

JUNE 2004

DEDICATION: STATE OF FLORIDA ) SS

COUNTY OF PALM BEACH )

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

JUPITER ISLES PLAT 3

SHEET 1 OF 9

188
STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THIS PLAT WAS FILED FOR RECORD AT PM, THIS 6th DAY OF August, 2004. AND DULY RECORDED IN PLAT BOOK NO. 102 ON PAGES 188-196. DOROTHY WILKEN, CLERK OF THE CIRCUIT COURT, DEPUTY CLERK.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 47A

SURVEYOR'S NOTES:

THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 89°46'29" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S CONSENT:

COMMONWEALTH OF VIRGINIA ) SS
COUNTY OF HENRICO )

RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16028, PAGE 695 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Brian K. Murray, its Vice President/Director, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF June, 2004.

RESIDENTIAL FUNDING CORPORATION A DELAWARE CORPORATION

WITNESS: Tiffany Tillman, PRINTED NAME: Tiffany Tillman, BY: [Signature], WITNESS: Corina Ghita, PRINTED NAME: Corina Ghita.

AREA SUMMARY

Table listing tracts and their areas: TRACT "A" 7.36 ACRES, TRACT "L-6" 6.56 ACRES, TRACT "L-7" 4.02 ACRES, TRACT "L-8" 4.66 ACRES, TRACT "NPBCID-1" 0.09 ACRES, TRACT "O-14" 0.14 ACRES, TRACT "O-15" 0.34 ACRES, TRACT "O-16" 0.62 ACRES, TRACT "O-17" 0.17 ACRES, TRACT "O-18" 0.08 ACRES, TRACT "P" 0.72 ACRES, TRACT "UP" 36.08 ACRES, TOTAL AREA= 62.86 ACRES.

ACKNOWLEDGEMENT:

COMMONWEALTH OF VIRGINIA ) SS
COUNTY OF HENRICO )

BEFORE ME PERSONALLY APPEARED Brian K. Murray, who is personally known to me, OR HAS PRODUCED Va. License and Va. License as identification, AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTFULLY, OF RESIDENTIAL FUNDING CORPORATION, A DELAWARE 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 18 DAY OF June, 2004.

NOTARY PUBLIC: [Signature], STATE OF VIRGINIA COMMISSION NO.: [Number], PRINTED NAME: Virginia McLean, COMMISSION EXPIRES: 7-2005.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUPITER ZONING CODE.
2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I, GERALD KNIGHT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERALD DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GMAC MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON. THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

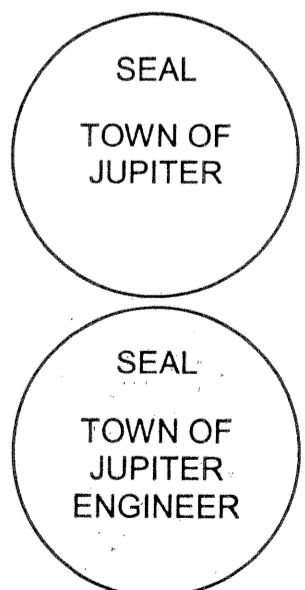
HOLLAND & KNIGHT, LLP, DATE: 6/17/04, BY: Gerald Knight, ATTORNEY-AT-LAW LICENSED IN FLORIDA.

TOWN APPROVAL:

