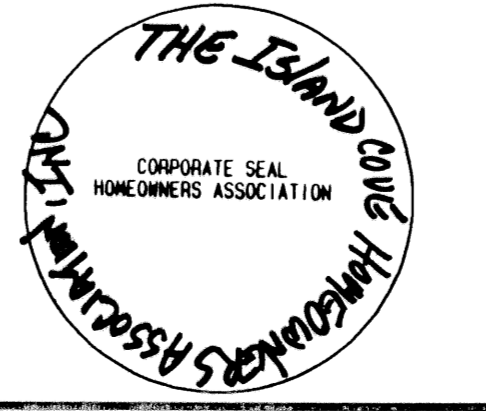
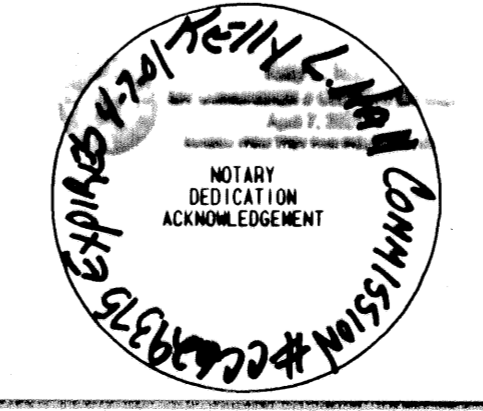
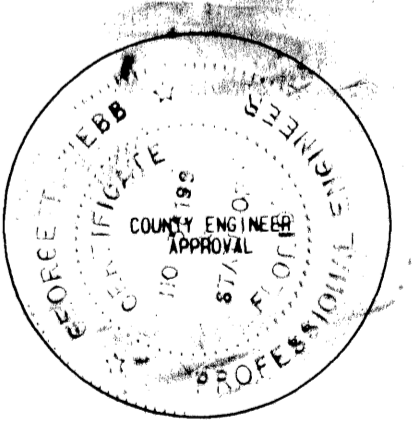
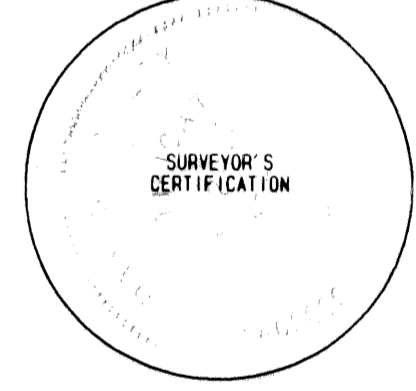
### SURVEYOR'S CERTIFICATION:

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; 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 SECTION 177.09(1)(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.  
*Don W. Dailey*  
DON W. DAILEY, P.S.M.  
LICENSE NO. 2439  
STATE OF FLORIDA

### APPROVALS:

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2) F.S. THIS 30th DAY OF MAY, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) F.S.  
BY: *George T. Webb*  
GEORGE T. WEBB, P.E., COUNTY ENGINEER

Island Cove  
PAGE 50  
PLAT BOOK 103B  
ZONING RT  
786-601-33458



**DAILEY AND ASSOCIATES, INC.**  
SURVEYING & MAPPING  
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TEQUESTA, FLORIDA 33469  
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