

# COCO WOOD LAKES - SECTION 2

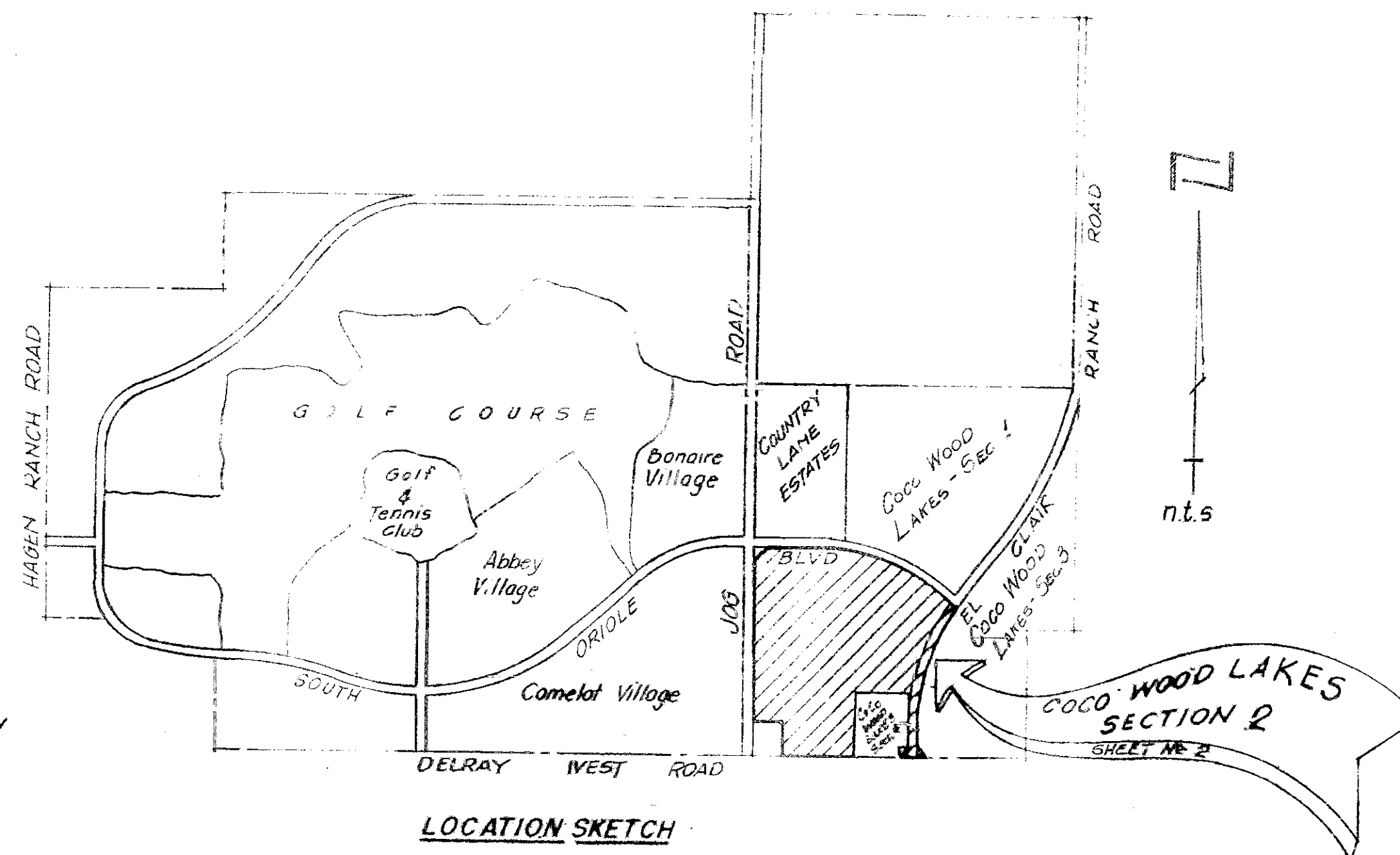
## A Subdivision of a portion of SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

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### DESCRIPTION

A parcel of land lying in the East one-half (E 1/2) of Section 15, Township 46 South, Range 42 East, more fully described as follows:  
Commencing at the center of said Section 15, thence South 00°53'00" West along the West line of the East one-half (E 1/2) of said Section 15 a distance of 1182.64 feet to a point; thence South 89°07'00" East a distance of 60.00 feet to the Point of Beginning of said parcel; thence North 45°53'00" East a distance of 35.36 feet to a point; thence South 89°07'00" East a distance of 1012.86 feet to a point of curvature; thence southeasterly along the arc of a circular curve to the right, having a radius of 742.00 feet and a central angle of 44°52'16", a distance of 581.14 feet to a point of tangency; thence South 44°14'44" East a distance of 151.47 feet to a point on a circular curve, said point bearing North 47°21'34" West from the center of the following described curve; thence continue Southerly along the arc of said curve to the left, having a radius of 736.40 feet and a central angle of 42°25'07", a distance of 545.19 feet to a point of tangency; thence South 00°13'19" West a distance of 630.16 feet to a point; thence South 44°44'31" East a distance of 35.33 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North 89°42'29" West along said North Right-of-Way line of Delray West Road a distance of 154.97 feet to a point; thence North 00°17'31" East a distance of 49.94 feet to a point; thence South 89°46'41" East a distance of 49.94 feet to a point; thence North 00°13'19" East a distance of 450.00 feet to a point; thence North 89°42'29" West a distance of 440.29 feet to a point; thence South 00°17'31" West a distance of 500.00 feet to a point, said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North 89°42'29" West along said North Right-of-Way line of Delray West Road a distance of 768.47 feet to a point; thence North 00°53'00" East a distance of 249.95 feet to a point; thence North 89°41'35" West a distance of 200.00 feet to a point, said point lying on the East Right-of-Way line of Jog Road; thence North 00°53'00" East along said East Right-of-Way line of Jog Road a distance of 127.42 feet to the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida and containing 44.99 Acres more or less.



