

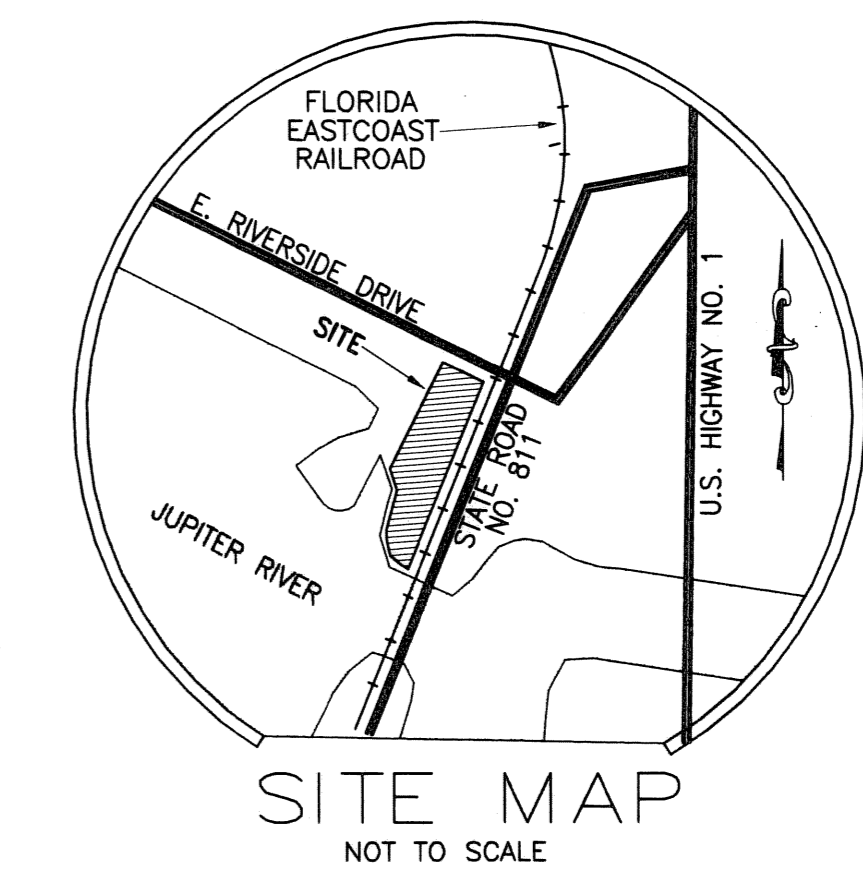
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RIVER HAMMOCK

LYING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
TOWN OF JUPITER, COUNTY OF PALM BEACH, FLORIDA

AUGUST 2005 SHEET 1 OF 2



196
STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS
This Plat was filed for record at 1:22 this 16th day of August, 2005, A.D. and duly recorded in Plat Book No. 125 on Pages 196 and 197.
Sharon E. Beck
DOROTHY H. WILKINS, Clerk

