

JULY 2006

ADMIRAL'S COVE REPLAT OF LOTS 23 AND 24

SHEET 1 OF 2

101

BEING A REPLAT OF LOTS 23 AND 24, ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 54, PAGES 141 THROUGH 151, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, FLORIDA

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, DOUGLAS S. BROWN AND ANN K. BROWN, OWNERS OF THE LAND SHOWN HEREON AS "ADMIRAL'S COVE REPLAT OF LOTS 23 AND 24" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 23 AND 24, ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 141, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 37,552 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

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

"NO DEDICATIONS REQUIRED FOR THIS PLAT"

IN WITNESS WHEREOF, WE DOUGLAS S. BROWN AND ANN K. BROWN DO HEREUNTO SET OUR HANDS AND SEAL, THIS 15th DAY OF August, 2006.

WITNESS: Donna Weise BY: Douglas S. Brown

WITNESS: Erin Moore BY: Ann K. Brown

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DOUGLAS S. BROWN AND ANN K. BROWN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FL DRIV LICENSE AND FL DRIV LICENSE, RESPECTIVELY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF August, 2006

3/3/07 BY: Donna Weise NOTARY PUBLIC
COMMISSION NO. DONNA WEISE

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

DATED THIS 11th DAY OF September, 2006.

ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC.
WITNESS: Eric Oke BY: Bruce Arbeiter, President
WITNESS: Maria Garcia

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED BRUCE ARBEITER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., 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 11th DAY OF September, 2006

Dec. 5, 2009 BY: Lisa A. Seaver NOTARY PUBLIC
COMMISSION NO. DD496417

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE ADMIRAL'S COVE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

DATED THIS 11th DAY OF September, 2006.

ADMIRAL'S COVE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.
WITNESS: Eric Oke BY: Darwin Dornbush, President
WITNESS: Maria Garcia

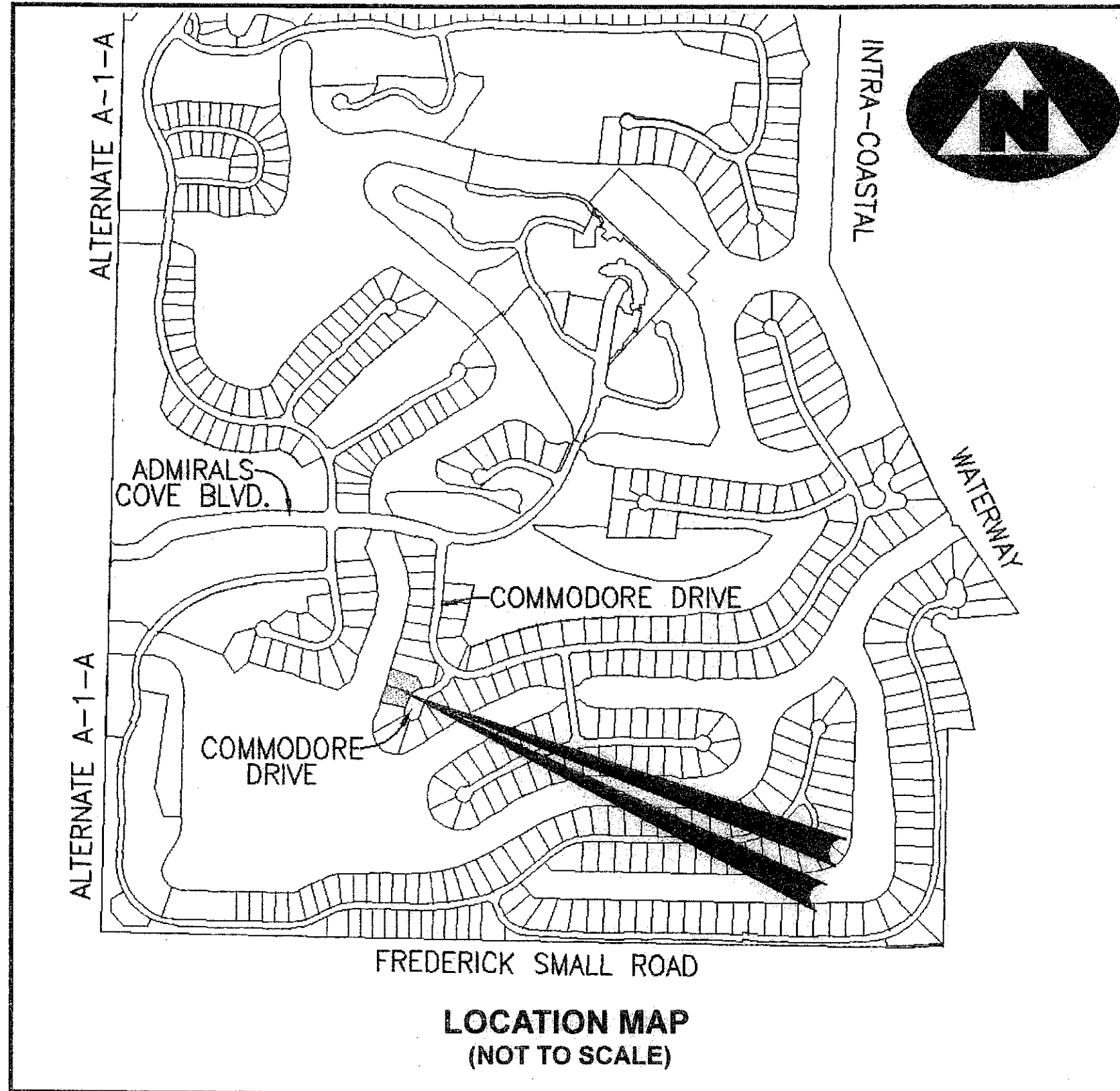
ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DARWIN DORNBUSS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADMIRAL'S COVE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., 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 11th DAY OF September, 2006

