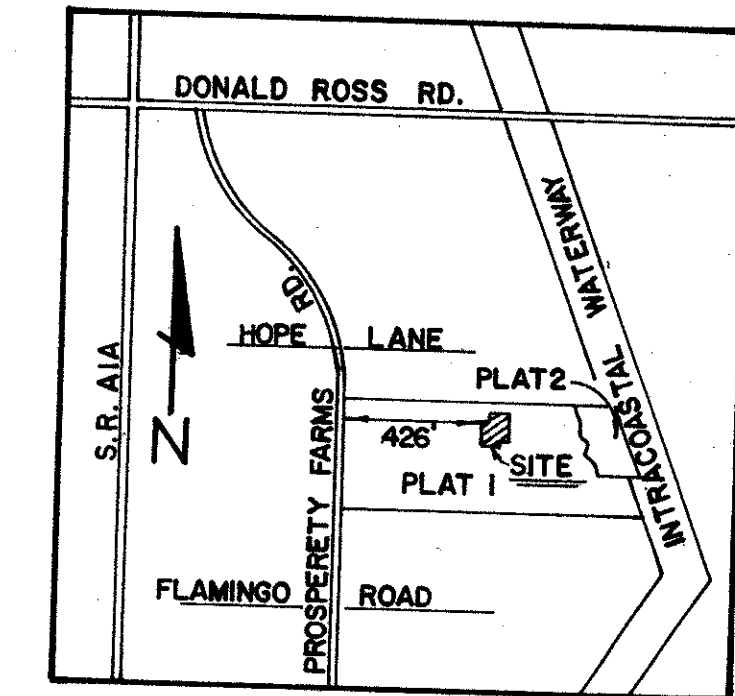


MARINER'S COVE PLAT THREE

BEING PART OF MARINER'S COVE, A P.U.D.
 A REPLAT OF TRACT M OF "MARINER'S COVE PLAT ONE"
 SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA.

MAY, 1989

SHEET 1 OF 2



176

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD 11:37 AM
 THIS 7 DAY OF JUNE
 AD, 1989 AND DULY RECORDED
 IN PLAT BOOK 62 ON PAGES
176 AND 177.
 JOHN B. DUNKLE, CLERK
 BY: Down & Martin, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MARINER'S COVE PLAT THREE, SITUATE IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT M AS SHOWN ON PLAT OF "MARINER'S COVE PLAT ONE", RECORDED IN PLAT BOOK 56 AT PAGES 193 THROUGH 196, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.828 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR MARINA, DOCKING FACILITIES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C, THE MARINA TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DOCKING, MOORING, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARINER'S COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE BABCOCK COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND REGIONAL MANAGER AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF APRIL, 1989.

ATTEST: Violet Hesson
 VIOLET HESSON, ASSISTANT VICE PRESIDENT

BY: Martin J. Goldstein
 MARTIN J. GOLDSTEIN, VICE PRESIDENT AND REGIONAL MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARTIN J. GOLDSTEIN AND VIOLET HESSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND REGIONAL MANAGER AND ASSISTANT VICE PRESIDENT OF THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 14 DAY OF April, 1989.

MY COMMISSION EXPIRES: Jan. 20, 1990 Margaret McSwatt
 NOTARY PUBLIC

TITLE CERTIFICATION

I, PHILIP H. WARD, III, 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 THE BABCOCK COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

PHILIP H. WARD, III

DATE: 4/14/89

BY: Philip H. Ward III
 PHILIP H. WARD III

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 5 DAY OF MAY, 1989.

Robin B. Petzold
 ROBIN B. PETZOLD
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4567

P.U.D. TABULAR DATA

TOTAL ACREAGE OF THIS PLAT 0.83 ± ACRES
 DWELLING UNITS (D.U.'s) 0 D.U.'s

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF JUNE, 1989.

BY: Carol J. Elmqvist
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE, CLERK

BY: John B. Dunkle
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF JUNE, 1989.

BY: Herbert F. Kahlert, P.E.
 HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S02°22'02"W ALONG THE EAST LINE OF TRACT M OF THE MARINER'S COVE PLAT ONE (P.B. 56 PGS 193-196)
- U.E. DENOTES UTILITY EASEMENT.
 D.E. DENOTES DRAINAGE EASEMENT.
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: —●—
 P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: —●—
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
 LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT WAS PREPARED BY MARK E. HUMMEL IN THE OFFICES OF STANLEY / WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA, 33407.

Map # 1

Pet. 81-165

62/176

STANLEY/WANTMAN, INC.

2000 LOMBARD STREET, WEST PALM BEACH, FL. 33407 (407) 842-7444

DRAWN	M.E.H.	DATE	MAY 4, 1989
CHECKED	R.B.P.	SCALE	NONE
DRAWING NO.	10065PL	MARINER'S COVE PLAT THREE REPLAT OF MARINER'S COVE PLAT ONE, TRACT M	

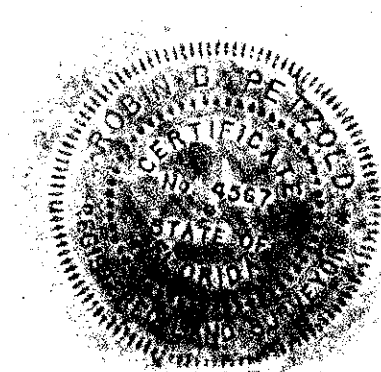
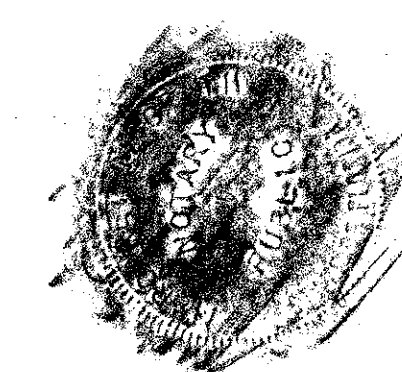
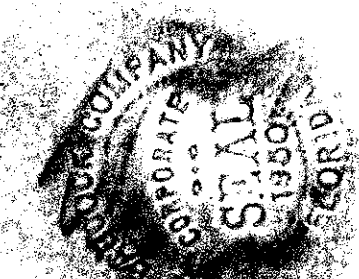
SEAL THE BABCOCK COMPANY

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL BOARD OF COUNTY COMMISSIONERS



SUBDIVISION * MARINER'S COVE
 PLAT III
 BOOK 62
 FLOOD ZONE A-5
 ZONING RS 81-165
 QUID * 12
 ZIP CODE 33410
 702-41
 MARINER'S COVE PLAT III