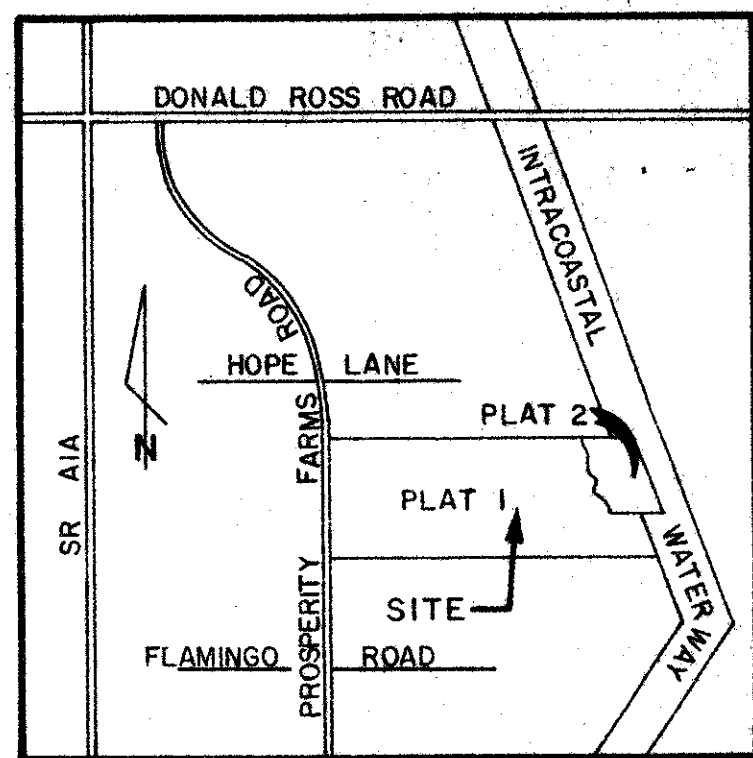


1193  
PLAN-HOLD CORPORATION - IRVINE, CALIFORNIA  
REFER BY NUMBER 07/3AR



LOCATION MAP N.T.S.

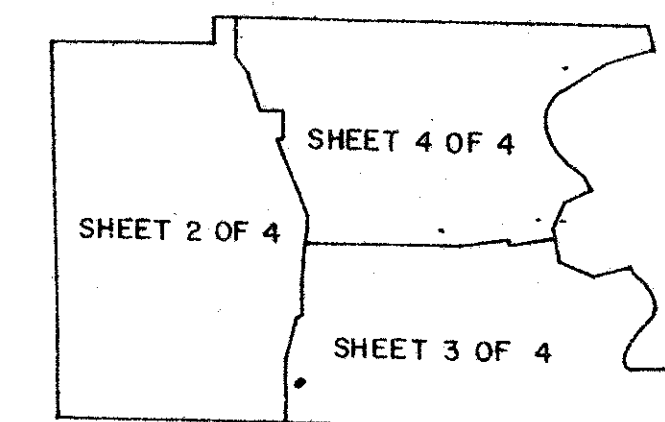
# MARINER'S COVE PLAT ONE

PART OF OAK CREEK, A P.U.D.  
SITUATE IN SECTION 29, TOWNSHIP  
41 SOUTH, RANGE 43 EAST, PALM  
BEACH COUNTY, FLORIDA.

APRIL, 1987

SHEET 1 OF 4

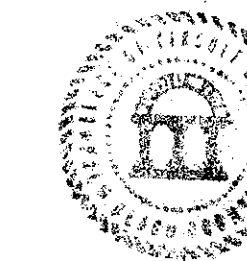
193



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 10:58 am  
THIS 10th DAY OF June  
AD, 1987 AND DULY RECORDED  
IN PLAT BOOK 56 ON PAGES  
193 AND 196