PREPARED UNDER THE DIRECTION OF  
JOHN A. FARINA R.L.S.  
BROOME AND FARINA, INC.  
CONSULTING ENGINEERS  
CORAL SPRINGS, FLORIDA

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that, ORIOLE HOMES CORP, a Florida Corporation, Owners of the said land shown hereon, known as COCO WOOD LAKES - SECTION 2, being in Section 15, Township 46 South, Range 42 East, Palm Beach County, Florida, being also further described as indicated hereon, have caused the same to be surveyed and platted and do hereby dedicate as follows:

- Streets
- The Streets, as shown hereon, are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
- Easements
  - Utility, Maintenance, and Drainage Easements as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of Utility Maintenance, and Drainage facilities.
  - A twenty (20) foot Drainage Flow Easement, as shown hereon, is hereby dedicated in perpetuity for the construction, operation and maintenance of such facilities as may be necessary for the proper regulation of storm waters and as may be necessary to provide for the flowage of waters to and from the land platted hereby.
  - A Water Retention, Lake and Recreation Easement, as shown hereon, ("Easement Area"), is hereby dedicated in perpetuity to the Coco Wood Lakes Association Inc. (Association), for the benefit of the lot owners of Block J, Lots 1 through 21 (both inclusive) and Block K, Lots 15 through 20 (both inclusive), for proper purposes, the Easement Area, to the extent delineated on this Plat is, the perpetual maintenance obligation of such lot owners and is subject to the easement conditions as set forth below:
    - No structures of any type whatsoever shall be located in the Easement Area other than those mentioned in survey Notes 5 and 6 and Sub-paragraph 2b above; and,
    - Grassed and Landscaping areas within the Easement shall be maintained by the owners of the just described lots so as to provide an area of greenery and landscaping for the platted property; and,
    - No fill of any type shall be placed upon the Easement Area; no permanent improvements of any type other than those mentioned in survey Notes 5 and 6, and in sub-paragraph 2b above shall be permitted upon the Easement Area.
- Limited Access Easements, are hereby dedicated in perpetuity for the purpose of control and jurisdiction over access rights to and from the property, hereby platted.
- Entrance Areas, Parcels 5-1 and 5-2 as shown hereon, are hereby dedicated in perpetuity to the Association.

### SURVEY NOTES

- PRM - Indicates Permanent Reference Monument.
- P.C.P. - Indicates Permanent Control Point.
- Bearings shown hereon are relative to the West boundary of the Plat of COUNTRY LANE ESTATES as recorded in Plat Book 32, Page 104 of the Public Records of Palm Beach County, Florida.
- Building set Back Lines shall be as required by Palm Beach County, Zoning Regulations.
- There shall be no buildings, trees or shrubs placed on Drainage or Maintenance Easements, other than that construction required to maintain, protect and operate Drainage and Maintenance Facilities.
- There shall be no buildings or other structures placed on Utility Easements, other than those which are required to maintain, protect and operate Utility Facilities.
- R/W intersections are the tangential chord of a 5-foot radius.
- Where Utility, Maintenance and/or Drainage Easements intersect, the Drainage and/or Maintenance Easements shall take precedence. The areas within the said intersections are Utility, Maintenance and/or Drainage Easements. Construction and maintenance of Utilities shall not interfere with the Drainage or Maintenance Facilities or their operation within these areas of intersection.
- U.E. - Denotes Utility Easements.
- D.E. - Denotes Drainage Easements.
- M.E. - Denotes Maintenance Easements.
- L.A.E. - Denotes Limited Access Easements.

### APPROVALS

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

This Plat is hereby approved for record this 12 day of JANUARY A.D., 1979

By: Bili Bailey  
Bili Bailey, Chairman

### COUNTY ENGINEER

This Plat is hereby approved for record this 12 day of JAN A.D., 1979

By: Herbert Kahlert  
Herbert Kahlert, P.E. County Engineer

### ATTEST:

JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS  
By: Marilyn Blum  
Marilyn Blum, Dep. Clerk

### SURVEYOR'S CERTIFICATE

This is to Certify that the plat shown hereon is a true and correct representation of a survey made under our responsible direction and supervision and that said survey is accurate to the best of our knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, that (P.C.P.'s) Permanent Control Points will be set under our responsible direction and supervision within one year from the date of recording of this plat, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes as amended and ordinances of Palm Beach County, Florida.

Dated: August 30, 1977

BROOME & FARINA, INC.

JOHN A. FARINA  
Registered Professional Surveyor  
No. 164 State of Florida

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
We, State Title and Abstract Company, Inc., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find the title to the property is vested to ORIOLE HOMES CORP; that the current taxes have been paid; and that we find the property is free of encumbrances; and that we find that all mortgages are shown and are true and correct.

Dated: December 15, 1978  
Dorothy M. Ash - Vice-President