

SEA PLUM

BEING A REPLAT OF A TRACTS C-1, C-2, C-3, C-4, R-3, PRESERVE TRACT No.3, AND A PORTION OF TRACT R-1, BOTANICA AS RECORDED IN PLAT BOOK 98, PAGES 28-49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTIONS 12 AND 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
APRIL, 2004 SHEET 2 OF 7

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT: No. 27-01B
TABULAR DATA:(AREAS IN ACRES)

CONDOS	AREA	LAND USE	PRESERVE TRACTS	AREA	LAND USE	COMMERCIAL TRACTS	AREA	LAND USE
RC-1	0.360	CNO	PT-1	2.812	EXM	C-1	3.206	COM
RC-2	0.758	CNO	PT-2	0.096	EXM	C-2	2.673	COM
RC-3	0.500	CNO	TOTAL	2.908		TOTAL	5.879	
RC-4	0.239	CNO	ALLEY TRACTS			ROAD TRACTS		
RC-5	0.553	CNO	TRACT-A	0.168	EXM	R-1	3.654	EXM
RC-6	0.330	CNO	TRACT-B	0.135	EXM	R-2	1.360	EXM
RC-7	0.580	CNO	TRACT-C	0.309	EXM	R-3	0.280	EXM
RC-8	0.449	CNO	TRACT-D	0.244	EXM	TOTAL	5.294	
RC-9	0.243	CNO	TRACT-E	0.260	EXM	OVERALL AREA		
RC-10	0.767	CNO	TRACT-F	0.266	EXM	TOTAL	28.167	
RC-11	0.287	CNO	TRACT-G	0.697	EXM	LAND USE CLASSIFICATIONS		
RC-12	0.259	CNO	TRACT-H	0.203	EXM	FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ASSESSMENT VALUATIONS ONLY		
RC-13	1.628	CNO	TRACT-I	0.209	EXM	EXM = EXEMPT PARCEL		
RC-14	0.185	CNO	TOTAL	2.491		CNO = CONDOMINIUM		
RC-15	0.681	CNO	COMMON USE TRACTS			COM = COMMERCIAL		
RC-16	0.480	CNO	C.U.-4	0.507	EXM			
RC-17	0.609	CNO	C.U.-2	0.435	EXM			
RC-18	0.436	CNO	C.U.-3	0.256	EXM			
RC-19	0.594	CNO	TOTAL	1.198				
RC-20	0.230	CNO						
RC-21	0.230	CNO						
TOTAL	10.397							

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ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BOTANICA/SEA PLUM MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 23 DAY OF JUNE, 2004.

WITNESS: [Signature]
BY: Timothy L. Hernandez
TIMOTHY L. HERNANDEZ, PRESIDENT
PRINT NAME: Carol Delonis
WITNESS: [Signature]
PRINT NAME: Carol Delonis

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TIMOTHY L. HERNANDEZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOTANICA/SEA PLUM MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 23 DAY OF June, 2004.
MY COMMISSION EXPIRES: Carol Delonis
PRINT NAME: Carol Delonis
COMMISSION No.:
(SEAL) [Notary Seal]

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SANDPIPER COVE AT BOTANICA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 25 DAY OF JUNE, 2004.

WITNESS: [Signature]
BY: Kevin Borkenhagen
KEVIN BORKENHAGEN, PRESIDENT
PRINT NAME: Scott Green
WITNESS: [Signature]
PRINT NAME: MATTHEW B. HOGAN

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN BORKENHAGEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SANDPIPER COVE AT BOTANICA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 25 DAY OF JUNE, 2004.
MY COMMISSION EXPIRES: 10/10/05
PRINT NAME: Amanda LaPorte
COMMISSION No.:
(SEAL) [Notary Seal]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE OF DEDICATIONS:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF PRESERVE TRACT No.1 AND PRESERVE TRACT No.2, AS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, AND TANYA W. QUICKEL, ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 9th DAY OF February, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Pamela M. Rauch
HUGO P. UNRUH, PRESIDENT
Pamela M. Rauch
ATTEST: Tanya W. Quickel
TANYA W. QUICKEL, ASSISTANT SECRETARY

MORTGAGEE'S CONSENT:

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED 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 15519 AT PAGE 1276 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID 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 9th DAY OF August, 2004.

SOUTHTRUST BANK, AN ALABAMA STATE BANKING CORPORATION

WITNESS: [Signature]
PRINT NAME: Tracy Maresk
BY: Forrest Harrington
PRINT NAME: Forrest Harrington
PRESIDENT

ACKNOWLEDGMENT:

STATE OF Alabama
COUNTY OF Jefferson

BEFORE ME PERSONALLY APPEARED Forrest Harrington WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF SOUTHTRUST BANK, AN ALABAMA STATE BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 9th DAY OF August, 2004.

