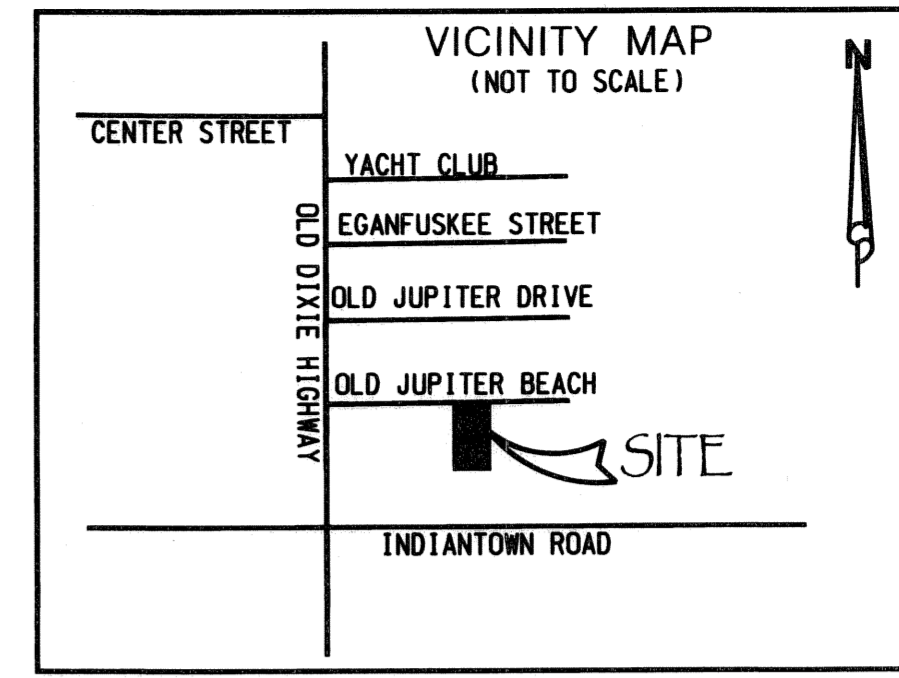


00030-0A1

HUTCHISON PLAT

LYING IN A PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 2005 SHEET 1 OF 2



95

COUNTY OF PALM BEACH, ss
STATE OF FLORIDA
This Plat was filed for record at 9:10 A.M. on the 20th day of October, 2005, and duly recorded in Plat Book No. 186 on page 95-16.
SHARON M. BOCK, Clerk & Registrar
by *Sharon M. Bock* D.C.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH M. HUTCHISON, OWNER OF THE LAND SHOWN HEREON AS "HUTCHISON PLAT" LYING IN A PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 80 FEET OF WEST 872.23 FEET OF SOUTH 150 FEET OF NORTH 1710 FEET OF GOVERNMENT LOT 2, LESS NORTH 20 FOOT ROAD RIGHT-OF-WAY, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST; AND EASTERLY 107.14 FEET OF WESTERLY 899.46 FEET OF SOUTHERLY 318.07 FEET OF NORTHERLY 1878.07 FEET OF GOVERNMENT LOT 2, LESS NORTH 150 FEET OF WEST 80 FEET AND NORTH 20 FEET ROAD RIGHT-OF-WAY IN OFFICIAL RECORD BOOK 481, PAGE 75, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST.

LESS THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; BEING THE SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON THE RIGHT-OF-WAY MAP FOR OLD JUPITER BEACH ROAD PREPARED BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC., HAVING PROJECT NO. 93-209:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PROCEED SOUTH 01°08'00" WEST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE 1560.72 FEET; THENCE SOUTH 89°58'30" EAST ALONG THE SOUTH LINE OF THE NORTH 1560 FEET OF SAID GOVERNMENT LOT 2, A DISTANCE OF 100.02 FEET; THENCE CONTINUE SOUTH 89°58'30" EAST, A DISTANCE OF 6.89 FEET; THENCE SOUTH 01°08'00" WEST, A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING OF SAID SOUTHERLY LINE; THENCE SOUTH 88°44'46" EAST, A DISTANCE OF 285.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 702.20 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'32", AN ARC DISTANCE OF 95.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 730.20 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'28", AN ARC DISTANCE OF 114.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°58'30" EAST, A DISTANCE OF 699.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 194.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'40", AN ARC DISTANCE OF 41.01 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 2 AND THE POINT OF TERMINUS.

