

# CLOCKTOWER HAMMOCK REPLAT

BEING A REPLAT OF LOTS 20, 21, 22 AND 23 OF CLOCKTOWER HAMMOCK,  
AS RECORDED IN PLAT BOOK 96, PAGES 68 AND 69, SECTION 1, TOWNSHIP 41 SOUTH,  
DEDICATION & RESERVATIONS: RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.

FEBRUARY 2005  
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS THAT CUSTOM QUALITY HOMES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, FLORIDA, SHOWN HEREON AS CLOCKTOWER HAMMOCK REPLAT:  
BEING A REPLAT OF LOTS 20, 21, 22 AND 23 OF THE PLAT OF CLOCKTOWER HAMMOCK, AS RECORDED IN PLAT BOOK 96, PAGES 68 AND 69, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.  
CONTAINING 27300 SQUARE FEET OR 0.627 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNER AND THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES.

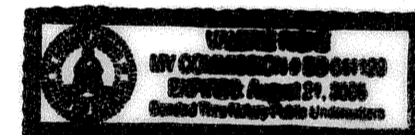
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF March 2005.

WITNESS: Dan W. Dailey  
PRINT NAME: Dan W. Dailey  
BY: Kenneth Davis  
PRINT NAME: Kenneth Davis  
PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED KENNETH DAVIS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CUSTOM QUALITY HOMES, 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 2 DAY OF March 2005.  
MY COMMISSION EXPIRES: 8-21-05  
FLORIDA COMMISSION NO.: DD04123



## ACCEPTANCE OF DEDICATIONS:

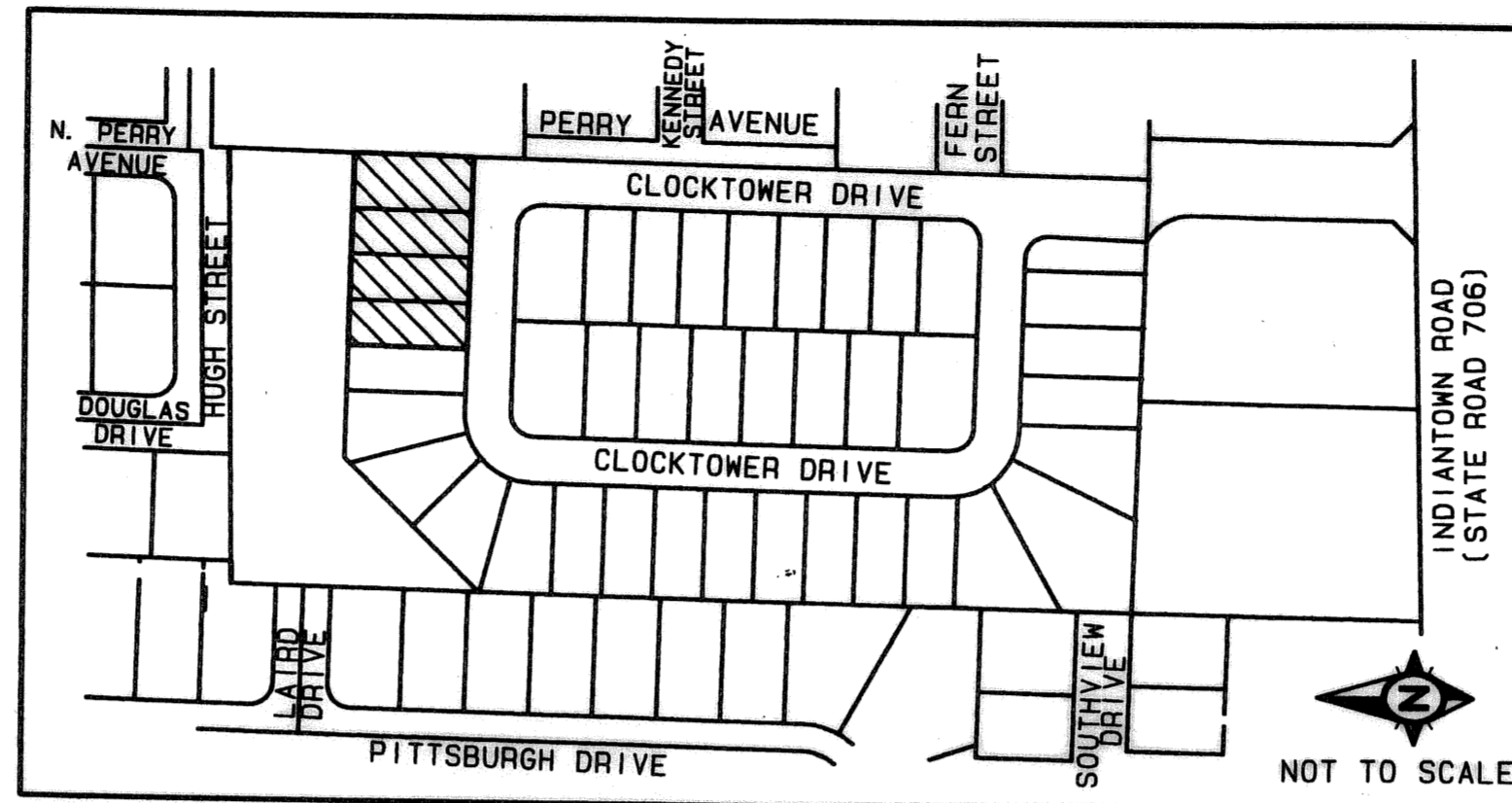
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF March 2005.

