

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:05 PM THIS 14TH DAY OF DECEMBER, A.D. 1994 AND DULY RECORDED IN PLAT BOOK 74 ON PAGES 22 THROUGH 23.
DOROTHY H. WILKEN
CLERK OF THE CLERK
BY: *Janet A. Standley*
DEPUTY CLERK



PLAT OF COCONUT COVE In Section 30, Township 40 S, Range 43 E VILLAGE OF TEQUESTA PALM BEACH COUNTY • FLORIDA Sheet 1 of 2

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT FLORIDA TREND DEVELOPMENT CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS COCONUT COVE, SAID LANDS BEING THAT PART OF THE SOUTH 150 FEET OF GOVERNMENT LOT 4, LYING EAST OF U.S. HIGHWAY 1 IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, LESS THE WEST 291 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES), VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 30, (BEING NORTH 89°54'47" EAST, A DISTANCE OF 2754.24 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 30), AND THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 1 (BEING 120 FEET WIDE); THENCE NORTH 89°54'47" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 291.00 FEET TO A POINT ON A LINE PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°54'47" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1178.08 FEET TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE TO ITS INTERSECTION WITH A LINE, PARALLEL WITH AND 150.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID SOUTHERLY SECTION LINE; THENCE SOUTH 89°54'47" WEST ALONG SAID PARALLEL LINE, BEING THE SOUTHERLY LINE OF WATERWAY VILLAGE (UNRECORDED), A DISTANCE OF 1378.92 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 85°59'52"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.53 TO THE END OF SAID CURVE AND TO THE SAID LINE PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1; THENCE SOUTH 3°54'55" WEST RADIAL TO SAID CURVE, A DISTANCE OF 115.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.179 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DEDICATE THE FOLLOWING:

1. COCONUT LANE AS PARCEL "A" AND THE DRAINAGE EASEMENTS TO THE VILLAGE OF TEQUESTA FOR PERPETUAL USE OF THE PUBLIC FOR ROAD, DRAINAGE AND UTILITY PURPOSES.
2. PARCELS B, C, E, F, AND H FOR LANDSCAPE PURPOSES TO THE COCONUT COVE HOMEOWNERS ASSOCIATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
3. PARCEL "D", A UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN AND BOARDWALK PURPOSES TO THE COCONUT COVE HOMEOWNERS ASSOCIATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
4. THE CONSERVATION AREA AS PARCEL G FOR CONSERVATION PURPOSES IS HEREBY DEDICATED TO THE COCONUT COVE HOME OWNERS ASSOCIATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THIS AREA SHALL REMAIN IN ITS NATURAL STATE, SUBJECT TO BOARDWALK ACCESS TO THE INTRACOASTAL WATERWAY AND OTHER FUTURE IMPROVEMENTS APPROVED BY PROPER GOVERNMENT AGENCIES. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

IN WITNESS WHEREOF: FLORIDA TREND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND AFFIXES ITS CORPORATE SEAL HERETO, THIS 12TH DAY OF DECEMBER, 1994.

FLORIDA TREND DEVELOPMENT CORPORATION
WITNESS: *Jeanne M. Mulder* (PRINT NAME) JEANNE M. MULDER
BY: *Gordon R. Ripma* (PRINT NAME) GORDON R. RIPMA
ITS: PRESIDENT
WITNESS: *Charles R. L. White* (PRINT NAME) CHARLES R. L. WHITE