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RIVER HAMMOCK L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS RIVER HAMMOCK, SAID LAND BEING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST ONE HALF OF THE WEST ONE HALF OF SAID SECTION 31 WITH THE CENTERLINE OF RIVERSIDE DRIVE, BEAR NORTH 63°10'49" WEST ALONG SAID CENTERLINE OF RIVERSIDE DRIVE, A DISTANCE OF 116.20 FEET; THENCE BEAR SOUTH 28°49'11" WEST, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID RIVERSIDE DRIVE; THENCE CONTINUE ALONG THE EXTENSION OF THE PRECEDING COURSE A DISTANCE OF 325.98 FEET TO THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER; THENCE MEANDERING SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING BEARINGS AND DISTANCES: BEAR SOUTH 77°04'30" EAST A DISTANCE OF 34.49 FEET; THENCE BEAR SOUTH 29°54'38" EAST A DISTANCE OF 32.34 FEET; THENCE BEAR SOUTH 42°48'10" EAST A DISTANCE OF 49.55 FEET; THENCE BEAR SOUTH 57°29'14" EAST A DISTANCE OF 20.78 FEET; THENCE BEAR SOUTH 03°35'27" WEST A DISTANCE OF 25.96 FEET; THENCE BEAR SOUTH 00°41'47" WEST A DISTANCE OF 39.53 FEET; THENCE BEAR SOUTH 12°43'20" WEST A DISTANCE OF 75.18 FEET; THENCE BEAR SOUTH 42°22'50" WEST A DISTANCE OF 50.00 FEET; THENCE BEAR SOUTH 43°49'09" WEST A DISTANCE OF 96.55 FEET; THENCE BEAR SOUTH 28°47'37" WEST A DISTANCE OF 66.08 FEET; THENCE BEAR SOUTH 78°36'57" WEST A DISTANCE OF 1.30 FEET; THENCE BEAR SOUTH 13°23'03" EAST A DISTANCE OF 6.55 FEET; THENCE BEAR SOUTH 54°14'00" EAST A DISTANCE OF 14.09 FEET; THENCE BEAR NORTH 80°59'37" EAST A DISTANCE OF 1.93 FEET TO THE INTERSECTION WITH WESTERLY RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD; THENCE BEAR NORTH 36°24'37" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 508.72 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF SECTION 31; THENCE BEAR SOUTH 00°24'01" EAST ALONG SAID EAST LINE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.07 FEET; THENCE DEPARTING SAID EAST LINE AND WESTERLY RIGHT OF WAY LINE BEAR NORTH 36°24'37" EAST, A DISTANCE OF 206.30 FEET; THENCE BEAR NORTH 63°10'49" WEST A DISTANCE OF 9.72 FEET; THENCE BEAR NORTH 36°24'37" EAST A DISTANCE OF 40.57 FEET TO THE INTERSECTION WITH THE SAID SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE BEAR NORTH 63°10'49" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 289.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2553, PAGE 1272, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

CONTAINING 2.23 ACRES MORE OR LESS.

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

- THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 2 AND 3 FOR THE PURPOSE OF SHARED INGRESS AND EGRESS. IMPROVEMENTS AND THE PERPETUAL MAINTENANCE OF IMPROVEMENTS LOCATED WITHIN SAID EASEMENT SHALL BE THE EQUAL RESPONSIBILITY OF THE OWNERS OF LOTS 2 AND 3 WITHOUT RECOURSE TO TOWN OF JUPITER.
- THE TRANSITIONAL UPLAND BUFFER AND CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR BUFFER AND CONSERVATION PURPOSES AND THE PERPETUAL MAINTENANCE IS THE OBLIGATION OF EACH LOT OWNER FOR THAT PORTION LOCATED WITHIN THEIR LOT. EACH LOT WILL BE PERMITTED TO DEVELOP ONE (1) ACCESS PATH THROUGH THE TRANSITIONAL UPLAND BUFFER AND CONSERVATION EASEMENT UP TO A MAXIMUM OF SIX (6) FEET IN WIDTH FOR THE PURPOSE OF BOAT DOCK ACCESS TO AND FROM THE WATER. PERPETUAL MAINTENANCE OF SAID ACCESS PATH SHALL REMAIN THE OBLIGATION OF EACH LOT OWNER WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE AFORESAID TRANSITIONAL UPLAND BUFFER AND CONSERVATION EASEMENT SHOULD THE TOWN DEEM NECESSARY. THE TOWN OF JUPITER MAY ALSO REQUIRE THE LOT OWNERS, ASSIGNS OR SUCCESSORS TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.
- THE BUFFER EASEMENT FOR WALL AND LANDSCAPING IS HEREBY DEDICATED FOR WALL AND LANDSCAPING PURPOSES AND THE PERPETUAL MAINTENANCE IS THE OBLIGATION OF EACH LOT OWNER FOR THAT PORTION LOCATED WITHIN THEIR LOT WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE BOUNDARY OF 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 TRACTS ASSOCIATED WITH SAID 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.
- THE UTILITY EASEMENT AS SHOWN HEREON IS 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.
- AN ADDITIONAL 6' WIDE ACCESS PATH SHALL BE ALLOWED TO BE CONSTRUCTED THROUGH THE TRANSITIONAL UPLAND BUFFER AND CONSERVATION EASEMENT ON THE EAST SIDE OF LOT 1 EXTEND TO THE SOUTHERNMOST POINT. A DECK, OVERLOOK, GAZEBO OR OTHER SIMILAR AMENITY, NOT EXCEEDING 400 SQUARE FEET FOR ACCESS PURPOSES TO AN ON-SITE AMENITY. SAID ACCESS PATH SHALL BE A MAXIMUM OF SIX (6) FEET WIDE AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOT OWNER WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, RIVER HAMMOCK, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 15th DAY OF August, 2005.

