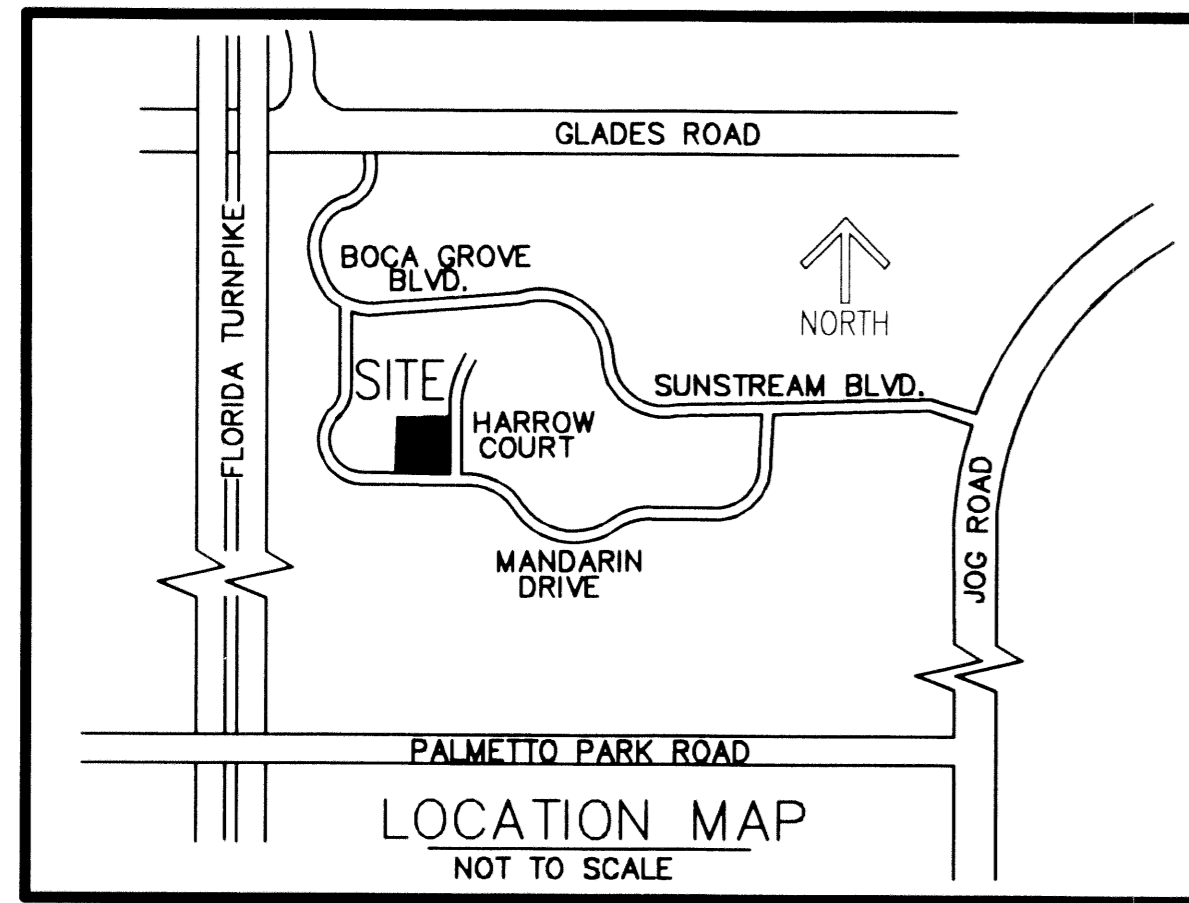


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:05 P.M.  
THIS 30 DAY OF June  
A.D. 2004 AND DULY RECORDED  
IN PLAT BOOK 102 ON  
PAGES 138 AND 139.

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: *[Signature]*  
DEPUTY CLERK



0209-012

# COVENTRY IN THE GROVE LOTS 1 AND 2 REPLAT

BEING A REPLAT OF LOT 1, AND A PORTION OF LOT 2, COVENTRY IN THE GROVE  
AS RECORDED IN PLAT BOOK 50, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

PREPARED BY  
DAVID P. LINDLEY  
OF  
CAULFIELD and WHEELER, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JANUARY - 2003

### TABULAR DATA:

TOTAL AREA OF THIS PLAT	0.433 ACRES
AREA OF LOTS	0.433 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	2
DENSITY THIS PLAT	4.62 UNITS/ACRE
ZONING PETITION NO.	80-214

### DEDICATIONS AND RESERVATIONS:

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

KNOW ALL MEN BY THESE PRESENTS THAT PARAMOUNT RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JAY A. FREEDMAN AND MAXINE B. FREEDMAN, OWNERS OF THE LAND SHOWN HEREON AS COVENTRY IN THE GROVE LOTS 1 AND 2 REPLAT, BEING A REPLAT OF LOT 1 AND A PORTION OF LOT 2, COVENTRY IN THE GROVE, AS RECORDED IN PLAT BOOK 50, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°45'04"W ALONG THE WESTERLY LINE OF SAID COVENTRY IN THE GROVE, A DISTANCE OF 120.00 FEET; THENCE N89°14'56"E ALONG SAID WESTERLY LINE, AND A LINE 10.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 162.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT A OF SAID COVENTRY IN THE GROVE; THENCE S00°45'04"E ALONG SAID WESTERLY LINE, A DISTANCE OF 95.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID COVENTRY IN THE GROVE; THENCE S89°14'56"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 12.50 FEET; THENCE S44°14'55"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.36 FEET; THENCE S89°14'56"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,875 SQUARE FEET OR 0.433 ACRES, MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5<sup>TH</sup> DAY OF April, 2004.

