

THIS INSTRUMENT PREPARED BY JEFF S. HODAPP, P.S.M.



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954-972-3959 FAX: 954-972-4178

FEBRUARY 2001

010202

JSH

COCONUT KEY

A PORTION OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



26

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:55 PM
THIS 5 DAY OF MAY
2001, AND DULY RECORDED
IN PLAT BOOK 71 ON PAGES
26 THROUGH 28
DOROTHY H. WILKEN, CLERK
BY: *[Signature]*

SHEET 1 OF 3

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TOWN AND COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SHOWN HEREON AS "COCONUT KEY", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION; THENCE SOUTH 00°20'37" EAST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 251.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'31" EAST, A DISTANCE OF 334.49 FEET; THENCE SOUTH 00°21'24" EAST, TO A POINT ON THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1130.46 FEET; THENCE SOUTH 89°12'59" WEST, ALONG SAID SOUTH LINE OF SECTION 14, TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 334.76 FEET; THENCE NORTH 00°20'37" WEST, A DISTANCE OF 1130.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8.684 ACRES, MORE OR LESS.

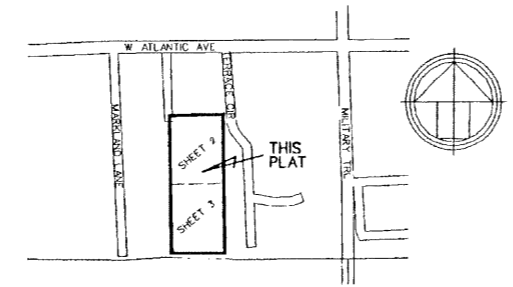
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COCONUT KEY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS, UTILITY, DRAINAGE, PARKING, AND SIDEWALK PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THIS TRACT IS SUBJECT TO A WATER AND SEWER EASEMENT DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION OF WATER AND SEWER FACILITIES.
- TRACTS "L-1", AND "L-2" (THE WATER MANAGEMENT TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COCONUT KEY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COCONUT KEY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE AREA OF THESE TRACTS ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON. THE SOUTH 2000 FEET ARE SUBJECT TO RESTRICTIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT AS SET FORTH IN DR BOOK 12575 AT PAGE 1496.
- TRACT "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COCONUT KEY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PRIVATE RECREATIONAL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE AREA OF THESE TRACTS ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
- LOTS 1-69 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.
- THE LAKE MAINTENANCE EASEMENTS, AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE COCONUT KEY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- 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.
- THE WATER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER MAINS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE COCONUT KEY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, TOWN AND COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF MAY, 2001.

WITNESS: *[Signature]*
 PRINT NAME: WILLIAM E. HENDRY
 TOWN AND COUNTRY BUILDERS, INC., A FLORIDA CORPORATION

WITNESS: *[Signature]*
 PRINT NAME: STEPHEN B. LILLER
 BY: *[Signature]*
 TIMOTHY R. KELLY, PRESIDENT



LOCATION / KEY MAP
NOT TO SCALE

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TOWN AND COUNTRY BUILDERS, INC., A FLORIDA 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 21 DAY OF MAY 2001.
MY COMMISSION EXPIRES: *[Signature]*
ALEXANDRO R. SERRANO
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO.

CITY OF DELRAY BEACH

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT OF COCONUT KEY, HAS BEEN APPROVED ON THE 19TH DAY OF JUNE, A.D., 2001, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST BY: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY

[Signature]
DIRECTOR OF PLANNING AND ZONING

[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]
CITY ENGINEER

[Signature]
FIRE MARSHALL

REVIEWING SURVEYOR'S CERTIFICATION

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

HELLER, WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION NO. 3449
DATE: 5-17-01
BY: *[Signature]*
JOHN D. WEAVER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 3550

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
I, RONALD L. PLATT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TOWN AND COUNTRY BUILDERS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW; AND THAT THERE ARE ENCUMBRANCES OF RECORD NOR THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: May 22, 2001
BY: *[Signature]*
RONALD L. PLATT, ESQ.
ATTORNEY AT LAW

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14 HAVING A BEARING OF NORTH 89°12'56" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF DELRAY BEACH ZONING REGULATIONS.
- 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 THE UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH 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 THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
JEFF S. HODAPP
DATE: 5-15-01
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
CARNAHAN, PROCTOR, CROSS, INC.
CERTIFICATE OF AUTHORIZATION #LB2936

REVIEWING SURVEYOR	CITY OF DELRAY BEACH	SURVEYOR	TOWN AND COUNTRY BUILDERS, INC.

FILE: r:\010003\mcd\p002\p01.dgn
DATE: 15 May 2001 14:34