

COVE SUBDIVISION

AUGUST 2001

LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 4

52

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE COVE OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATON, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF August, 2001.

WITNESS: Janette M. Bianchi
WITNESS: Jay A. Roberts
BY: [Signature]
NEIL J. GAETA, PRESIDENT

THE COVE OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NEIL J. GAETA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COVE OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2001.

MY COMMISSION EXPIRES: 11/19/01
COMMISSION NUMBER: 66697348

BY: [Signature]
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12387, PAGE 974 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF August, 2001.

WITNESS: [Signature]
WITNESS: [Signature]
BY: [Signature]
VICE PRESIDENT
STEVEN L. EASSA

FIDELITY FEDERAL BANK & TRUST
A FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Steven L. Eassa, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2001.

MY COMMISSION EXPIRES: 11/19/01
COMMISSION NUMBER: 66697348

BY: [Signature]
NOTARY PUBLIC
PRINTED NAME: Lisa M. Nuccio

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE GARDENS TITLE INC., 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 GAETA LIMITED PARTNERSHIP #2, A FLORIDA LIMITED PARTNERSHIP, LOUIS A. GAETA, JR., NEIL J. GAETA, GARY T. NICKLAUS AND MICHAEL S. NICKLAUS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8/23/01
BY: [Signature]
JUNE WHITE, PRESIDENT

GARDENS TITLE INC.
A FLORIDA CORPORATION

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 2 DAY OF October, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

NOTICE: 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.

BEARINGS SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE BEARING OF NORTH 88°56'56" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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.

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454. CERTIFICATE OF AUTHORIZATION NO. LB4431.

COORDINATES:

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000044709
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION = 00°00'00"

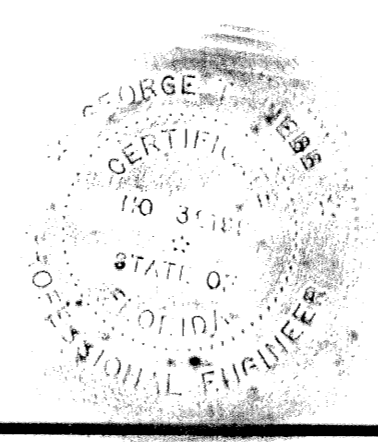
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

[Signature]
DAVID C. LIDBERG, P.S.M.
STATE OF FLORIDA LICENSE NO. 3613

SUBDIVISION Cove
PAGE 52
BOOK 92
FLOOD MAP #117B
ZONING RT5
QUAD # 12
TAZ 47
PUD NAME



<p>LIDBERG LAND SURVEYING, INC. 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE 561-746-8454</p>	CAD: K:\AUTOCAD\00-156\PLAT\DEDICATION_SHEET\00-156SH2.PUB		
	REF:		
	FLD:	FB:	PG:
	OFF: MKH	JOB: 00-156	
CKD: DCL	DATE: 01/01/01		
LB4431	SHEET 2 OF 4		
	DWG: D00-156P		