WITNESS: Dan W. Dailey  
PRINT NAME: Dan W. Dailey  
BY: Kenneth Davis  
PRINT NAME: Kenneth Davis  
PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED KENNETH DAVIS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, 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 2 DAY OF March 2005.  
MY COMMISSION EXPIRES: 8-21-05  
FLORIDA COMMISSION NO.: DD04123



VICINITY MAP

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, M. RICHARD SAPIR, 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 IN CUSTOM QUALITY HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ARE SHOWN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATE: 3/1/05  
ATTORNEY'S NAME: M. RICHARD SAPIR  
FLORIDA BAR NO. 263893

## MORTGAGEES' CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BANKATLANTIC, SUCCESSOR TO COMMUNITY SAVINGS, A FEDERAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13594 AT PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, BANKATLANTIC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF March 2005.

WITNESS: Patrick J. Southworth  
PRINT NAME: Patrick J. Southworth  
BY: Amy Engelberg  
PRINT NAME: Amy Engelberg  
VICE PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Amy Engelberg WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKATLANTIC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT Amy Engelberg EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March 2005.  
MY COMMISSION EXPIRES: 10/1/08  
FLORIDA COMMISSION NO.: DD 328685



## SURVEYOR'S CERTIFICATION:

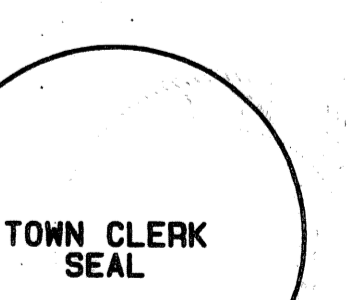
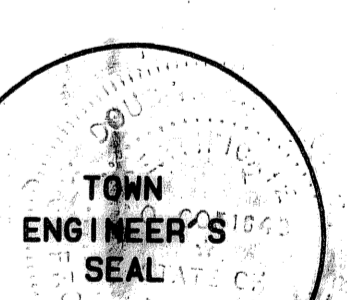
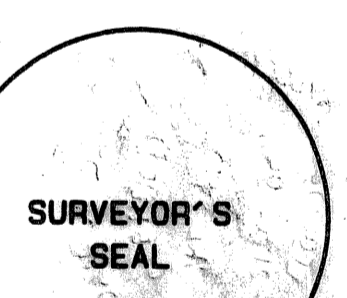
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., 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 THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.  
DATE: 3/2/2005  
DAN W. DAILEY  
LICENSE NO. 2439  
STATE OF FLORIDA

## SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING N 01° 15' 37" E.
- 2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000039456 TO CONVERT TO GRID DISTANCE.
- 3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
- 4) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 5) NO STRUCTURES, BUILDINGS, TREES OR SHUBS SHALL BE PLACED IN DRAINAGE SWALES UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT.
- 6) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 7) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
- 8) 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 THIS COUNTY.
- 9) THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:28 a.m.  
This 23 day of March 2005  
and duly recorded in Plat Book No. 1027  
on page 77-78  
SHARON R. BUCK, Clerk & Controller  
by Dan W. Dailey



## APPROVALS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 1st DAY OF March 2005, 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: Doug P. Koennicke  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER  
CLOCKTOWER HAMMOCK REPLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF March 2005.  
BY: Karen J. Golonka  
KAREN J. GOLONKA, MAYOR  
ATTEST: Sally M. Boylan  
SALLY M. BOYLAN, TOWN CLERK

**DAILEY AND ASSOCIATES, INC.**  
SURVEYING & MAPPING  
112 N. U.S. HIGHWAY No. 1  
TEQUESTA, FLORIDA 33469  
PHONE: (561) 746-8424  
BUSINESS LICENSE: LB# 2799