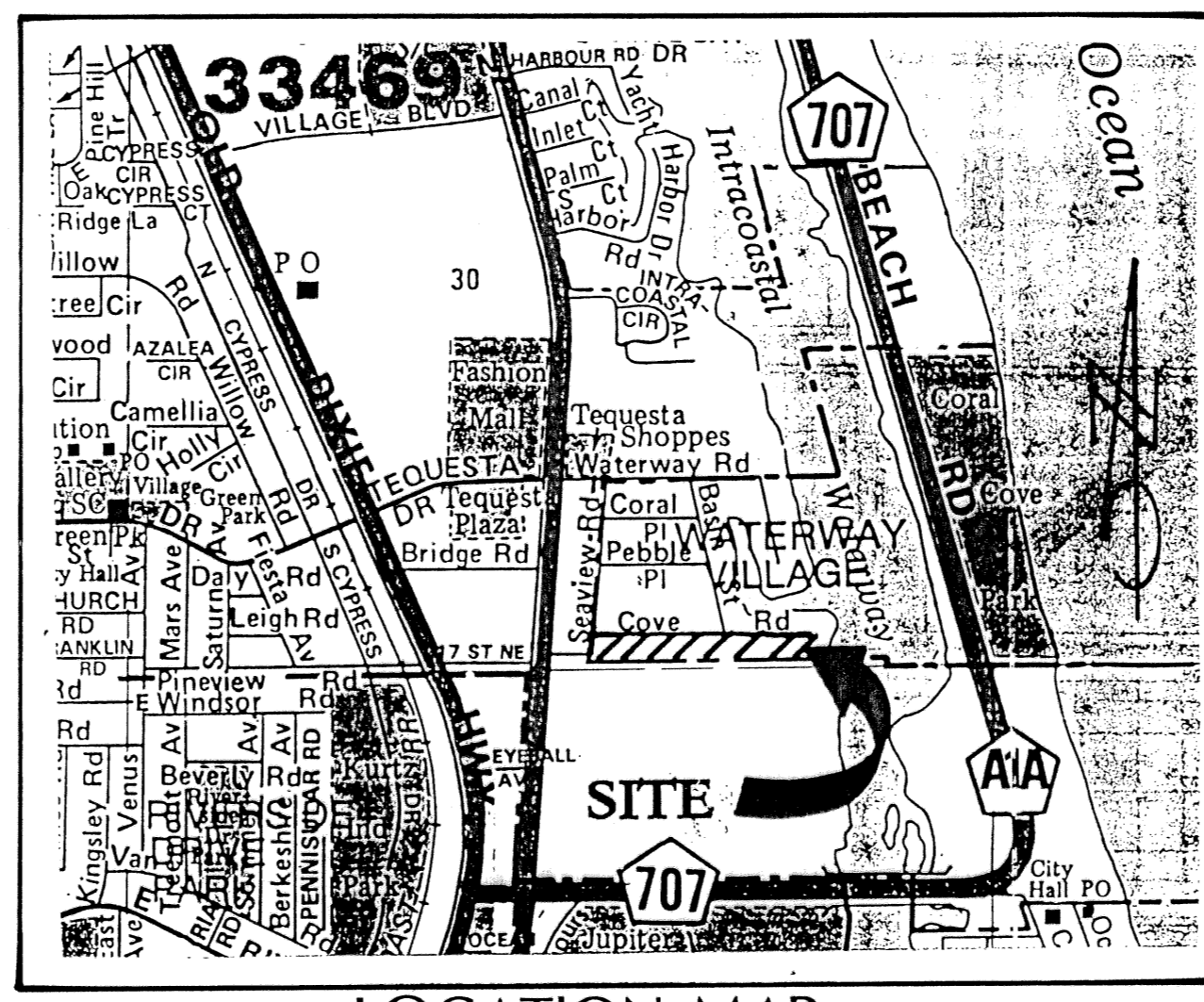
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GORDON R. RIPMA TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF FLORIDA TREND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME AS OFFICER OF SAID CORPORATION, AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF DECEMBER, 1994.

MY COMMISSION EXPIRES: *Charles R. L. White*
OFFICIAL SEAL
Charles R. L. White
My Commission Expires
Aug. 23, 1996
Comm. No. CC 223078
NOTARY PUBLIC

DATE: *December 12, 1994*
BY: *Charles R. L. White*
CHARLES R. L. WHITE, ESQUIRE
FLORIDA BAR NO. 222070



LOCATION MAP

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE COCONUT COVE HOMEOWNERS ASSOCIATION INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12TH DAY OF DECEMBER, 1994.