WITNESS: Crystal Sias RIVER HAMMOCK L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION
PRINT NAME Crystal Sias

WITNESS: Bonnie Foley BY: Mark Eble
PRINT NAME Bonnie Foley MARK EBLE
MANAGING MEMBER

WITNESS: Crystal Sias
PRINT NAME Crystal Sias

WITNESS: Bonnie Foley BY: Robert Gomez
PRINT NAME Bonnie Foley ROBERT GOMEZ
MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MARK EBLE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF RIVER HAMMOCK L.L.C., A FLORIDA LIMITED LIABILITY 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 15th DAY OF August, 2005.

Bonnie J. Foley
NOTARY PUBLIC
PRINTED NAME Bonnie J. Foley
MY COMMISSION EXPIRES 05/17/07
20 # 200555

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED ROBERT GOMEZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF RIVER HAMMOCK L.L.C., A FLORIDA LIMITED LIABILITY 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 15th DAY OF August, 2005.

Bonnie J. Foley
NOTARY PUBLIC
PRINTED NAME Bonnie J. Foley
MY COMMISSION EXPIRES 05/17/07
DD# 200555

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 17489, PAGE 1961 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 2005.

WITNESS: Michael L. Phillips INDEPENDENT COMMUNITY BANK, A STATE CHARTERED BANK
PRINT NAME Michael L. Phillips

WITNESS: Trevor A. Boehm BY: Reid French
PRINT NAME Trevor A. Boehm SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED REID FRENCH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF INDEPENDENT COMMUNITY BANK, 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 15th DAY OF August, 2005.

Michael L. Phillips
NOTARY PUBLIC
PRINTED NAME Michael L. Phillips
MY COMMISSION EXPIRES 3-30-08
#DD281090

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT 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 16th DAY OF August, 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

"RIVER HAMMOCK" IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF August, 2005.

BY: Karen Golonka
KAREN GOLONKA, MAYOR

BY: Sally Boylan
SALLY BOYLAN, TOWN CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JANE S. HUNSTON, 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 TO RIVER HAMMOCK, L.L.C., A FLORIDA LIMITED LIABILITY 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 AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: August 16, 2005 BY: Jane S. Hunston
JANE S. HUNSTON, ESQUIRE
FLORIDA BAR NO. 274860
BERRICAL & WILKINS, P.A.
801 MAPLEWOOD DRIVE
JUPITER, FL 33458

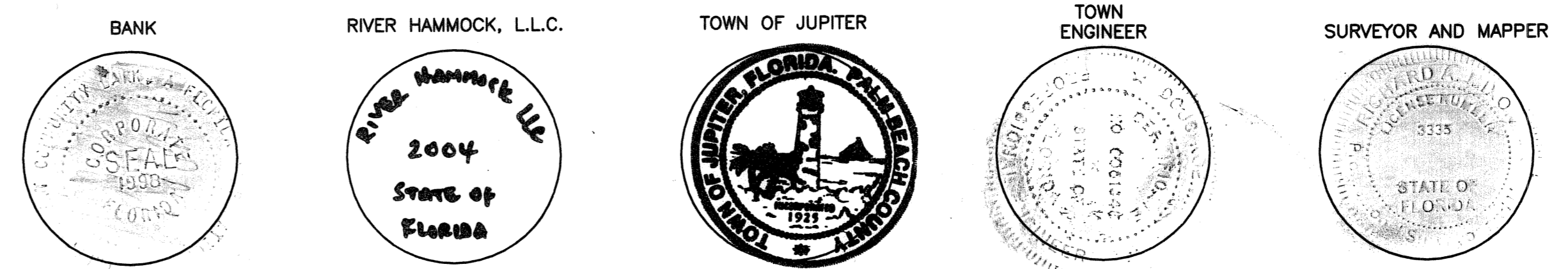
SURVEYOR'S CERTIFICATE:

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 8/15/05
Richard A. Mixon
RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3335
STATE OF FLORIDA
MIXON LAND SURVEYING, INC.
311 W. INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
CERTIFICATION NO. 4199

SURVEYOR AND MAPPER'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.63°10'49"W. ALONG THE CENTERLINE OF RIVERSIDE DRIVE.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO STRUCTURE 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.



THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC., 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

RIVER HAMMOCK

JOB NO. 04-127 CADD FILE 04-127 DATE 09/04/04 SHEET 1 OF 2