

5196-001

74

COCONUT PLAZA, M.U.P.D.

THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 1:23 pm this 23rd day of July, 2003, and duly recorded in Plat Book 99, Pages 144 through 15.

DOROTHY H. WILKEN
 Clerk of Circuit Court
 By: Sheryl M. Holdrick

SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CVS 4785 FL, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF PARCEL "A" AND PARCEL "B" SHOWN HEREON AS COCONUT PLAZA, M.U.P.D. THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION ONE (1), TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE LANDS DESCRIBED IN THOSE CERTAIN DEEDS FILED AUGUST 10, 1988 IN OFFICIAL RECORDS BOOK 5769, PAGE 708, AND FILED AUGUST 5, 1994, IN OFFICIAL RECORDS BOOK 8376, PAGE 1546, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR MILITARY TRAIL (SR 809).

ALSO DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION ONE (1), TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°11'10" WEST, ALONG THE WEST LINE OF SAID SECTION, 670.76 FEET; THENCE SOUTH 89°10'55" EAST, 60.08 FEET TO THE EAST RIGHT-OF-WAY OF MILITARY TRAIL (STATE ROAD 809) AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8376, PAGE 1546 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE NORTH 01°15'21" WEST, 246.36 FEET; THENCE NORTH 02°11'10" WEST, 360.60 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF COCONUT LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 8376, PAGE 1546 OF SAID PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE NORTH 43°14'40" EAST, 55.30 FEET; THENCE NORTH 88°40'30" EAST, 228.62 FEET; THENCE SOUTH 02°05'10" EAST ALONG THE WEST LINE OF COCOA PINE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 656.51 FEET; THENCE NORTH 89°10'55" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION ONE (1), A DISTANCE OF 271.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 173,948 SQUARE FEET (3.99 ACRES) MORE OR LESS.

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

1. UTILITY 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.

2. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. RIGHT-OF-WAY BUFFERS

THE RIGHT-OF-WAY BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CVS 4785 FL, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CVS 4785 FL, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS FEBRUARY DAY OF 2003.

WITNESS: Susan M. Fournier CVS 4785 FL, L.L.C.
 PRINT NAME: Susan M. Fournier A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Kenise Boolet BY: Robert E. Nault
 PRINT NAME: Kenise Boolet ROBERT E. NAULT
 VICE PRESIDENT

ACKNOWLEDGEMENT

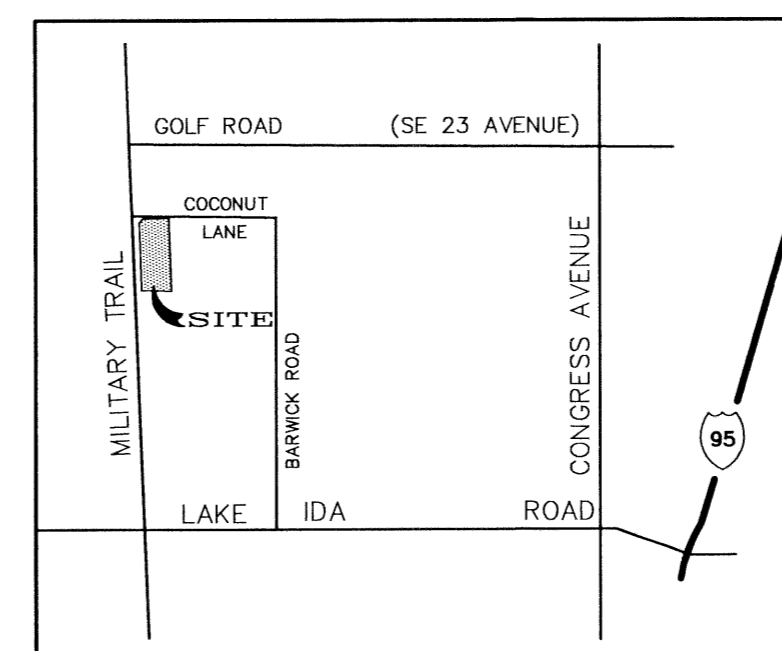
STATE OF RHODE ISLAND) SS
 COUNTY OF PROVIDENCE)

BEFORE ME PERSONALLY APPEARED ROBERT E. NAULT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Pauline B. Koerner AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CVS 4785 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF February, 2003.

MY COMMISSION EXPIRES: Pauline B. Koerner
 Notary Public, Providence Co., RI
 My Commission Expires 11/11/02

Pauline B. Koerner
 NOTARY PUBLIC



LOCATION SKETCH
 NOT TO SCALE

APPROVALS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 23 DAY OF July, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)

I, JONATHAN S. MARCUS 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 CVS 4785 FL, L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/10/03-11:00 P.M.

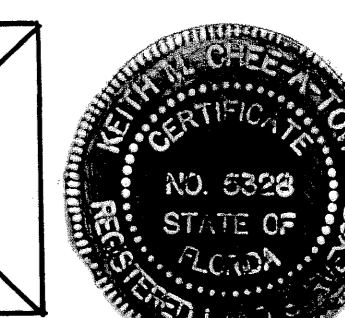
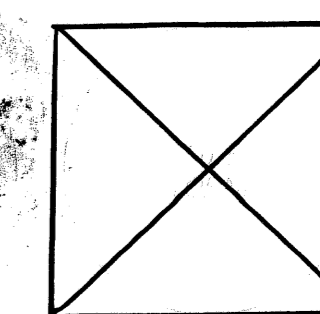
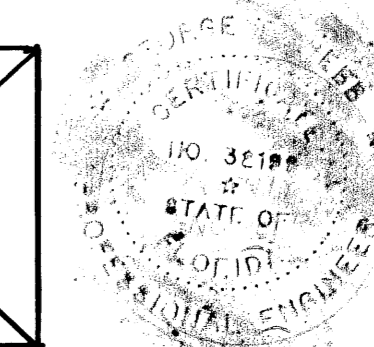
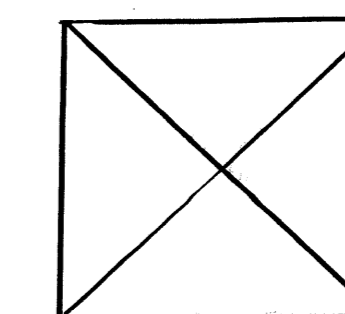
Jonathan S. Marcus
 JONATHAN S. MARCUS
 ATTORNEY-AT-LAW LICENSED IN FLORIDA
 FLORIDA REGISTRATION NO. 333591

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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.

Keith M. Chee-A-Tow
 KEITH M. CHEE-A-TOW, P.L.S.
 FLORIDA REGISTRATION NO. 5328
 AVIROM & ASSOCIATES, INC.
 L.B. NO. 3300

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 FEBRUARY, 2003



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 PALM BEACH COUNTY.

SUBDIVISION Coconut Plaza
 BOOK 99 PAGE 74 FLOOD MAP # 205 B
 FLOOD ZONE B
 QUAD # ZONING
 SE ZIP CODE
 TAZ
 PUD NAME