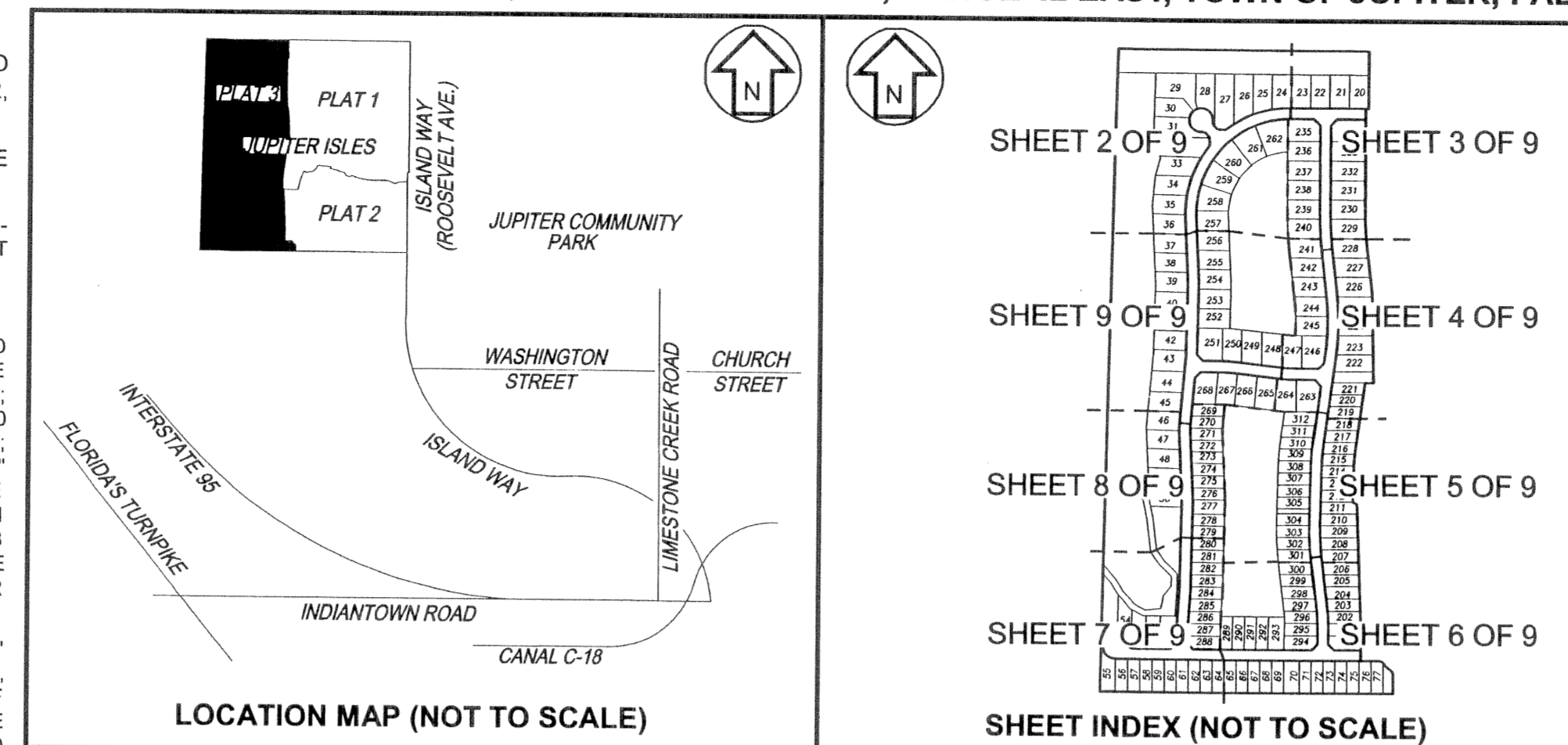
STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE PLAT, "JUPITER ISLES PLAT 3", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 21st DAY OF July, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: Karen J. Golonka, MAYOR; BY: Doug Koehncke, P.E., TOWN ENGINEER; BY: Sally M. Boylan, TOWN CLERK.



REVISED 2-18-04



16. THE PLANTING EASEMENTS WITHIN TRACTS "L-6", "L-7" AND "L-8", AS SHOWN HEREON, ARE FOR THE REQUIRED LITTORAL PLANTINGS AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF June, 2004.