DECLARANT: COCONUT COVE HOMEOWNERS ASSOCIATION INC.
WITNESS: *Jeanne M. Mulder* (PRINT NAME) JEANNE M. MULDER
BY: *Gordon R. Ripma* (PRINT NAME) GORDON R. RIPMA, PRESIDENT
WITNESS: *Charles R. L. White* (PRINT NAME) CHARLES R. L. WHITE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GORDON R. RIPMA TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATION ON BEHALF OF COCONUT COVE HOMEOWNERS ASSOCIATION INC., AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID ASSOCIATION AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF DECEMBER, 1994.

MY COMMISSION EXPIRES: *Charles R. L. White*
OFFICIAL SEAL
Charles R. L. White
My Commission Expires
Aug. 23, 1996
Comm. No. CC 223078
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES R. L. WHITE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED TO FLORIDA TREND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: *December 12, 1994*
BY: *Charles R. L. White*
CHARLES R. L. WHITE, ESQUIRE
FLORIDA BAR NO. 222070

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12TH DAY OF DECEMBER, 1994.

REPUBLIC SECURITY BANK, F.S.B.
WITNESS: *Roger M. Amerance* (PRINT NAME) ROGER M. AMERANCE
BY: *Roger P. Savage* (PRINT NAME) ROGER P. SAVAGE
ITS: VICE PRESIDENT
WITNESS: *Alan J. Armour* (PRINT NAME) ALAN J. ARMOUR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LINDA BURCATO AND ROGER P. SAVAGE TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS SECRETARY AND VICE PRESIDENT RESPECTIVELY OF REPUBLIC SECURITY BANK AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS OFFICERS OF SAID BANK, AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF DECEMBER, 1994.
MY COMMISSION EXPIRES: *Charles R. L. White*
OFFICIAL SEAL
Charles R. L. White
My Commission Expires
Aug. 23, 1996
Comm. No. CC 223078
NOTARY PUBLIC

VILLAGE APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF COCONUT COVE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

BY: *Thomas B. Bradford*
THOMAS G. BRADFORD
VILLAGE MANAGER
DATE: *12/12/94*
BY: *Scott D. Ladd, CBO*
SCOTT D. LADD
BUILDING OFFICIAL
DATE: *12-12-94*
BY: *Ron T. Mackail*
RON T. MACKAIL, MAYOR
DATE: *12-12-94*
BY: *Joann Manganiello*
JOANN MANGANIELLO, CLERK
DATE: *12-12-94*

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF COCONUT COVE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF TEQUESTA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OTHER REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE VILLAGE OF TEQUESTA.