Dec. 5, 2009 BY: Lisa A. Seaver NOTARY PUBLIC
COMMISSION NO. DD496417



00030-053

AREA SUMMARY
LOT 23R 21,035 SQUARE FEET
LOT 24R 16,517 SQUARE FEET
TOTAL= 37,552 SQUARE FEET

SURVEYOR'S NOTES:

THE BASE BEARING, IS NORTH 74°37'28" WEST, ALONG THE NORTH LINE OF LOT 23R, AS SHOWN HERON.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUPITER ZONING CODE.
2. 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.

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, SHERRY HYMAN, 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 DOUGLAS S. BROWN AND ANN K. BROWN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

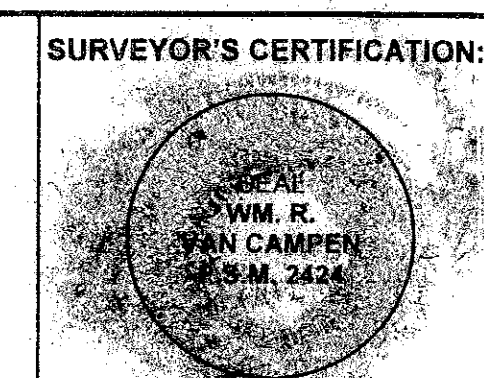
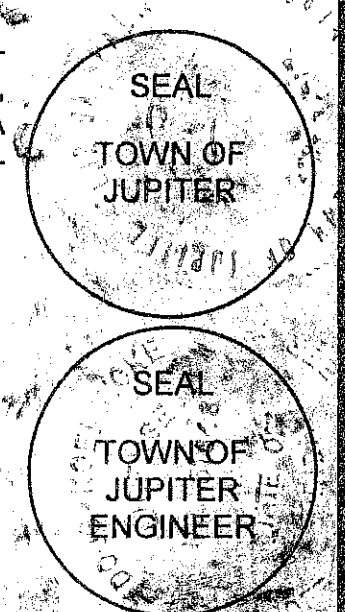
DATE: Sept. 12, 2006 BY: Sherry Hyman Attorney-at-Law Licensed in Florida

TOWN APPROVAL:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
TOWN OF JUPITER )

THE PLAT, "ADMIRAL'S COVE REPLAT OF LOTS 23 AND 24", 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 18th DAY OF September, 2006, 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 Koennick, P.E., Town Engineer
BY: Sally M. Boylan, Town Clerk



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 MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN SET, 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, P.S.M. 2424 DATED THIS 25th DAY OF July, 2006.
ASSOCIATED LAND SURVEYORS, INC. LB 7344
4152 W. BLUE HERON BLVD., SUITE 121
RIVIERA BEACH, FL 33404

NOTICE: THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD.- SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561)848-2102 FAX: (561)844-9659 L.B. NO. 7344
RECORD PLAT
ADMIRAL'S COVE REPLAT OF LOTS 23 AND 24