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PL/1958/0061

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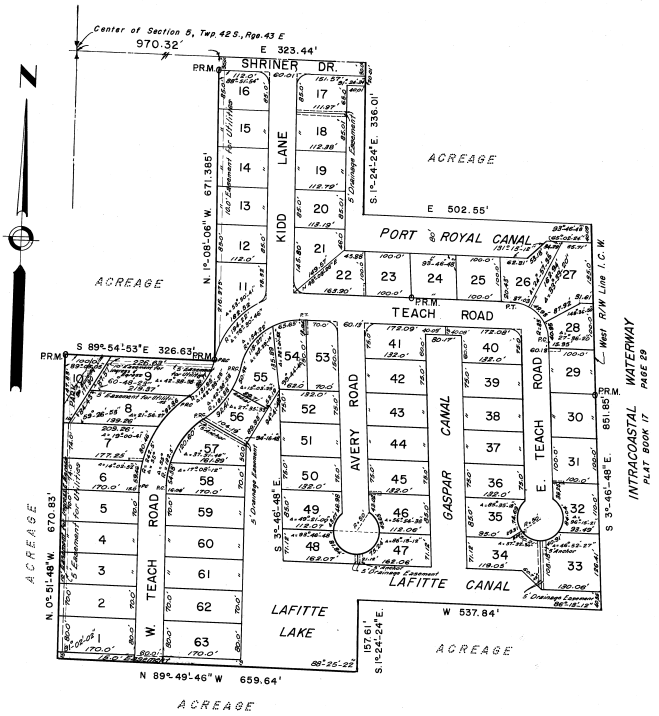
STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
This plat was filed in Plat Book No. 17 on page 197 this 3rd day of June A.D. 1958 at 2:55 P.M.
J. ALBERT ADAMS, Clerk Circuit Court
By: [illegible] Deputy Clerk

PLAT OF PIRATES COVE

PALM BEACH COUNTY, FLORIDA
IN SECTION 5, TWP. 42 S., RGE. 43 E.
APRIL 1958
SCALE 1" = 100'
E. ELLIOTT GROSS & ASSOCIATES
REGISTERED ENGINEERS & SURVEYORS



NOTE

1- There shall be no buildings on utility easements.
2- There shall be no buildings or any kind of construction or the planting of trees or shrubs on utility easements.
3- Building setback lines shall be as required by Palm Beach County Zoning Regulations (Ordinance 30.17).
4- All corner of street intersections are 25 ft. radius unless otherwise shown, for convenience distances are shown to the intersection point.
5- All curve dimensions are arc.
6- The Canals and Lake shown hereon are intended for the use and benefit of all lot owners in the Sub-division for all lawful recreational purposes and no Person may fill in the Canals or Lake or any portion thereof.
7- Private Access Road to be the property of owners of Lots 1 thru 16.
8- Anchor Easements for Utility Poles shown thus

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS that RUPAGER, INC., a Florida Corporation, the Owner of the tract of land hereinafter being in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as PIRATES COVE, and more particularly described as follows, to wit:

The East Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter and the South 850 feet of the North 1150.91 feet of right of way to the Centerline of Section 5 of the Northeast Quarter of the Southeast Quarter, lying West of Intracoastal Waterway Right of Way.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate to the perpetual use of the public as public highways the roads and drive as shown hereon, reserving, however, unto itself, its successors and its legal representatives, the reversion or reversions thereof, whenever the same shall be abandoned by the public or discontinued by law. The Utility Easements shown hereon are designated for use of Contractors and Franchisees of Public Utilities.

IN WITNESS WHEREOF, it has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 5th day of May A.D. 1958

Attest:
By: Martin Beatty
Secretary
Witness: James H. Conway
Witness: Robert Goldman

RUPAGER, INC.
By: [illegible]
President
Witness: James H. Conway
Witness: Robert Goldman

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

BE IT REMEMBERED that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, M.H. DUNCAN and MARTIN BEATTY, President and Secretary, respectively of RUPAGER, INC., a Florida Corporation, to me well known and known to me to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same as such officers of said Corporation by and with the authority of the Board of Directors of said Corporation and that the seal affixed to the foregoing instrument is the seal of said Corporation and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at West Palm Beach, County of Palm Beach, and State of Florida this 5th day of May A.D. 1958

Marjorie R. Pickens
Notary Public

My Commission expires: April 29, 1960

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

I HEREBY CERTIFY that the plat shown hereon as PIRATES COVE is a true and correct representation of a survey made under my direction, of the foregoing described property and that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.) have been placed as required by law.

Registered Land Surveyor
Florida Certificate No.

Subscribed and sworn to before me this 3rd day of June A.D. 1958

Notary Public

My Commission expires: May 5, 1962

Approved: 30 June A.D. 1958
Board of County Commissioners
By: [illegible]
Chairman
By: Stephen Rhendlin
County Engineer