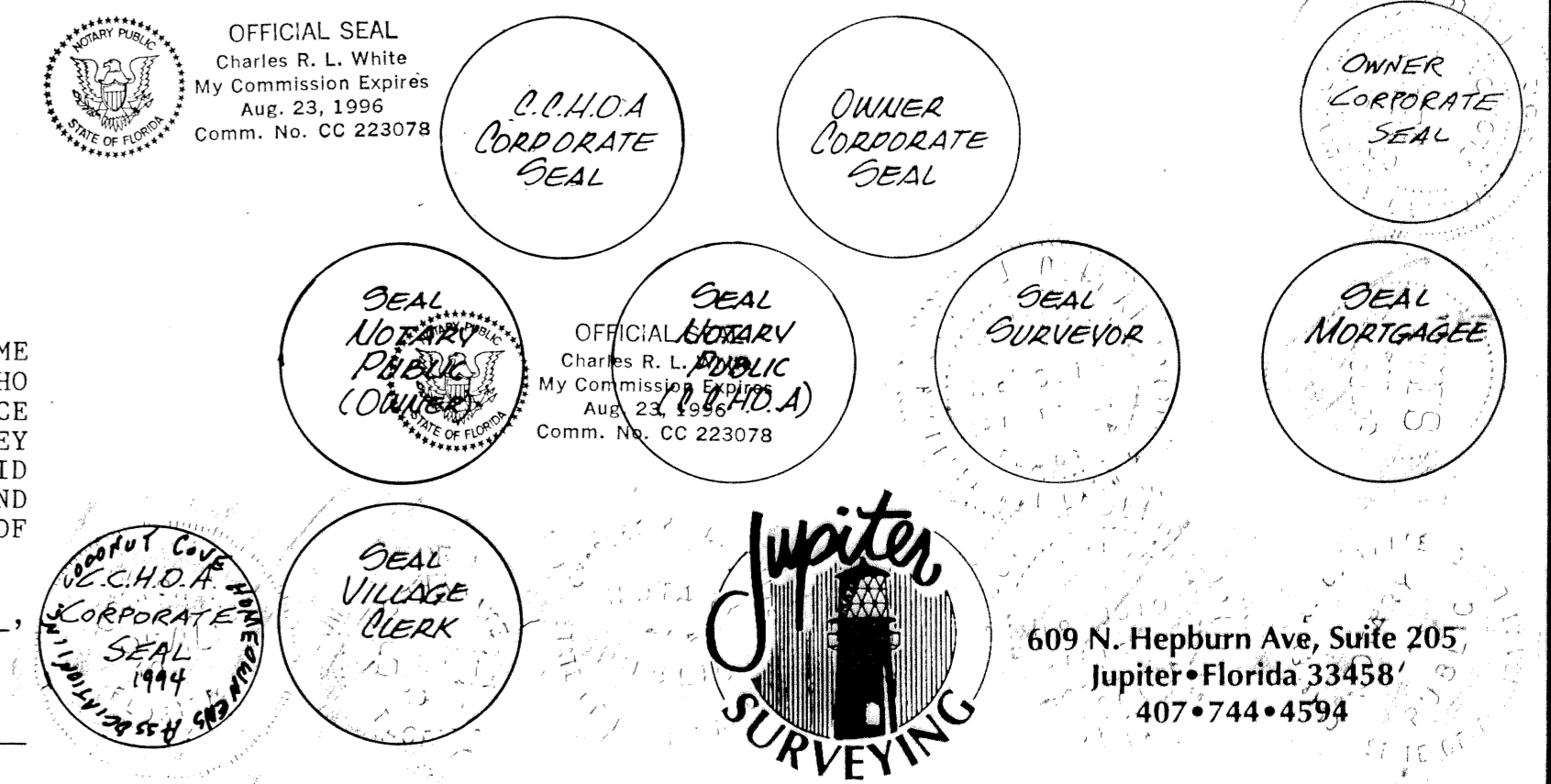
DATE: *DEC. 12, 1994*
BY: *John J. Dedman*
JOHN J. DEDMAN, P.L.S.
FLORIDA CERTIFICATE NO. 3010

THIS INSTRUMENT WAS PREPARED BY JOHN J. DEDMAN, P.L.S., IN THE OFFICE OF JUPITER SURVEYING, INC., 609 NORTH HEPBURN AVENUE, SUITE 205, JUPITER, FLORIDA 33458.

"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

NOTES:

1. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
2. UTILITY EASEMENTS DEDICATED HEREON ARE ALSO PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.
3. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED. NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. BEARING REFERENCE: THE BEARINGS HEREON RELATE TO NORTH 3 54' 55" EAST ALONG THE CENTERLINE OF STATE ROAD NO. 5 (U.S. HIGHWAY #1) BEING 120 FEET WIDE.



SUBDIVISION # COCONUT COVE
BOOK 74
PAGE 22
FLOOD MAP
ZONING
CUAD
SE
PUD NAME
VILLAGE OF TEQUESTA