

39-33

# PLAT OF SUN COVE

IN THE SOUTH ONE HALF OF SECTION 8,  
TOWNSHIP 42 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA

MARCH, 1979  
SHEET 1 OF 2

### DEDICATION

BY AND FOR THE USE OF THESE PRESENTS that GUNITE UNLIMITED, INCORPORATED, a Florida corporation, owner of land shown hereon, being a portion of the Southeast one-quarter (SE 1/4) and the Southwest one-quarter (SW 1/4) of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as SUN COVE, being more particularly described as follows:

(Note: Bearings shown hereon are relative to the East line of the SW1/4 of Section 8 which assumes to bear N. 00°15'30" E.)

Beginning at the Northwest corner of the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said section 8, thence North 89°59'30" East along the North line of the said South one-half (S 1/2) a distance of 405.94 feet; thence South 00°15'30" West a distance of 152.81 feet to the beginning of a curve concave to the Southwest, having a radius of 60 feet, a central angle of 90° and a tangent bearing of South 89°04'30" East; thence Southeast along the arc of said curve a distance of 94.25 feet to the end of said curve; thence South 00°15'30" West along a line tangent of said curve, a distance of 60.50 feet; thence South 89°58'15" East a distance of 225.38 feet to the west right-of-way line of Prosperity Farms Road, as now laid out and in use; thence South 00°15'30" West along the west right-of-way line a distance of 60.00 feet to a point in the Easterly extension of the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 8; thence North 89°58'15" West along the said South line a distance of 689.41 feet to the Southwest corner of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 8; thence North 00°01'30" West a distance of 333.22 feet to the Point of Beginning.

Containing in all 3.64 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### Streets:

The street as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

### 2. Easements:

Utility Easements-The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.

### 3. Additional Right-Of-Way for Prosperity Farms Road:

The 28.00 foot additional right-of-way as shown on this plat is hereby dedicated to the Board of County Commissioners of Palm Beach County for the perpetual use of the public for proper purposes.

### 4. Walkway Easement - The walkway easement as shown are hereby dedicated for the use and benefit of the lot owners of the plat of SUN COVE, for pedestrian access purposes.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary-Treasurer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17th day of July, 1979.

*Cindy A. Bunn*

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
MY COMMISSION EXPIRES: AUG. 29, 1980  
BONDED THROUGH GENERAL INS. UNDERWRITERS

GUNITE UNLIMITED, INC., a corporation  
of the State of Florida.

By: *Stephen M. Pfeiffer*  
Stephen M. Pfeiffer, President

### ATTEST:

*Nita Hart*  
NITA HART, Secretary-Treasurer

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Stephen M. Pfeiffer and Nita Hart to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary-Treasurer of GUNITE UNLIMITED, INC. a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 9th day of Oct, 1979.

My commission expires: Aug. 29, 1980  
BONDED THROUGH GENERAL INS. UNDERWRITERS

*Cindy A. Bunn*  
Notary Public, STATE OF FLORIDA, AT LARGE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA:

COUNTY OF PALM BEACH:

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance 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, lien, or other encumbrance which is recorded in Official Record Book 2725 at page 1276 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, He Glen A. Zook and Lucile M. Zook, his wife, do hereunto set our hands and seals this 13th day of July, 1979.

### WITNESS:

*Helen M. Remsen*  
*Judy McPhail*  
*Helen M. Remsen*  
*Judy McPhail*

*Glen A. Zook*  
*Lucile M. Zook*

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Glen A. Zook and Lucile M. Zook to me well known, and known to me to be the persons described in 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 13 day of July, 1979.

My commission expires: Jan 1, 1981

*Judy McPhail*  
Notary Public

### TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Marion M. Crowell, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested to GUNITE UNLIMITED, INC.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon, and that all mortgages are shown and are true and correct.

SIGNED THIS 13th day of July 1979.

*Marion M. Crowell*

### 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 and that said survey is accurate to the best of my knowledge and belief and that (P.R. 18) Permanent Reference Markers have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with Palm Beach County for the required improvements and that the survey data complies with all the requirements of Chapter 177 Florida Statutes, PART 1, as Amended and Ordinance 75-4 of Palm Beach County, Florida.

*Donald D. Daniels*  
Registered Surveyor No. 2460  
State of Florida

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 29 day of Jan, 1980.

*Dennis P. Koshke*  
Chairman, Board of County Commissioners  
*Dennis P. Koshke*

### COUNTY ENGINEER

This plat is hereby approved for record this 28 day of Jan, 1980.

*Annexed into P. B. Village*

*Hebe E. Koshke*  
County Engineer  
*Hebe E. Koshke*

ATTEST: JOHN B. DENKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: *Margaret B. Jennings*

1000-051  
39/33

PLAT OF SUN COVE

**Tripod Enterprises Inc.**  
1547 N. FLA-MANGO ROAD, WEST PALM BEACH, FLA.  
TEL. (305) 689-5308

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF TRIPOD ENTERPRISES, INC., 1547 NORTH FLORIDA MANGO ROAD, BUILDING 14, SUITE 4, WEST PALM BEACH, FLORIDA.

