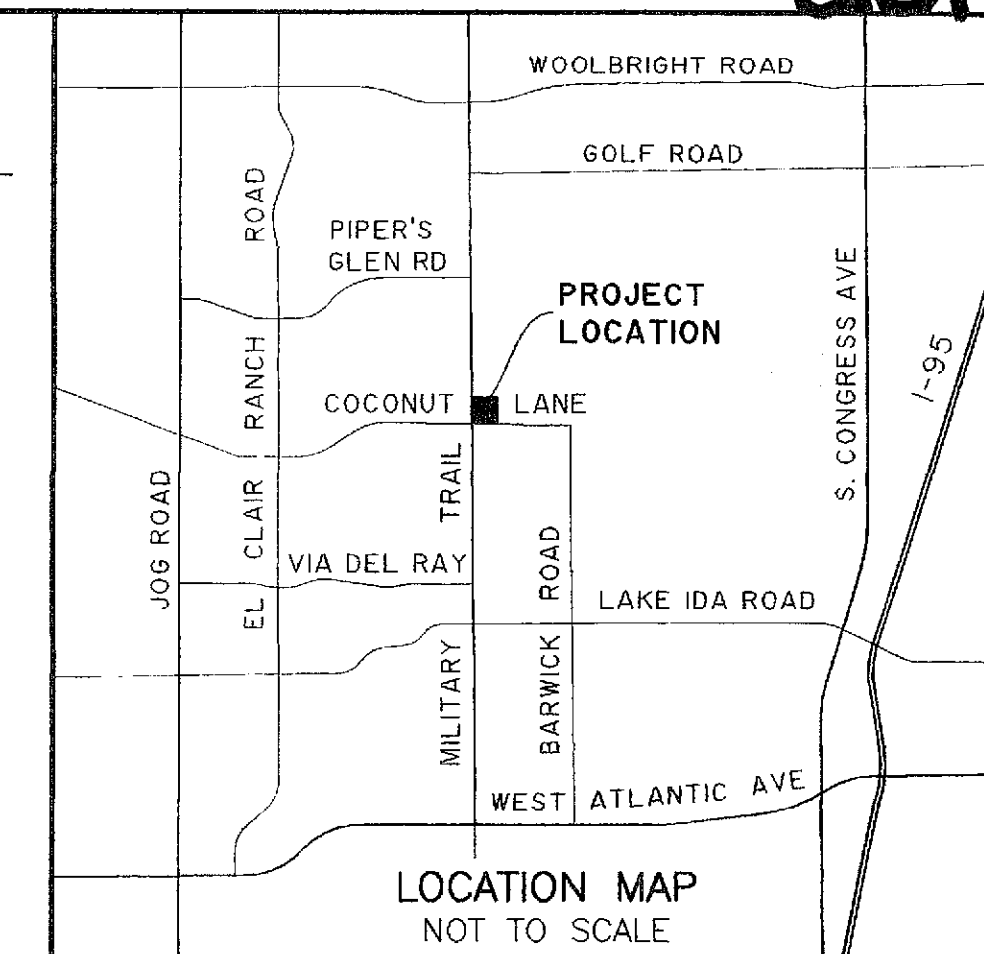


# COCONUT AT MILITARY

BEING A PART OF THE SOUTH WEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



108  
COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 4:45 P.M. THIS 11 DAY OF September, 2011, AND DULY RECORDED IN PLAT BOOK NO. 1111 ON PAGE 1111 THRU 1111  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, A FEDERAL SAVINGS BANK, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB, SUCCESSOR BY MERGER TO WORLD SAVINGS OF FLORIDA, A FEDERAL SAVINGS AND LOAN ASSOCIATION, FORMERLY KNOWN AS BEACH FEDERAL SAVINGS AND LOAN ASSOCIATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS COCONUT AT MILITARY, BEING A PART OF THE SOUTH WEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST AS LIES EAST OF SOUTH MILITARY TRAIL, SOUTH OF LANDS DESCRIBED IN DEED IN OFFICIAL RECORDS BOOK 7638, PAGE 902, WEST OF THE LANDS PLATTED AS HUNTERS COURT IN PLAT BOOK 86, PAGE 165 AND NORTH OF COCONUT LANE (OR COCONUT ROAD) EXCEPT FOR PART DEEDED IN OFFICIAL RECORDS BOOK 3427, PAGE 1412 AND FURTHER EXCEPTING PART DEEDED IN OFFICIAL RECORDS BOOK 8856, PAGE 713 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTAINS 8.41 ACRES, MORE OR LESS.