MY COMMISSION EXPIRES: 10/10/05
PRINT NAME: Renée Davito
COMMISSION No.:
(SEAL) [Notary Seal]



- LEGEND:
- R = RADIUS OF ARC
 - Δ = CENTRAL ANGLE OF ARC
 - A = LENGTH OF ARC
 - CB = CHORD BEARING
 - CH = CHORD LENGTH
 - N.R. = NOT RADIAL
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - O.R.B. = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG. = PAGE
 - FND. = FOUND
 - C.M.B. = COMMISSION MINUTES BOOK
 - = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)
 - ↑ = PERMANENT CONTROL POINT NAIL AND DISK LB 4431
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - L.S.E. = LIFT STATION EASEMENT
 - S.W.E. = SIDEWALK EASEMENT
 - S.S.E. = SAFE SIGHT EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - R/W = RIGHT-OF-WAY
 - C/L = CENTERLINE
 - P.R.C. = POINT OF REVERSE CURVATURE

COORDINATES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000032996 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE ROTATION: PLAT = GRID

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 12200 AT PAGE 1216 AND OFFICIAL RECORD BOOK 12200, PAGE 1367, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID 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 _____ DAY OF _____, 2004.

OCEAN BANK, A FLORIDA CORPORATION
WITNESS: _____
BY: [Signature]
PRINT NAME: [Signature]
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF OCEAN BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 _____ DAY OF _____, 2004.

MY COMMISSION EXPIRES: _____
PRINT NAME: _____
COMMISSION No.: _____
(SEAL)

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD B. MacFARLAND, 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 NEW URBAN JUPITER PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND TIMOTHY L. HERNANDEZ, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED JULY 13, 2000 AND KNOWN AS THE "JUPITER 303 LAND TRUST", CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 26, 2004
BY: [Signature]
RICHARD B. MacFARLAND
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA
FLORIDA BAR No. 293563

THIS INSTRUMENT PREPARED BY WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER, IN THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. (561) 746-8454. CERTIFICATE OF AUTHORIZATION No. LB 4431.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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.P.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 PLACED AS REQUIRED BY LAW; 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.

BY: [Signature]
WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
LIDBERG CERTIFICATE LB No. 4244
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD SUITE 200
JUPITER, FLORIDA 33458
CERTIFICATE OF AUTHORIZATION LB No. 4431

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON. 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 25 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 177.01 (1), FLORIDA STATUTES.

BY: [Signature]
DOUG P. KOENIGKE, P.E.
DOUG P. KOENIGKE, P.E. TOWN ENGINEER

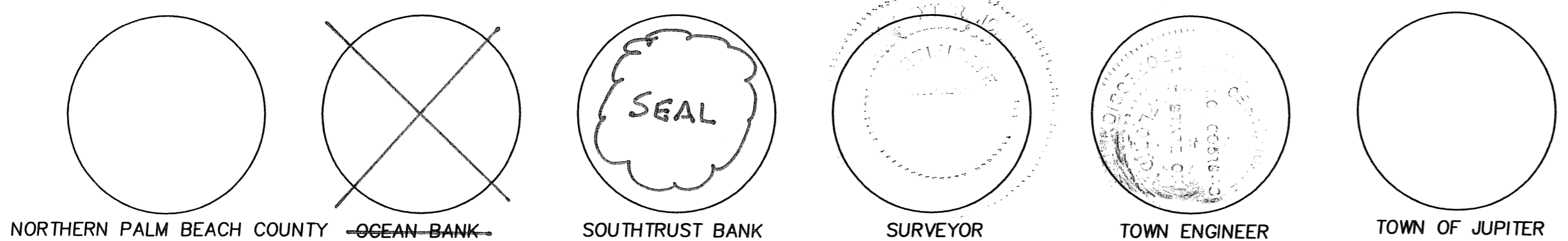
"SEA PLUM" IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF July, 2004.

BY: [Signature]
KAREN J. GOLONKA
MAYOR
ATTEST: [Signature]
SALLY M. BOYLAN
TOWN CLERK

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 86°17'48" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THE PROPERTIES PLATTED HEREON LYING IN SAID SECTION 12 ARE SUBJECT TO TOWN OF JUPITER LAND USE ORDINANCE No. 44-86, RECORDED IN OFFICIAL RECORD BOOK 5166, PAGE 645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- A 66 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY IN SECTION 13, ACCORDING TO PALM BEACH COUNTY COMMISSION BOOK 15, PAGE 376, HAS BEEN ABANDONED BY TOWN OF JUPITER ORDINANCE No. 01-01, AS RECORDED IN OFFICIAL RECORD BOOK 13744, PAGE 1146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE HOMEOWNERS DOCUMENTS OF THE BOTANICA/SEA PLUM MASTER ASSOCIATION, INC. AND OR ANY SUB ASSOCIATIONS THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

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.



LIDBERG LAND SURVEYING, INC.
LB 4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

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REF K:\AUTOCAD\98-150\1508-306.DWG			
FLD	AM.	FB. 374 382	PG. 35-37 39
OFF	W.D.J.	JOB 03-097-306	
CKD	W.D.J.	DATE 06/24/03	DWG D03-097P
SHEET 2 OF 7			