JOHN B. DUNKLE, CLERK  
*John B. Dunkle*, D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BABCOCK COMPANY INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MARINER'S COVE PLAT ONE, SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29, THENCE N01°50'48"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE, ALSO BEING THE CENTERLINE OF PROSPERITY FARMS ROAD RIGHT-OF-WAY, A DISTANCE OF 1328.79 FEET; THENCE S88°09'12"E, A DISTANCE OF 54.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3682 AT PAGE 214 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N01°50'48"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 864.77 FEET; THENCE S87°38'14"E A DISTANCE OF 346.00 FEET; THENCE N02°21'48"E A DISTANCE OF 45.00 FEET; THENCE S87°38'14"E A DISTANCE OF 783.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 17 AT PAGE 7 OF THE AFORESAID PUBLIC RECORDS; THENCE S15°50'59"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 26.32 FEET; THENCE S83°41'36"W A DISTANCE OF 113.45 FEET; TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 95.00 FEET, FROM WHICH A RADIAL LINE BEARS S08°18'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°36'11", A DISTANCE OF 42.45 FEET TO THE END OF SAID CURVE; THENCE S58°05'26"W A DISTANCE OF 88.41 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 115.00 FEET, FROM WHICH A RADIAL LINE BEARS S31°54'34"E; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 142°03'36", A DISTANCE OF 285.13 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 60.00 FEET, FROM WHICH A RADIAL LINE BEARS S08°01'49"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 70°25'05", A DISTANCE OF 73.74 FEET; THENCE S76°05'14"W A DISTANCE OF 64.90 FEET; THENCE S32°07'03"W A DISTANCE OF 53.44 FEET; THENCE S13°54'47"E A DISTANCE OF 75.72 FEET; THENCE S59°53'00"E A DISTANCE OF 53.49 FEET; THENCE N76°05'13"E A DISTANCE OF 82.02 FEET; THENCE S50°11'21"E A DISTANCE OF 40.48 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET, FROM WHICH A RADIAL LINE BEARS S39°48'39"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 76°00'11", A DISTANCE OF 39.80 FEET TO THE END OF SAID CURVE; THENCE S25°48'50"W A DISTANCE OF 96.82 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET, FROM WHICH A RADIAL LINE BEARS S64°11'10"E; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 102°57'34", A DISTANCE OF 53.91 FEET TO THE END OF SAID CURVE; THENCE S77°08'44"E A DISTANCE OF 110.53 FEET; THENCE S87°49'45"E A DISTANCE OF 147.22 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE S15°50'59"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 136.71 FEET; THENCE N87°49'45"W A DISTANCE OF 123.22 FEET; THENCE S01°43'58"W A DISTANCE OF 75.14 FEET; THENCE N87°38'14"W A DISTANCE OF 1274.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.10 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- RIGHT-OF-WAY TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS 1, 2, & 3, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS WATERWAYS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BABCOCK COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT OF MARINA AND DOCKING FACILITIES AND OTHER PROPER PURPOSES. THIS TRACT MUST BE REPLATTED PRIOR TO CONVEYANCE OF ANY PORTION HEREIN.
- TRACTS C-1 THROUGH C-3, INCLUSIVE, & F ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA USES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ACCESS TRACTS 1, 2, & 3, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO SEACOAST UTILITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES AND RELATED UTILITIES.
- THE MAINTENANCE AND MAINTENANCE ACCESS EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS.
- 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 ROADS.

SEAL THE BABCOCK COMPANY  
SEAL NOTARY PUBLIC

- RECREATION TRACT R, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MARINA TRACT M IS HEREBY RESERVED FOR THE BABCOCK COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT OF MARINA AND DOCKING FACILITIES AND OTHER PROPER PURPOSES. THIS TRACT MUST BE REPLATTED PRIOR TO CONVEYANCE OF ANY PORTION HEREIN.
- THE BUFFER ZONE SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR P.U.D. BUFFER USE.

IN WITNESS WHEREOF, THE BABCOCK COMPANY INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF MAY, 1987

ATTEST: *Mildred Dishington*  
MILDRED DISHINGTON, SECRETARY

BY: *Gary D. Carothers*  
GARY D. CAROTHERS, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GARY D. CAROTHERS AND MILDRED DISHINGTON, TO ME WELL KNOWN AND KNOWN TO ME, TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE BABCOCK COMPANY INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 6 DAY OF MAY, 1987.

MY COMMISSION EXPIRES: 5-12-90

*Donna B. Walker*  
NOTARY PUBLIC

### TITLE CERTIFICATION

I, PHILIP H. WARD, III, 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 THE BABCOCK COMPANY INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

PHILIP H. WARD, III

DATE: 5-5-87

BY: *Philip H. Ward, III*  
PHILIP H. WARD, III

### SURVEYOR'S CERTIFICATE

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6 DAY OF MAY 1987.

*Wesley B. Haas*  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S87°38'14"E ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST.
- U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: ■  
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: ●
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JUNE 1987.

BY: *Carol A. Roberts*  
CAROL A. ROBERTS, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: *Kathryn S. Thiller*  
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JUNE 1987.

BY: *Herbert F. Kahler*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS PLAT WAS PREPARED BY WESLEY B. HAAS, P.L.S., IN THE OFFICES OF STANLEY/MERIDIAN & MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA, 33407.

### P.U.D. TABULAR DATA

|                            |                       |
|----------------------------|-----------------------|
| TOTAL ACREAGE OF THIS PLAT | 22.1 ± ACRES          |
| DWELLING UNITS (D.U.'S)    | 111 D.U.'S            |
| GROSS DENSITY              | 5.0 D.U.'S/ACRE       |
| LAKES                      | 2.8 ± ACRES OR 12.7%  |
| ROAD RIGHTS-OF-WAY         | 5.3 ± ACRES OR 24.0%  |
| BUILDING COVERAGE          | 3.1 ± ACRES OR 14.0%  |
| OPEN SPACE                 | 10.9 ± ACRES OR 49.3% |

*Ret. 81-165  
Collect  
0450-001  
56/193*

29/41/43  
SUBDIVISION \* Mariner's Cove  
BOOK 56  
FLOOD ZONE MAP # 193  
QUAD # 12  
CE  
SUB NAME Plat 1  
ZIP CODE 33410  
TAZ 49

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

Meridian Surveying and mapping inc.  
2000 LOMBARD STREET  
WEST PALM BEACH, FL.  
DRAWN HAAS DATE 04/10/87  
CHECKED HAAS SCALE AS NOTED  
DRAWING NO. 86-084PL1  
MARINER'S COVE PLAT ONE  
IN SEC 29, TWP 41 S, RGE 43 E