

COCO WOOD LAKES - SECTION 3

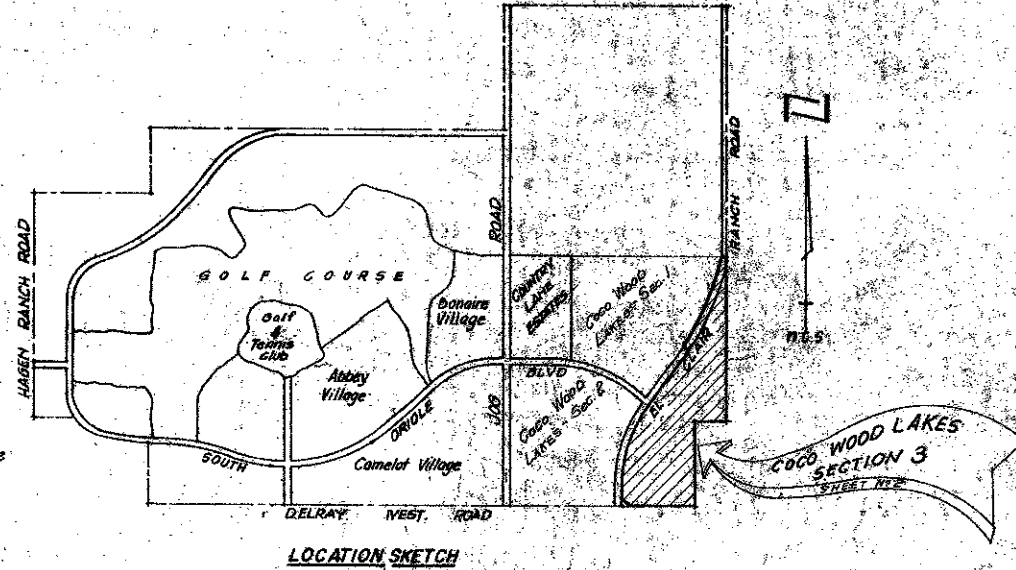
A Subdivision of a portion of SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

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

DESCRIPTION

A parcel of land lying in the East one-half (E½) of Section 15, Township 46 South, Range 42 East, more fully described as follows: Commencing at the center of said Section 15, thence North 00°53'00" East along the West line of the East one-half (E½) of said Section 15 a distance of 15.00 feet to a point; thence South 88°21'25" East a distance of 2603.82 feet to the Point of Beginning of said parcel; thence continue South 88°21'25" East a distance of 40.01 feet to a point, said point being the Northeast (N.E) corner of the Southeast one-quarter (SE¼) of said Section 15; thence South 00°04'12" East along the East line of said Section 15, a distance of 1831.80 feet to a point; thence South 89°55'48" West a distance of 330.00 feet to a point; thence South 00°04'12" East a distance of 715.97 feet to a point on a circular curve, said point lying on the North Right-of-Way line of Delray West Road (State Road 806) and bearing South 14°39'52" East from the center of the following described circular curve; thence continue West along the arc of said curve to the right, having a radius of 1112.27 feet and a central angle of 14°57'23", a distance of 446.97 feet to a point of tangency; thence North 89°42'29" West a distance of 340.54 feet to a point; thence North 44°44'31" West a distance of 35.33 feet to a point; thence North 00°13'19" East a distance of 630.16 feet to a point of curvature; thence North along the arc of a circular curve to the right, having a radius of 736.40 feet and a central angle of 45°31'57", a distance of 585.21 feet to a point of tangency; thence North 46°45'11" East a distance of 690.00 feet to a point; thence North 44°14'44" West a distance of 80.00 feet to a point; thence North 45°45'16" East a distance of 219.97 feet to a point of curvature; thence North along the arc of a circular curve to the left, having a radius of 905.00 feet and a central angle of 45°49'28", a distance of 723.81 feet to a point of tangency; thence North 00°04'12" West a distance of 81.70 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida and containing 35.16 Acres more or less.



LOCATION SKETCH

SURVEY NOTES

- PRM - Indicates Permanent Reference Monument.
- P.C.P. - Indicates Permanent Central Point.
- Bearing shown hereon are relative to the East boundary of the Plat of COUNTRY LANE ESTATES as recorded in Plat Book 36, 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 long chord of a 25 foot radius.
- Where Utility, Maintenance and/or Drainage Easements intersect the Drainage and/or Maintenance Easements shall take precedence. The grade 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 of these easements within these areas of intersection.
- See Deed for Utility Easements.
- See Deed for Drainage Easements.
- See Deed for Maintenance Easements.
- See Deed for Limited Access Easements.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 8th day of April, A.D. 1980

Dennis R. Koehler
Dennis R. Koehler, Chairman

COUNTY ENGINEER

This Plat is hereby approved for record this 8th day of April, A.D. 1980

Herbert Kohler
Herbert Kohler, P.E., County Engineer

ATTEST:

JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS by *John Tuley*
John Tuley, Deputy Clerk

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ORIOLE HOMES CORP., a Florida Corporation, Owner of said land shown hereon, known as COCO WOOD LAKES SECTION 3, 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
a. 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.
b. 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 retention of storm waters and as may be necessary to provide for the flowage of water to and from the land platted hereby.
c. A Water Retention, Lake and Recreation Easement, as shown hereon (Easement Area) is hereby dedicated in perpetuity to the Association for the benefit of the lot owners of Block R, Lots 1 through 28 (both inclusive), for the 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.
i. 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 5b above and
ii. Grassed and Landscaping areas within the Easement Area 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
iii. 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 5b above shall be permitted upon the Easement Area.
d. Limited Access Easements are hereby dedicated in perpetuity for the purpose of granting jurisdiction over access rights to and from the property hereby platted.
- The Entrance Area, Parcel 5-3, as shown hereon, is hereby dedicated in perpetuity to the Association.

IN WITNESS WHEREOF: The said corporation has cause these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed here to and with the authority of its Board of Directors, this 18th day of December, A.D. 1978.

ATTEST: *A. Nunez* Ass't. Sec'y. *R.D. Levy* President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
Before me and personally appeared R.D. Levy and A. Nunez to me well known and known to me to be the individuals described in and who executed the foregoing instrument as R.D. Levy, President and A. Nunez, Ass't. Secretary of the above named ORIOLE HOMES CORP., a Corporation, and severally acknowledged to and before me that the executed such instrument as such President and Ass't. Secretary, respectively 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 the regular corporate authority, and that said instrument is the free act and deed of said corporation.
Witness my hand and official seal, this 18th day of December, A.D. 1978.

June 23, 1982
My Commission Expires
Notary Public

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 free of encumbrances and that we find that all mortgages are shown to be true and correct.

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.C.P.'s) Permanent Reference Monuments have been placed as required by law, that (P.C.R.'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 117, Florida Statutes as amended and ordinances of Palm Beach County, Florida.

Dated: August 30, 1977.
BROOME & FARINA, INC.
John A. Farina
JOHN A. FARINA
Registered Land Surveyor
No. 1564, State of Florida

1000-047

39/143

Coco Wood Lakes #3