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PLAT OF SUN COVE ESTATES

BEING A PORTION OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
JUNE 1998 SHEET 1 of 2

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT
11:52 AM THIS 4th DAY OF
JUNE A.D., 1998 AND DULY
RECORDED IN PLAT BOOK 98-213671 ON
PAGE 1 THROUGH 23
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By: *High A. Stall*
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
KNOW ALL MEN BY THESE PRESENTS, THAT EDMUND J. DUHY, AND STEPHEN COVERT, OWNERS OF THE LAND SHOWN HEREON AS, "SUN COVE ESTATES", BEING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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) AND THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD, PALM BEACH COUNTY, FLORIDA, LESS AND EXCLUDING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 8, THENCE NORTH 89°58'30" EAST ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF (S 1/2), A DISTANCE OF 405.94 FEET; THENCE SOUTH 0°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°44'30" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.25 FEET TO THE END OF SAID CURVE, THENCE SOUTH 0°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 LAD OUT AND IN USE; THENCE SOUTH 0°15'30" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°58'15" WEST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 689.48 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 0°03'30" WEST, A DISTANCE OF 333.28 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 85 FEET OF THE EAST 260.38 FEET OF THE SOUTH 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 SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

LESS THE WEST 25 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST.

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

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

BY: *Edmund J. Duhy*
EDMUND J. DUHY
Stephen Covert
STEPHEN COVERT
James Jurek
WITNESS
Michael A. Jones
WITNESS

ACKNOWLEDGMENT:
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED EDMUND J. DUHY AND STEPHEN COVERT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF June, 1998.

MY COMMISSION EXPIRES: 11/17/99

Joe Alvarado
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO EDMUND J. DUHY AND STEPHEN COVERT; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: June 2, 1998
BY: *Michael N. Monas*
MICHAEL N. MONAS, P.A.
FIDELITY NATIONAL TITLE INSURANCE
COMPANY OF NEW YORK
1645 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FLORIDA, 33401

VILLAGE OF NORTH PALM BEACH APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SUN COVE ESTATES HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF NORTH PALM BEACH, FLORIDA, THIS 3rd DAY OF June, 1998.

BY: *Daniel B. Noin*
MAYOR, VILLAGE OF NORTH PALM BEACH
BY: *Richard S. Dreyfus*
VILLAGE CLERK
BY: *Harold J. Deany*
VILLAGE ENGINEER
BY: *John Brant*
PLANNING COMMISSION CHAIRMAN
BY: *Tom H*
DIRECTOR OF PUBLIC SERVICE
BY: *J.P.*
FIRE DEPARTMENT

SURVEYOR'S CERTIFICATE:

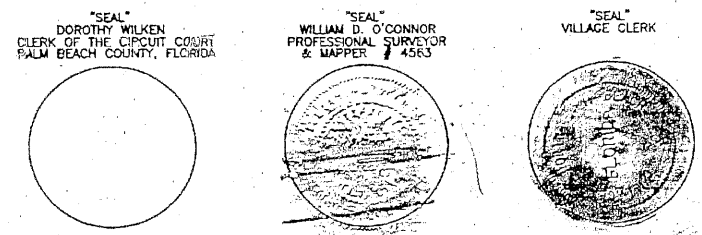
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

William D. O'Connor 611198
WILLIAM D. O'CONNOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4563
STATE OF FLORIDA

EXHIBIT'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF "SUN COVE" AS RECORDED AT PLAT BOOK 39, PAGE 34 IN THE OFFICE OF THE CLERK OF THE COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA.
2. PRM PERMANENT REFERENCE MONUMENT FOUND
3. PRM PERMANENT REFERENCE MONUMENT (P.R.M.) LB5770 SET
4. PCP PERMANENT CONTROL POINT (P.C.P.) LB6770 SET
5. PCP PERMANENT CONTROL POINT FOUND
6. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF NORTH PALM BEACH DEVELOPMENT CODE.
10. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE EASEMENTS, AS SHOWN HEREON.

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM D. O'CONNOR, P.S.M.
IN & FOR THE OFFICE OF:
CARNEY-NEUHAUS, INC.
11911 U.S. HIGHWAY ONE, SUITE 120
PALM BEACH GARDENS, FLORIDA 33408
(561) 622-1300



11911 U.S. HIGHWAY 1, STE.120 PALM BEACH GARDENS, FL.33408 TEL: (561)622-1300 FAX: (561)622-1428	1674 MERIDIAN AVENUE, STE.307 MIAMI BEACH, FL.33139 TEL: (305)534-8622 FAX: (305)534-5507	4101 N. ANDREWS AVE, STE.213 FORT LAUDERDALE, FL 33309 TEL: (954)565-0530 FAX: (954)565-3924
RECORD PLAT SUN COVE ESTATES		
CARNEY-NEUHAUS, INC. LB 6770		
DWN:MM	F.B. M-117	PG. 33-35 DATE: 04/07/95
CKD: DOC	FILE:95-002.DWG	SCALE: N.T.S. SHEET: 1 OF 2