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

### EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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

### TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, A FEDERAL SAVINGS BANK, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB, SUCCESSOR BY MERGER TO WORLD SAVINGS OF FLORIDA, A FEDERAL SAVINGS AND LOAN ASSOCIATION, FORMERLY KNOWN AS BEACH FEDERAL SAVINGS AND LOAN ASSOCIATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, A FEDERAL SAVINGS BANK, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB, SUCCESSOR BY MERGER TO WORLD SAVINGS OF FLORIDA, A FEDERAL SAVINGS AND LOAN ASSOCIATION, FORMERLY KNOWN AS BEACH FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
JONI MARIE LAWLER F. ERIC HEINTON  
ASSISTANT VICE PRESIDENT SENIOR VICE PRESIDENT

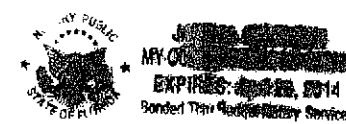
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME PERSONALLY APPEARED F. ERIC HEINTON AND JONI MARIE LAWLER WHO ARE PERSONALLY KNOWN TO ME, OR WHO HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 11 DAY OF September, 2011.

MY COMMISSION EXPIRES: \_\_\_\_\_



NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. 12144

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DUVAL

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, A FEDERAL SAVINGS BANK, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB, SUCCESSOR BY MERGER TO WORLD SAVINGS OF FLORIDA, A FEDERAL SAVINGS AND LOAN ASSOCIATION, FORMERLY KNOWN AS BEACH FEDERAL SAVINGS AND LOAN ASSOCIATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_

PAUL DILLARD, ASSISTANT VICE PRESIDENT  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

### COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 96-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 11th DAY OF September, 2011 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1)(f), F.S.

George T. Webb, P.E., COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE

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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 07.12.11

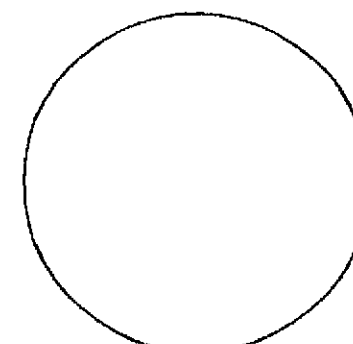
Jonathan T. Gilbert  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 5604  
STATE OF FLORIDA

### SURVEYOR'S NOTES

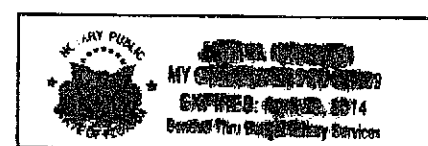
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF THE PLAT OF HUNTERS COURT, P.B. 86, PG. 165, PLATTED BEARING BEING N 01°59'11" W, ALL BEARINGS ARE RELATIVE THERETO. NAD 83, 1990 ADJUSTMENT.
- 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.

THIS INSTRUMENT WAS PREPARED BY MICHAEL D. VERNON UNDER THE SUPERVISION OF JONATHAN T. GILBERT, P.S.M., OF MICHAEL B. SCHORAH AND ASSOCIATES, INC.

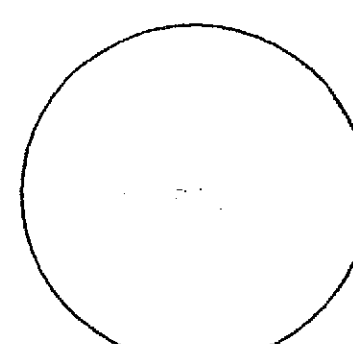
WELLS FARGO BANK,  
NATIONAL ASSOCIATION



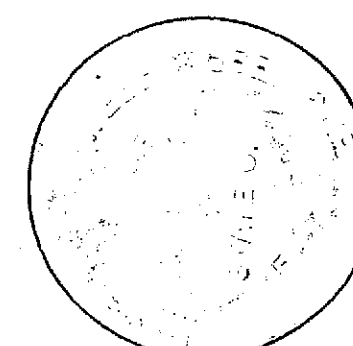
WELLS FARGO BANK,  
NATIONAL ASSOCIATION  
NOTARY



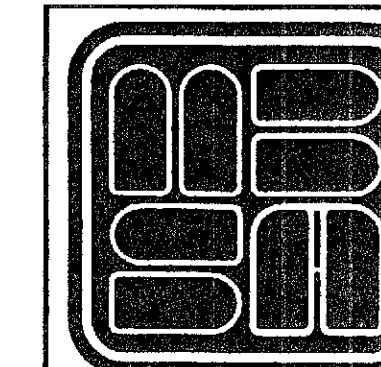
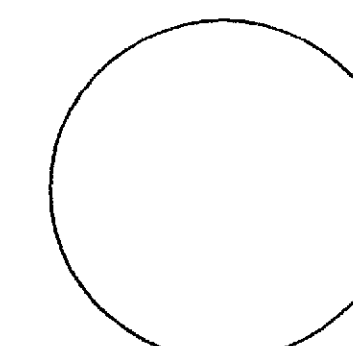
FIDELITY NATIONAL  
TITLE INSURANCE COMPANY



COUNTY  
ENGINEER



SURVEYOR



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 966-0080 FAX. (561) 642-9726 LB# 2438