GMAC MODEL HOME FINANCE, INC. A VIRGINIA CORPORATION
ATTEST: Barbara Hart, ASSISTANT SECRETARY, BY: Brian K. Murray, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA ) SS
COUNTY OF )

BEFORE ME PERSONALLY APPEARED Brian K. Murray and Barbara Hart, who are personally known to me, OR HAVE PRODUCED Va. License and Va. License as identification, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTFULLY, OF GMAC MODEL HOME FINANCE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF June, 2004. MY COMMISSION EXPIRES 7/2005, BY: [Signature], NOTARY PUBLIC, PRINTED NAME: VIRGINIA MCLEAN.

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 15 DAY OF June, 2004.

JUPITER ISLES COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: Mario Indiviglio, SECRETARY, BY: Robert W. Drews, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS AND MARIO INDIVIGLIO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTFULLY, OF JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 15 DAY OF June, 2004. MY COMMISSION EXPIRES 9/3/07, BY: Sandi M. Cooper, NOTARY PUBLIC, PRINT NAME: Sandi M. Cooper.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENTS, WATER MANAGEMENT EASEMENTS AND THE FEE-SIMPLE DEDICATION OF TRACT "NPBCID-1", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 15 DAY OF July, 2004. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: Tanya W. Quickel, SECRETARY, BY: Hal Valesche, VP, PRESIDENT.

KNOW ALL MEN BY THESE PRESENTS, THAT GMAC MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "JUPITER ISLES PLAT 3", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE, SOUTH 01°26'24" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 100.02 FEET FOR A POINT OF BEGINNING:

THENCE, SOUTH 89°46'29" EAST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 1,049.20 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PAGE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE THE FOLLOWING 12 COURSES ALONG THE WEST BOUNDARY OF SAID PLAT OF JUPITER ISLES PLAT 1:

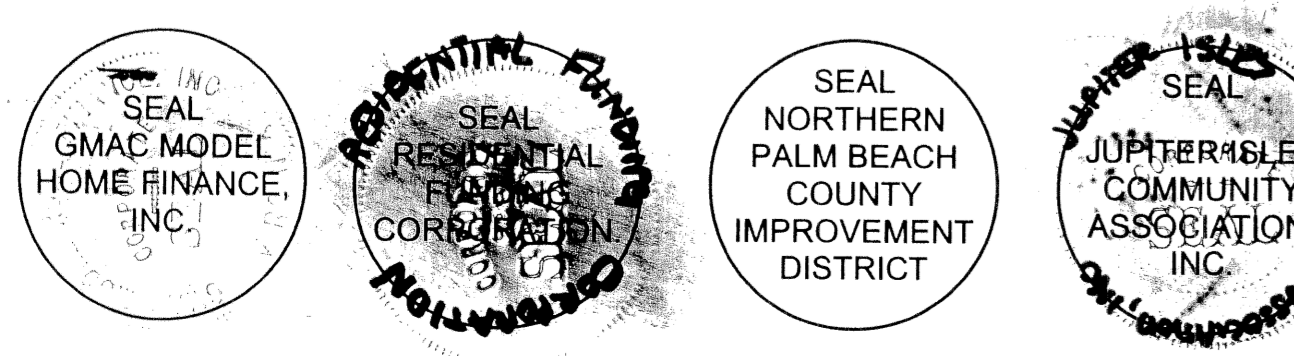
THENCE, SOUTH 00°13'31" WEST, A DISTANCE OF 135.20 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 323.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 02°15'53" WEST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'22"; A DISTANCE OF 11.50 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 00°13'31" WEST, RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 46.00 FEET; THENCE, SOUTH 00°13'01" WEST, A DISTANCE OF 382.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1168.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'01"; A DISTANCE OF 134.21 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 06°22'00" EAST, A DISTANCE OF 203.44 FEET; THENCE, SOUTH 00°55'36" EAST, A DISTANCE OF 367.54 FEET; THENCE, NORTH 89°54'15" WEST, A DISTANCE OF 34.93 FEET; THENCE, SOUTH 08°03'21" WEST, A DISTANCE OF 277.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 842.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°37'18"; A DISTANCE OF 97.31 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01°26'24" WEST, A DISTANCE OF 128.13 FEET; THENCE, SOUTH 86°29'34" EAST, A DISTANCE OF 18.88 FEET TO THE NORTHWEST CORNER OF LOT 189, JUPITER ISLES PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PAGE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID NORTHWEST CORNER ALSO BEING ON THE WEST BOUNDARY OF SAID PLAT OF JUPITER ISLES PLAT 2; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST BOUNDARY OF SAID PLAT OF JUPITER ISLES PLAT 2:

THENCE, SOUTH 01°56'31" EAST, A DISTANCE OF 487.14 FEET; THENCE, SOUTH 00°04'46" WEST, A DISTANCE OF 161.87 FEET; THENCE, SOUTH 89°54'15" EAST, A DISTANCE OF 75.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°39'04"; A DISTANCE OF 26.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°20'25"; A DISTANCE OF 35.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°39'04"; A DISTANCE OF 26.03 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°30'28" WEST, A DISTANCE OF 77.04 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF JUPITER ISLES PLAT 2; SAID SOUTHWEST CORNER SITUATE ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE, NORTH 89°56'44" WEST, DEPARTING SAID PLAT BOUNDARY AND ALONG SAID SOUTH LINE, A DISTANCE OF 1,219.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE, NORTH 01°26'24" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 2,563.51 FEET TO THE POINT OF BEGINNING.

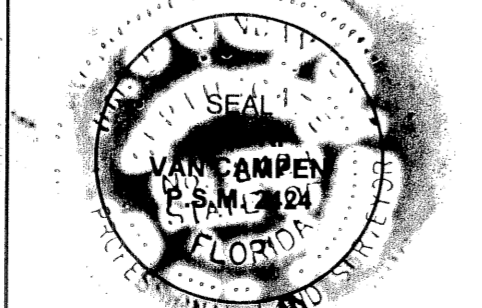
CONTAINING: 62.86 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "A" (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET, LANDSCAPING, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
2. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF JUPITER, THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
3. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR RESPECTIVE WATER, SEWER AND DRAINAGE FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A".
4. TRACTS "L-6", "L-7" AND "L-8" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC PURPOSES THE ROADWAYS AND ANY AND ALL DRAINAGE AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. TRACTS "L-6", "L-7" AND "L-8" (LAKES) ARE SUBJECT TO THE REQUIRED LITTORAL PLANTING AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS.
5. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE MAINTENANCE OF, AND ACCESS TO, THE ADJACENT WATER MANAGEMENT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
7. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON AND DESIGNATED AS U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
8. TRACTS "O-14", "O-15", "O-16", "O-17" AND "O-18" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
9. TRACT "UP" (UPLAND PRESERVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVE AND BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAINTENANCE OF TRACT "UP" (UPLAND PRESERVE) WILL BE IN ACCORDANCE WITH THE APPROVED MAINTENANCE AND MANAGEMENT PLAN.
10. TRACT "P" (WETLAND PRESERVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WETLAND PRESERVE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAINTENANCE OF TRACT "P" WILL BE IN ACCORDANCE WITH THE APPROVED MAINTENANCE AND MANAGEMENT PLAN.
11. TRACT "NPBCID-1", AS SHOWN HEREON, IS DEDICATED IN FEE-SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR INGRESS, EGRESS, DRAINAGE AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
12. THE 5' OVERHANG EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE ADJACENT LOT OWNERS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.
13. THE 10 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THESE EASEMENTS ARE SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER THESE WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY NORTHERN.
14. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACT ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
15. THE EMERGENCY ACCESS AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, THE TOWN OF JUPITER AND THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR EMERGENCY ACCESS AND WATER LINE UTILITY CONSTRUCTION AND MAINTENANCE PURPOSES. THIS EASEMENT IS FOR THE BENEFIT OF THE LANDS TO THE WEST OF THIS PLAT OWNED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.



SURVEYOR'S CERTIFICATION:



I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE 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 SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUPITER.
BY: Wm. R. Van Campen, DATED THIS 10th DAY OF June, 2004.

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 BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE SUPPLY RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

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