CONTAINING 0.71 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE 6 FOOT PUBLIC SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.
- THE 10 FOOT DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ANY DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 2, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

IN WITNESS WHEREOF, I JOSEPH M. HUTCHISON DO HEREBY SET MY HAND AND SEAL THIS 4th DAY OF October, 2005.

WITNESS: *Wray D. Jordan* BY *Joseph M. Hutchison*
JOSEPH M. HUTCHISON
PRINT NAME: WRAY D. JORDAN
WITNESS: *Lori J. Christians*
PRINT NAME: Lori J. Christians

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH M. HUTCHISON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF October, 2005.

MY COMMISSION EXPIRES: March 9, 2006 *Kristen M. Hagan*
NOTARY PUBLIC

NOTARY SEAL:

COMMISSION NO: DD089323

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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12187 AT PAGE 1513 AND MORTGAGE MODIFICATIONS AGREEMENT BOOK 16344, PAGE 0377, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE THE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THIS 6th DAY OF October, 2005.
BY: *William H. Hoyt III*
WILLIAM H. HOYT III

WITNESS: *Rebecca A. Adams*
PRINT NAME: Rebecca A. Adams
WITNESS: *Lori K. Peavy*
PRINT NAME: Lori K. Peavy
WITNESS: *Rebecca A. Adams*
PRINT NAME: Rebecca A. Adams
WITNESS: *Lori K. Peavy*
PRINT NAME: Lori K. Peavy

BY: *Betty Hoyt*
BETTY HOYT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. HOYT III AND BETTY HOYT WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October, 2005.

MY COMMISSION EXPIRES: June 26, 2009 *Lori K. Peavy*
NOTARY PUBLIC

NOTARY SEAL:

COMMISSION NO: DD4441000

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 JOSEPH M. HUTCHISON; 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 THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/10/05
BY: *Jane S. Hunston*
JANE S. HUNSTON, ESQUIRE
FLORIDA BAR NO. 0274860

SURVEYOR'S NOTES

NO STRUCTURES 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.

IN THOSE CASES WHERE EASEMENTS OR 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.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST. SAID WEST LINE BEARS SOUTH 01°08'00" WEST.

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.

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 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.

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., LS 3613, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458

SURVEYOR'S CERTIFICATION

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 MONUMENTS ACCORDING TO SEC. 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 TOWN OF JUPITER, FLORIDA.

DATE: 10/3/05
DAVID C. LIDBERG, P.S.M.
LICENSE NO. LS 3613
STATE OF FLORIDA

TOWN APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN OF JUPITER

THE HUTCHISON 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 11th DAY OF OCTOBER, 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, P.E.*
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: *Karen J. Golonka*
KAREN J. GOLONKA, MAYOR

ATTEST: *Sally M. Boylan*
SALLY M. BOYLAN, TOWN CLERK

LEGEND / ABBREVIATIONS

- CL = CENTERLINE
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- (NR) = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- (R) = RADIAL
- U.E. = UTILITY EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.P.E. = WETLAND PRESERVATION EASEMENT
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CL = CHORD LENGTH
- = A SET 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ▲ = A SET PK NAIL & DISK STAMPED "PCP LB 4431", PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- = A SET MAG NAIL & DISK STAMPED "PRM LB #4431" UNLESS OTHERWISE NOTED.

AREA TABULATION

LOT 1	11,199.95 SQUARE FEET
LOT 2	19,627.88 SQUARE FEET
TOTAL	30,827.83 SQUARE FEET

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-9454

CAD: K:\UST \ 064143 \ 05-078306 \ 05-078306.DGN			
REF.			
FLD.	FB.	PG.	JOB 05-078-306
OFF. L.J.C.			DATE 07/01/05
CKD. D.C.L.	SHEET 1	OF 2	DWG. 005-078P