PARAMOUNT RESIDENTIAL, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
ITS MANAGING MEMBER  
BY: *[Signature]*  
FRED B. ROTHMAN  
MANAGER  
WITNESS: *[Signature]*  
BRUCE S. GRUBBS  
WITNESS: *[Signature]*  
AROLD S. STRAN  
PRINT

IN WITNESS WHEREOF, I, JAY A. FREEDMAN, DO HERETO SET MY HAND AND SEAL THIS 2<sup>nd</sup> DAY OF April, 2004.

WITNESS: *[Signature]*  
T. KEVIN PARKES  
BY: *[Signature]*  
JAY A. FREEDMAN  
WITNESS: *[Signature]*  
MARY W. BAKER  
MARY W. (PRINT NAME) BAKER

IN WITNESS WHEREOF, I, MAXINE B. FREEDMAN, DO HERETO SET MY HAND AND SEAL THIS 2<sup>nd</sup> DAY OF April, 2004.

WITNESS: *[Signature]*  
T. KEVIN PARKES  
BY: *[Signature]*  
MAXINE B. FREEDMAN  
WITNESS: *[Signature]*  
MARY W. BAKER  
MARY W. (PRINT NAME) BAKER

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED FRED B. ROTHMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PARAMOUNT BOCA, LLC, THE MANAGING MEMBER OF PARAMOUNT RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF April, 2004.

MY COMMISSION EXPIRES:  
April 21, 2007

COMMISSION NUMBER:  
DD204718

*[Signature]*  
MARY W. BAKER  
NOTARY PUBLIC  
PRINT NAME  
MARY W. BAKER  
MY COMMISSION #10204718  
EXPIRES APR 21, 2007  
Bonded through Advantage Notary

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAY A. FREEDMAN AND MAXINE B. FREEDMAN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2<sup>nd</sup> DAY OF April, 2004.

MY COMMISSION EXPIRES:  
April 21, 2007

COMMISSION NUMBER:  
DD204718

*[Signature]*  
MARY W. BAKER  
NOTARY PUBLIC  
PRINT NAME  
MARY W. BAKER  
MY COMMISSION #10204718  
EXPIRES APR 21, 2007  
Bonded through Advantage Notary

### MORTGAGEES CONSENT:

STATE OF FLORIDA)  
COUNTY OF Frederick)

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 RECORDS BOOK 15872, AT PAGE 1629 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF May, 2004.

*[Signature]*  
Wells Fargo Bank, N.A. Successor by merger to  
WELLS FARGO HOME MORTGAGE, INC.  
A CALIFORNIA BANKING CORPORATION  
South Dakota

WITNESS: *[Signature]*  
NAME  
BY: *[Signature]*  
NAME LORNA L. SLAUGHTER  
VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF Frederick)

BEFORE ME PERSONALLY APPEARED LORNA SLAUGHTER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Wells Fargo Bank, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC, A CALIFORNIA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 14<sup>th</sup> DAY OF May, 2004.

MY COMMISSION EXPIRES:  
7/25/06

COMMISSION NUMBER:  
DD 204626

*[Signature]*  
TAMMY S. STINE  
NOTARY PUBLIC  
PRINT NAME  
TAMMY S. STINE  
My Commission Expires 7/25/06

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00002660  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
ADJUSTMENT, FLORIDA EAST ZONE.

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 27 DAY OF June, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

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

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, *[Signature]*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PARAMOUNT RESIDENTIAL, LLC, A FLORIDA CORPORATION, JAY A. FREEDMAN AND MAXINE B. FREEDMAN; 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: 5 April 04

*[Signature]*  
Attorney at Law  
LICENSED IN FLORIDA

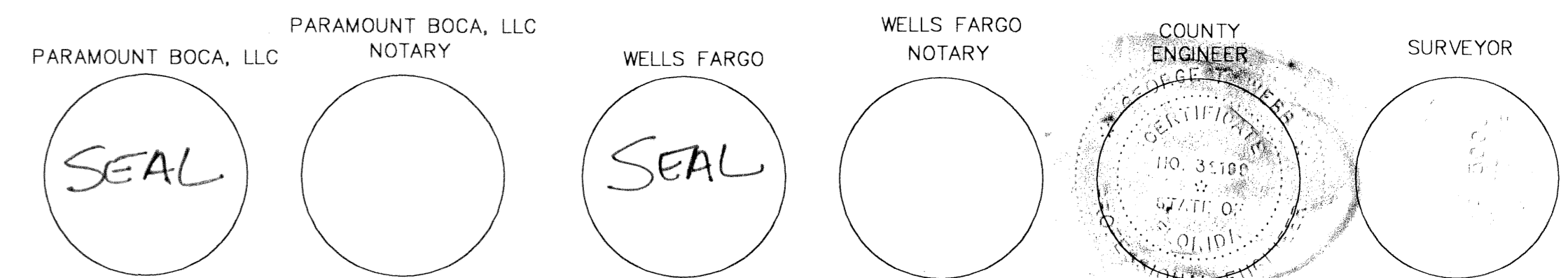
### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I HEREBY 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) 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 THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 5-24-04

*[Signature]*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB#3591



COVENTRY IN THE GROVE LOTS 1 & 2 REPLAT  
DATE: 198  
BY: [Signature]  
COUNTY: RS  
BOOK: 54  
PAGE: 102  
677